

## **APPENDIX 4.1: Detailed Green Belt Assessment**



Land Parcel Ref:

01

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 01

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Rising Bridge which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Strong

**Notes:**

This parcel is located between the settlement of the Rising Bridge and Higher Baxenden (part of the larger settlement area of Accrington). These two settlements are within very close proximity (within 0.5km) and have intervisibility across the parcel. Consequently, the parcel forms part of a critical visual and physical gap between these two settlements and plays an essential role in preventing their merger. The parcel prevents the physical coalescence and clearly recognisable perception of merging that would erode the distinct separate identity and character of both settlements.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Moderate

**Notes:**

There a limited sense of encroachment within the parcel as a result of the A56 dual-carriageway which bounds the parcel to the north-east. Despite this urbanising influence the parcel displays relatively strong characteristics of the open countryside. The neighbouring urban development within Rising Bridge is widely visible from within the parcel, however this does not substantially detract from its rural character. The parcel also contains a number of farms and other agricultural buildings, although this built development is keeping with countryside characteristics. The Green Belt designation in this parcel is contributing to safeguarding a large area of open countryside to the north from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement areas of Accrington Town Centre, Christ Church (Accrington), and Church Canalside (Church). In practice, the high ground within this parcel has little intervisibility with any the historic settlements and is considered unlikely to be important to their setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of the historic settlements.

---

Land Parcel Ref:

01

Parcel Type:

Green Belt Parcel

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

02

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 02

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Rising Bridge which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Strong

**Notes:**

This parcel is located between the settlements of the Rising Bridge and Higher Baxenden (part of the larger settlement area of Accrington) which are within very close proximity (within 0.5km). The openness of the parcel forms part of a critical gap between the two settlements and prevents their physical coalescence and a perception of merging.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Weak

**Notes:**

There is a sense of encroachment within the parcel as a result of the visual influence of the neighbouring urban edge of Rising Bridge, which includes industrial buildings. The parcel also contains a row of terrace houses along the A680 and part of an industrial yard. The majority of the parcel is free of urban development and is an area of open green space, however it is enclosed by settlement to the north and south and lacks a strong rural character or characteristics of the open countryside.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area of Christ Church (Accrington). In practice this parcel has no intervisibility with any the historic settlements and is considered unlikely to be important to their setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of the historic settlements.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

02

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 03

Parcel Type: Green Belt Parcel

Green Belt Parcel    Sub-area with potential for release    Green Belt



Land Parcel Ref: 03

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Rising Bridge which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** No Contribution

**Notes:**

The parcel does not lie directly between two settlements that are being considered under Purpose 2 for this assessment.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Weak

**Notes:**

There is a sense of encroachment within the parcel as a result of the A56 dual-carriageway which bounds the parcel to the east and the visual influence of the neighbouring urban edge of Rising Bridge. The parcel contains little urban development and is an area of open green space, however it is a narrow parcel set between the urban edge and a large road: it lacks a strong rural character or characteristics of the open countryside.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed within purpose 4.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

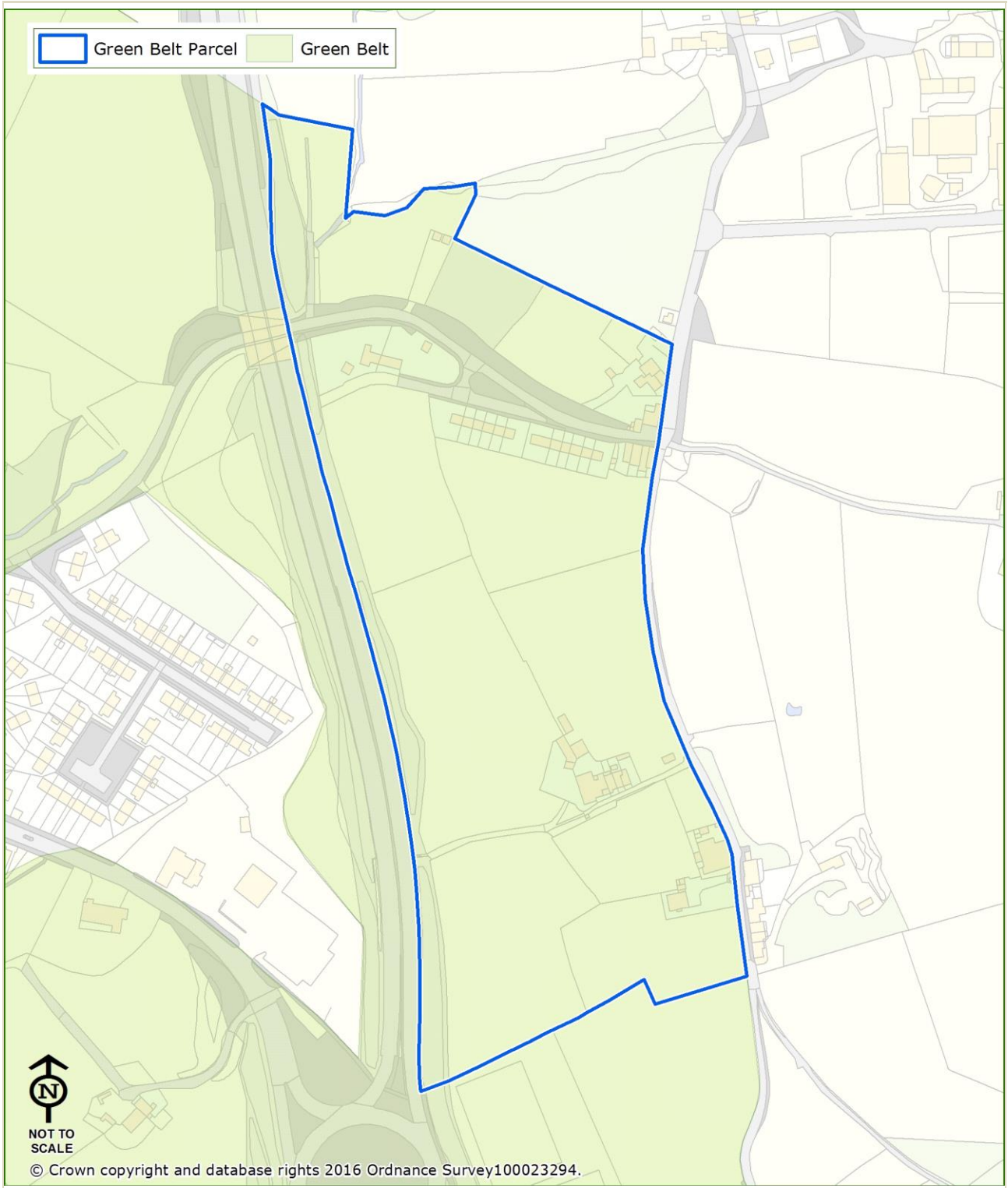
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

04

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 04

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel does not lie adjacent to a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** No Contribution

**Notes:**

The parcel does not lie directly between two settlements that are being considered under Purpose 2 for this assessment.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Moderate

**Notes:**

There is some sense of encroachment within the parcel as a result of the A56 dual-carriageway which bounds the parcel to the west and a row of terrace houses along Northfield Road to the north. Despite these urbanising influences the parcel displays relatively strong characteristics of the open countryside and is typically rural in character. The visibility and noise of traffic using the A56 roundabout to the south-west detracts from the rural character in parts. The parcel also includes farms and a detached isolated dwelling, although this built development is keeping with rural character. The parcel has a good connection to a large area of open countryside that adjoins to the east (non-Green Belt) and contributes to safeguarding it from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed within purpose 4.

---

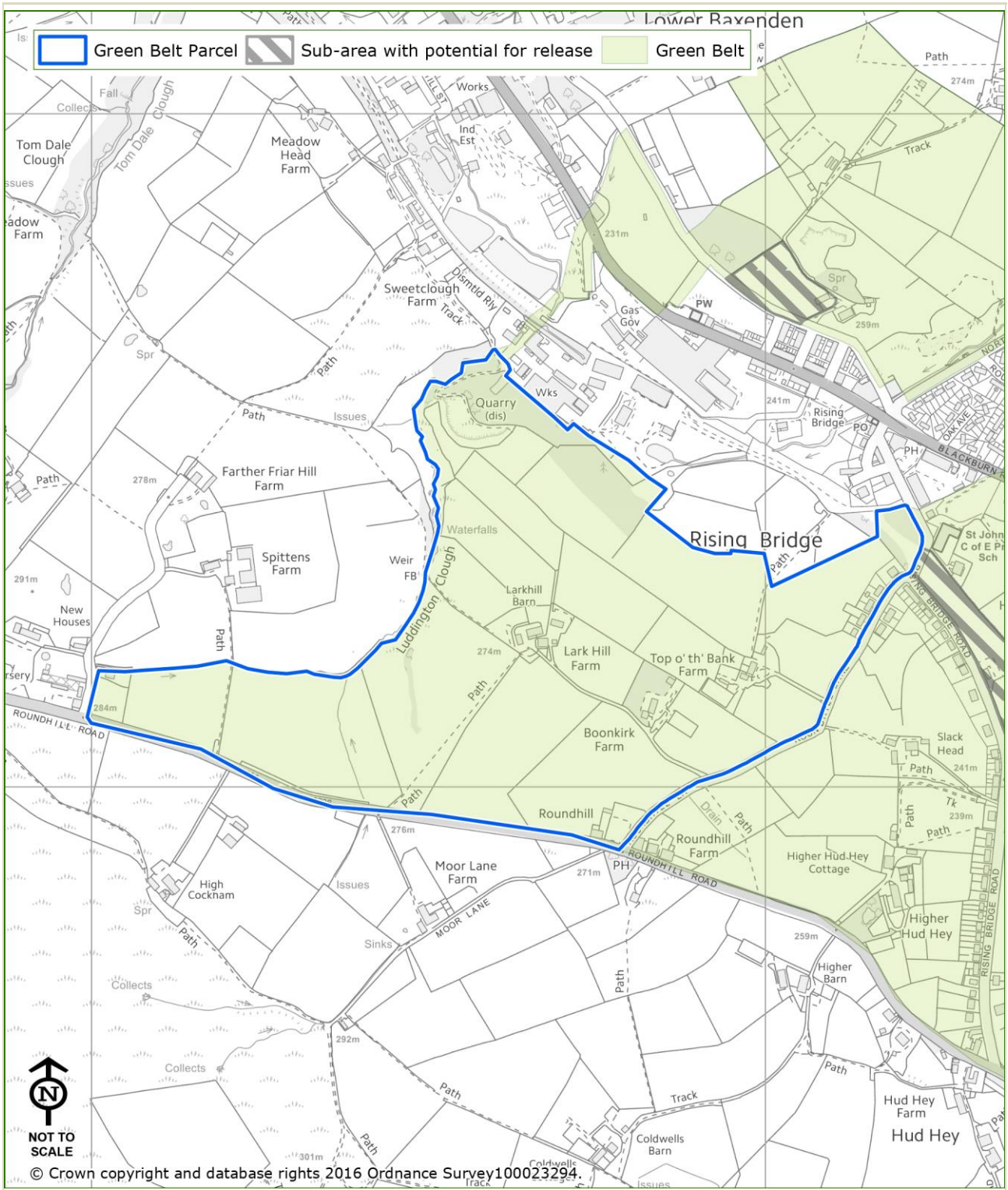
### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 05

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 05

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Rising Bridge which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Moderate

**Notes:**

This parcel is located between the settlements of Riding Bridge and Haslingden. The settlements are within relatively close proximity (within 1.5km), however due to intervening elevated slopes of Haslingden Moor there is limited intervisibility between the two across the parcel. The parcel forms part of the gap between these settlements but is not of critical importance to their separation.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Strong

**Notes:**

There is little sense of encroachment within this parcel as a result of it being almost entirely free of urban development. The parcel is an area of open agricultural land scattered with farmsteads and isolated dwellings, it has a relatively intact rural character and displays characteristics of the open countryside. The parcel has a strong connection to a large area of open countryside that adjoins to the east (non-Green Belt) and is playing an important role in the safeguarding it from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Christ Church (Accrington). In practice this parcel has little to no intervisibility with any of the historic settlements and is considered unlikely to be important to their setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of the historic settlements.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

05

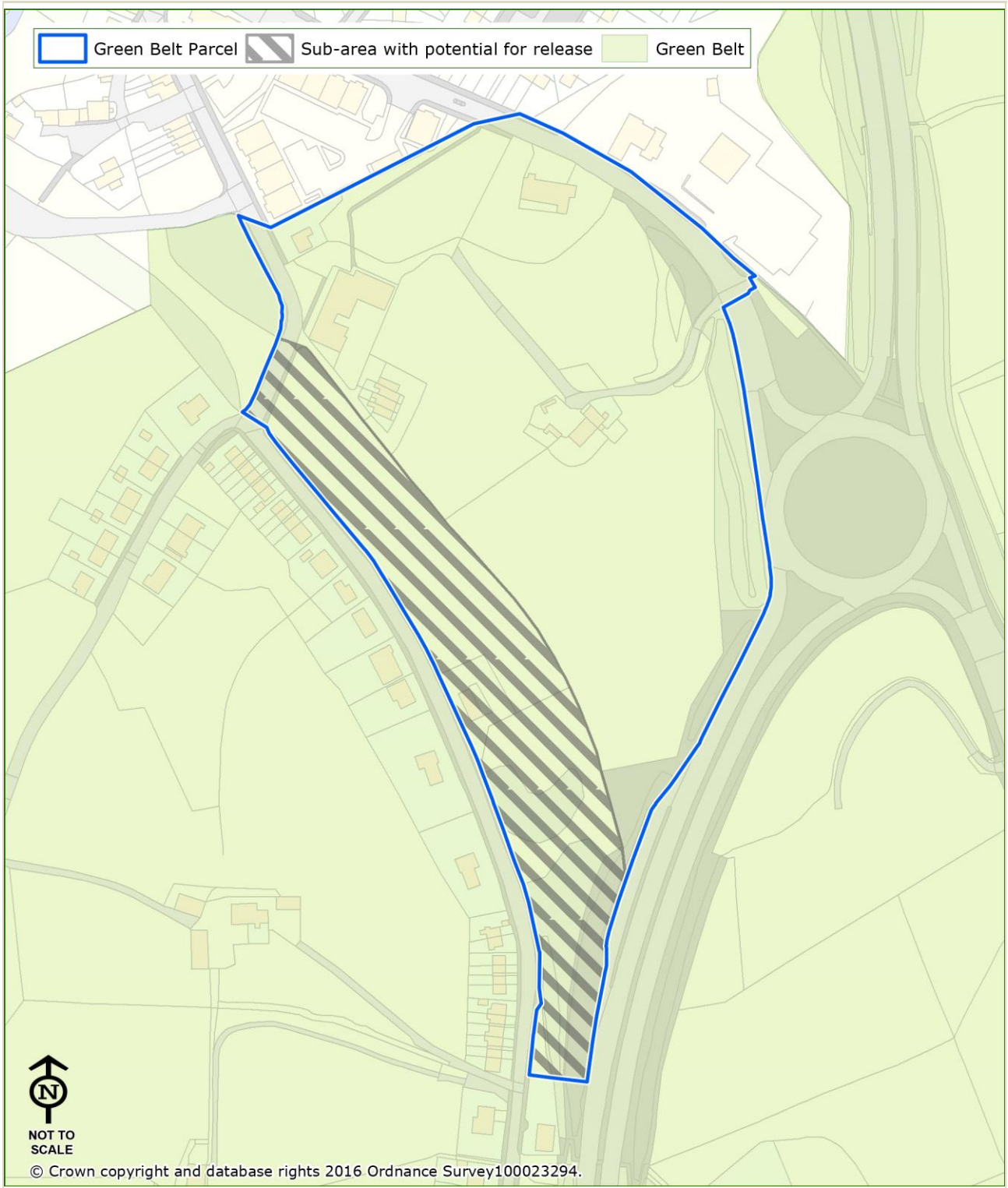
Parcel Type:

Green Belt Parcel

Land Parcel Ref: 06

Parcel Type:

Green Belt Parcel





Land Parcel Ref: 06

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Rising Bridge which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Moderate

**Notes:**

This parcel is located directly between the settlements of Riding Bridge and Haslingden. The settlements are within relatively close proximity (within 1.5km). The parcel forms part of the gap between these settlements but is not of critical importance to their visual separation. However, as the parcel forms part of the main transport corridor between the two settlements, any new development that took place within the parcel could lead to perception of narrowing the gap between the two.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Weak

**Notes:**

There is a strong sense of encroachment within the parcel as a result of the visual influence of the neighbouring urban edge of Rising Bridge, a row of houses located along Rising Bridge Road that bounds the parcel to the south, and the A56 that bounds the parcel to the east. The parcel includes agricultural fields and displays some of characteristics of the countryside but has a weakened rural character. The parcel contains a historic school, a church, a farm and an isolated residency; although this built development is considered to be in keeping with the countryside.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed within purpose 4.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

06

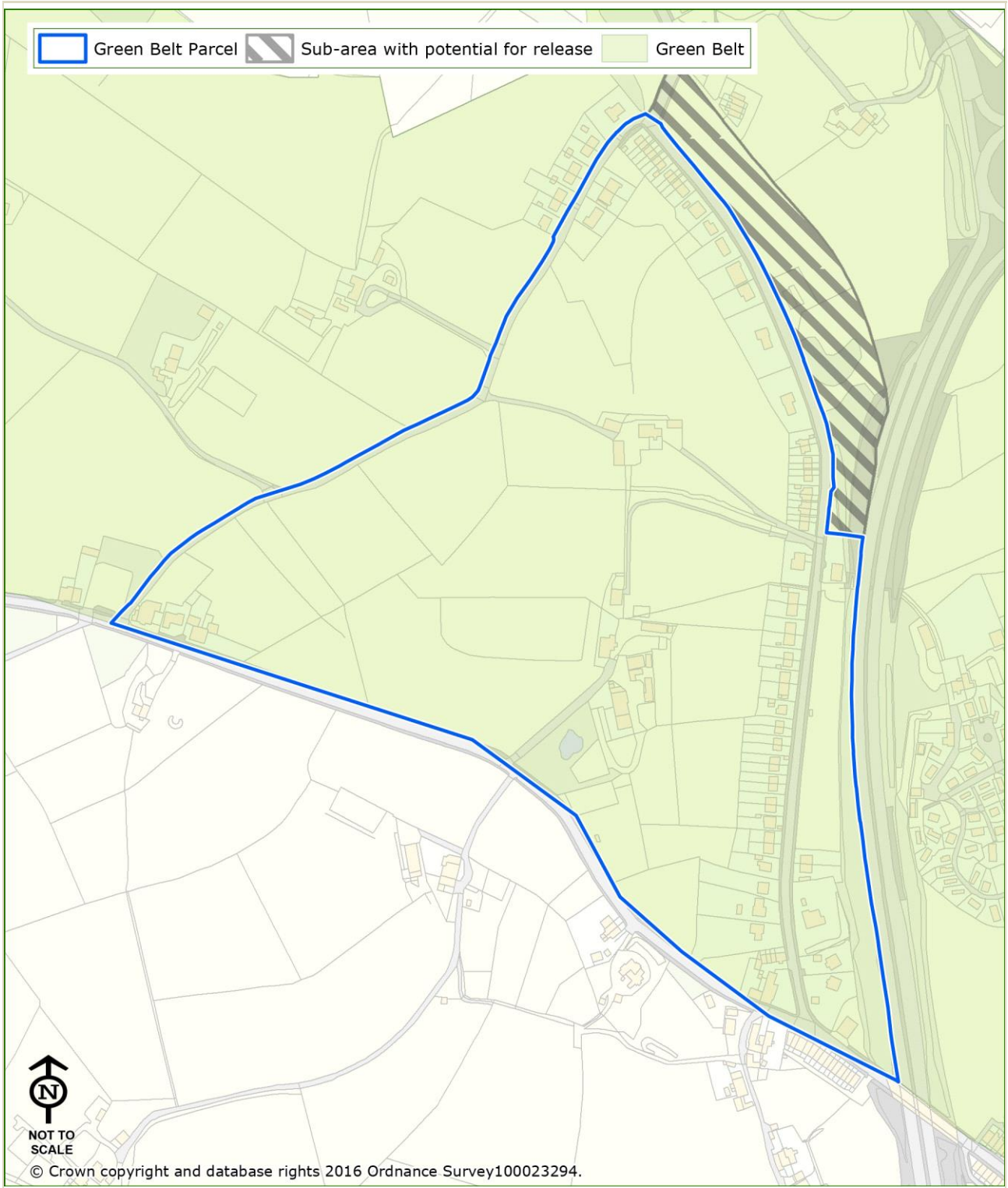
Parcel Type:

Green Belt Parcel

Land Parcel Ref: 07

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 07

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Not Applicable

**Notes:**

The parcel does not lie adjacent to a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: Strong

**Notes:**

This parcel is located directly between the settlements of Riding Bridge and Haslingden. The settlements are within relatively close proximity (within 1.5km) although, due to intervening elevated slopes of Haslingden Moor there is limited intervisibility between the two. The parcel forms part of a critical gap between these settlements. The parcel also forms part of the main transport corridor between the two settlements, any new development that took place within the parcel could lead to perception of narrowing the gap between the two.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Moderate

**Notes:**

There is some sense of encroachment within the parcel as a result of a row of houses that run the length of Rising Bridge Road and part of Roundhill Road, and a small number of properties and a pub in the western extent of the parcel. Despite these urbanising influences the parcel displays relatively strong characteristics of the open countryside and is largely rural in character. The neighbouring urban development within Rising Bridge is visible from within the parcel, although this does not substantially detract from its rural character. The parcel also contains a farm, agricultural buildings and an isolated dwelling, although this built development is in keeping with countryside.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area of Christ Church (Accrington). In practice this parcel has little to no intervisibility with this historic settlement and is considered unlikely to be important to its setting or historic significance.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

**Land Parcel Ref:**

07

**Parcel Type:**

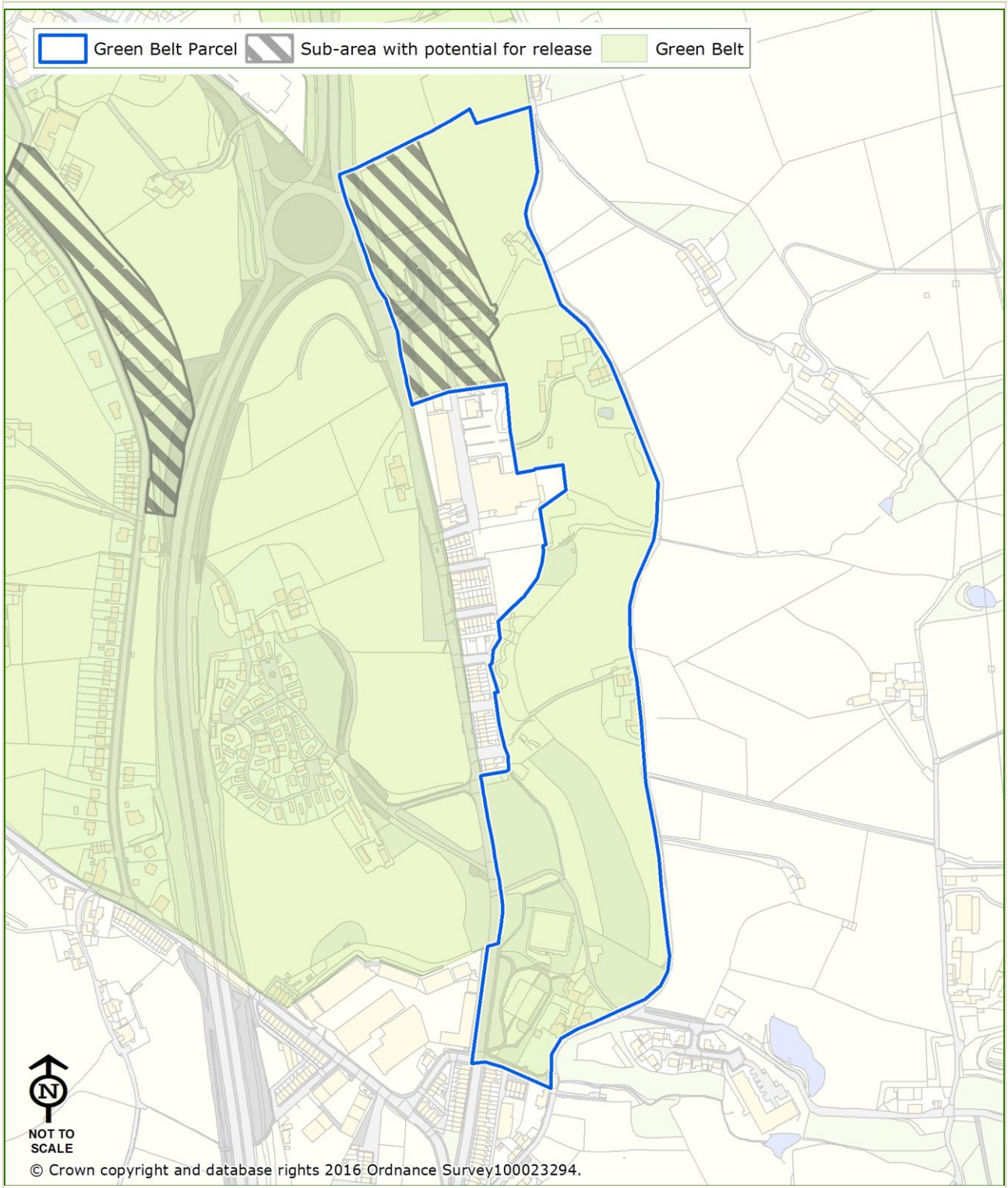
Green Belt Parcel

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 08

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 08

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel does not lie adjacent to a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Strong

**Notes:**

The southern extent of this parcel is located directly between the settlements of Riding Bridge and Haslingden. The settlements are within relatively close proximity (within 1.5km). The southern tip of the parcel forms part of the gap between these settlements and is of critical importance to their separation. The parcel forms part of a transport corridor between the two settlements, any new development that took place within the parcel could lead to perception of narrowing the gap between the two.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Moderate

**Notes:**

There is a sense of encroachment within the parcel as a result of a car park and an area of hardstanding associated with a commercial property located within Acre (Winfields Mill Shop); a small number of residential properties and the recreational facilities of Worsley Park in the south; and the visual influence of traffic using the A56 roundabout that bounds to the west. Despite these urbanising influences the parcel still displays some characteristics of the open countryside, but has a weakened rural character. The parcel also contains a farm, agricultural buildings and an isolated residency, although this built development is keeping with countryside. The Green Belt designation within this parcel is considered to be making an important contribution to safeguarding of a large area of open countryside to the east from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed within purpose 4.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

08

Parcel Type:

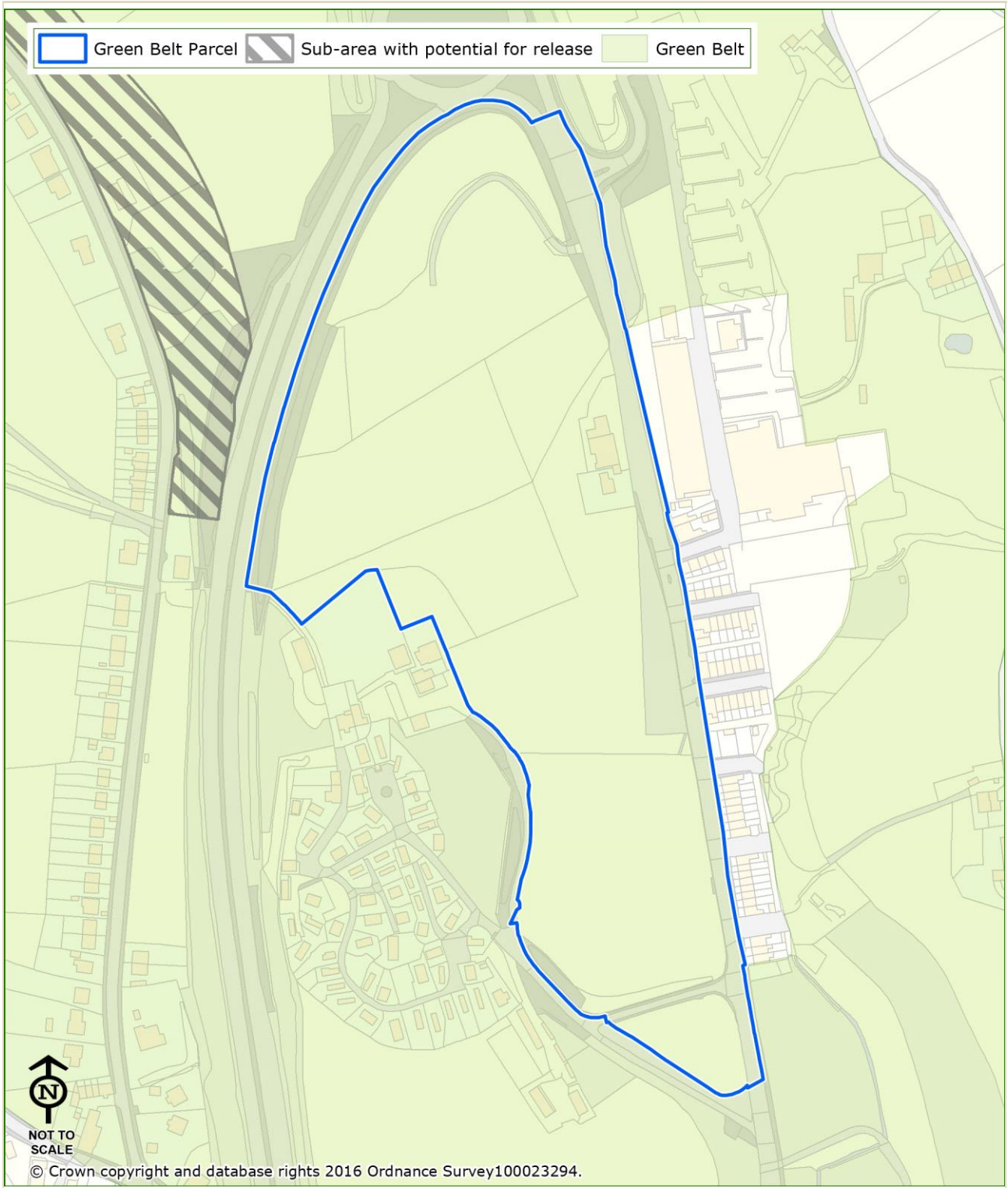
Green Belt Parcel



Land Parcel Ref: 09

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 09

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel does not lie adjacent to a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Strong

**Notes:**

This parcel is located directly between the settlements of Riding Bridge and Haslingden. The settlements are within relatively close proximity (within 1.5km) with the parcel forming part of a critical gap between the two. The parcel also forms part of the main transport corridor between the two settlements, any new development that took place within the parcel could lead to perception of narrowing the settlement gap.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Moderate

**Notes:**

There is a sense of encroachment within the parcel as a result of the visual influence of the neighbouring settlement edge of Hud Hey and Acre; and the A56 dual-carriageway, including a large roundabout, that bounds the parcel to the north. However, despite these urbanising influences the parcel displays some characteristics of the open countryside but has a weakened rural character. There is little built development located within the parcel.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed within purpose 4.

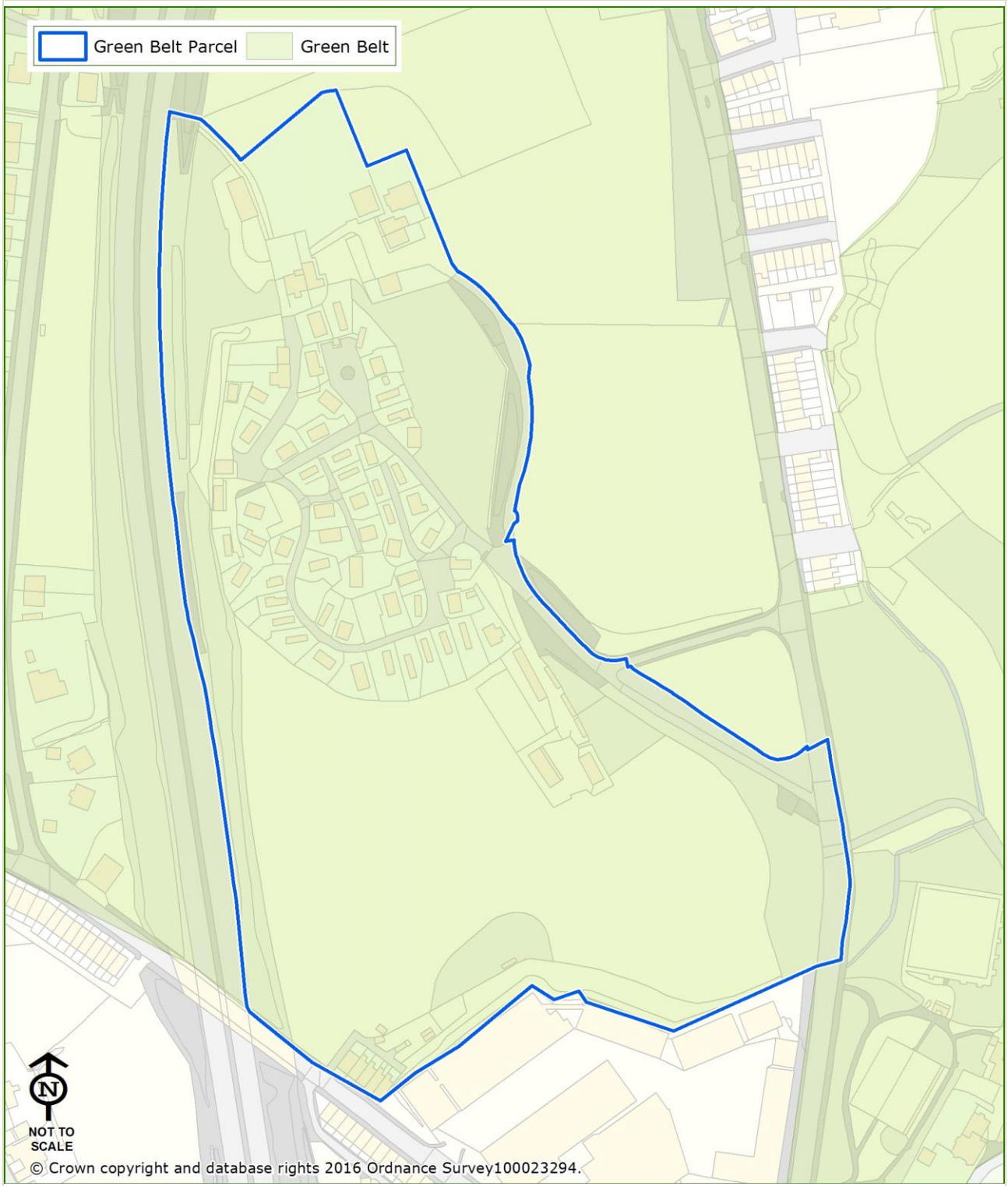
---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 10

Parcel Type: Green Belt Parcel



Land Parcel Ref: 10

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel does not lie adjacent to a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Strong

**Notes:**

This parcel is located between the settlements of Riding Bridge and Haslingden. The settlements are within relatively close proximity (within 1.5km). The parcel forms part of the gap between these settlements and is of critical importance to their separation. The parcel also forms part of the main transport corridor between the two settlements, any new development that took place within the parcel could lead to perception of narrowing the settlement gap.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Weak

**Notes:**

There has already been extensive urban encroachment into the north of the parcel with the presence of a large static caravan park, associated buildings and access. The parcel contains an area of open farmland to the south; however despite this it lacks a strong rural character or characteristics of the open countryside.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed within purpose 4.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

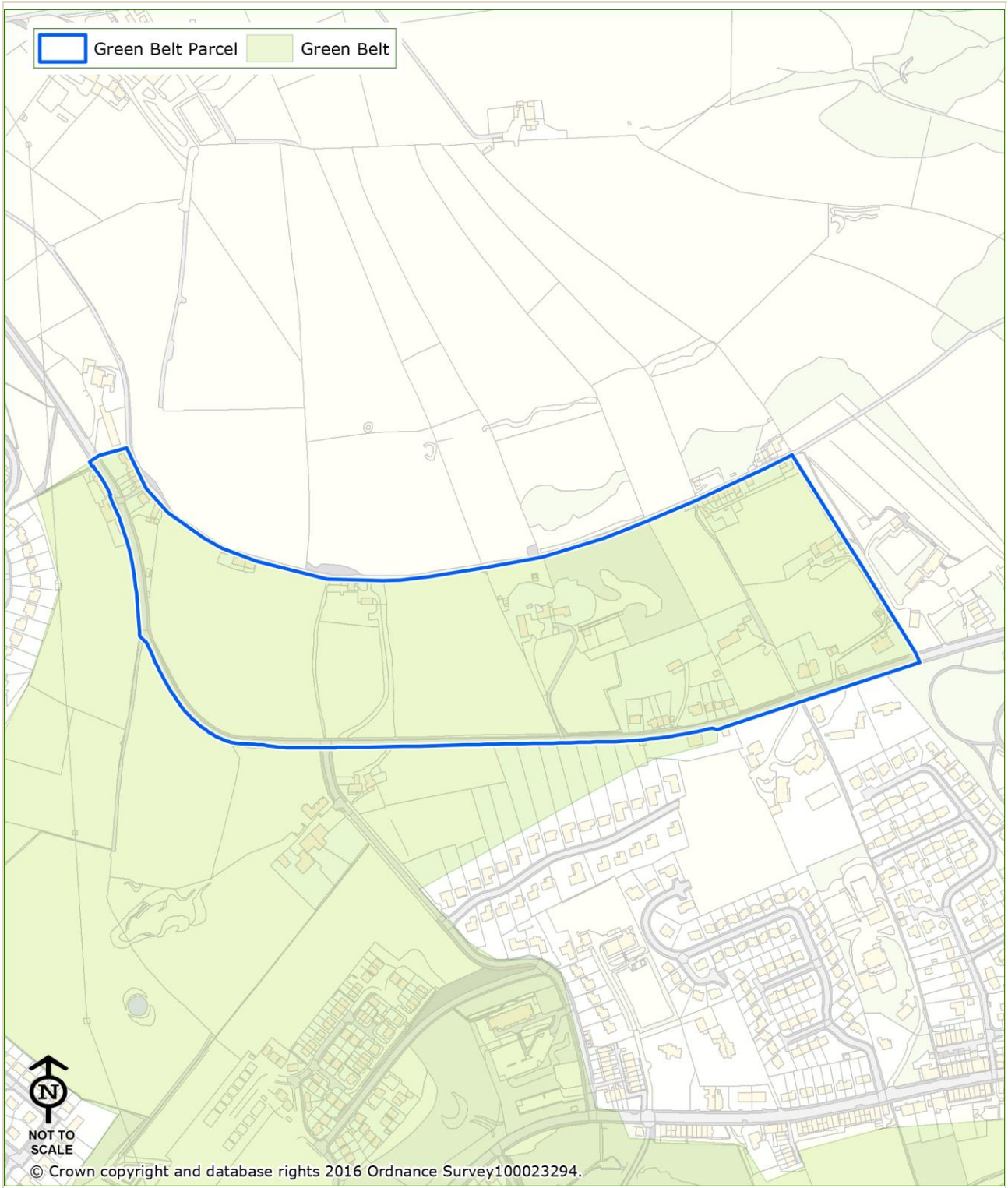
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

11

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 11

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Rawtenstall which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Strong

**Notes:**

This parcel is located between the settlements of Haslingden and Rawtenstall. The settlements are within very close proximity (within 0.5km) and have good intervisibility in the lower lying areas to the south. This parcel is part an area of elevated land to the north that forms a significant visual barrier between the two settlements that is of critical importance. The parcel plays an essential role in preventing the merging or erosion of the visual gap between Haslingden and Rawtenstall. Any new development that took place within the parcel could lead to a loss of openness and the perception of narrowing the gap and the visual and physical coalescence between the two neighbouring towns.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Moderate

**Notes:**

There is a sense of encroachment within the parcel as a result of a cluster of residencies in the south-east and a row of terrace houses in the north-east. However, despite these urbanising influences the parcel displays relatively strong characteristics of the open countryside and is largely rural in character. As a result of the elevated topography within the parcel the neighbouring settlements of Rawtenstall and Haslingden are highly viable from it, although this does not substantially detract from its rural character. The parcel also contains a farm, agricultural buildings and isolated residencies; although this built development is in keeping with countryside. The Green Belt designation within this parcel is considered to be making an important contribution to safeguarding of a large area of open countryside to the north from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** Moderate

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Cloughfold (Rawtenstall), Fallbarn (Rawtenstall), and Rawtenstall Town Centre. In practice, this parcel has good intervisibility with Rawtenstall Town Centre. The openness of the parcel is not considered to form key part of the setting of these historic settlements but forms part of the wider setting;

Land Parcel Ref:

11

Parcel Type:

Green Belt Parcel

therefore effects of development within the parcel on the character of the historic settlements would be limited.

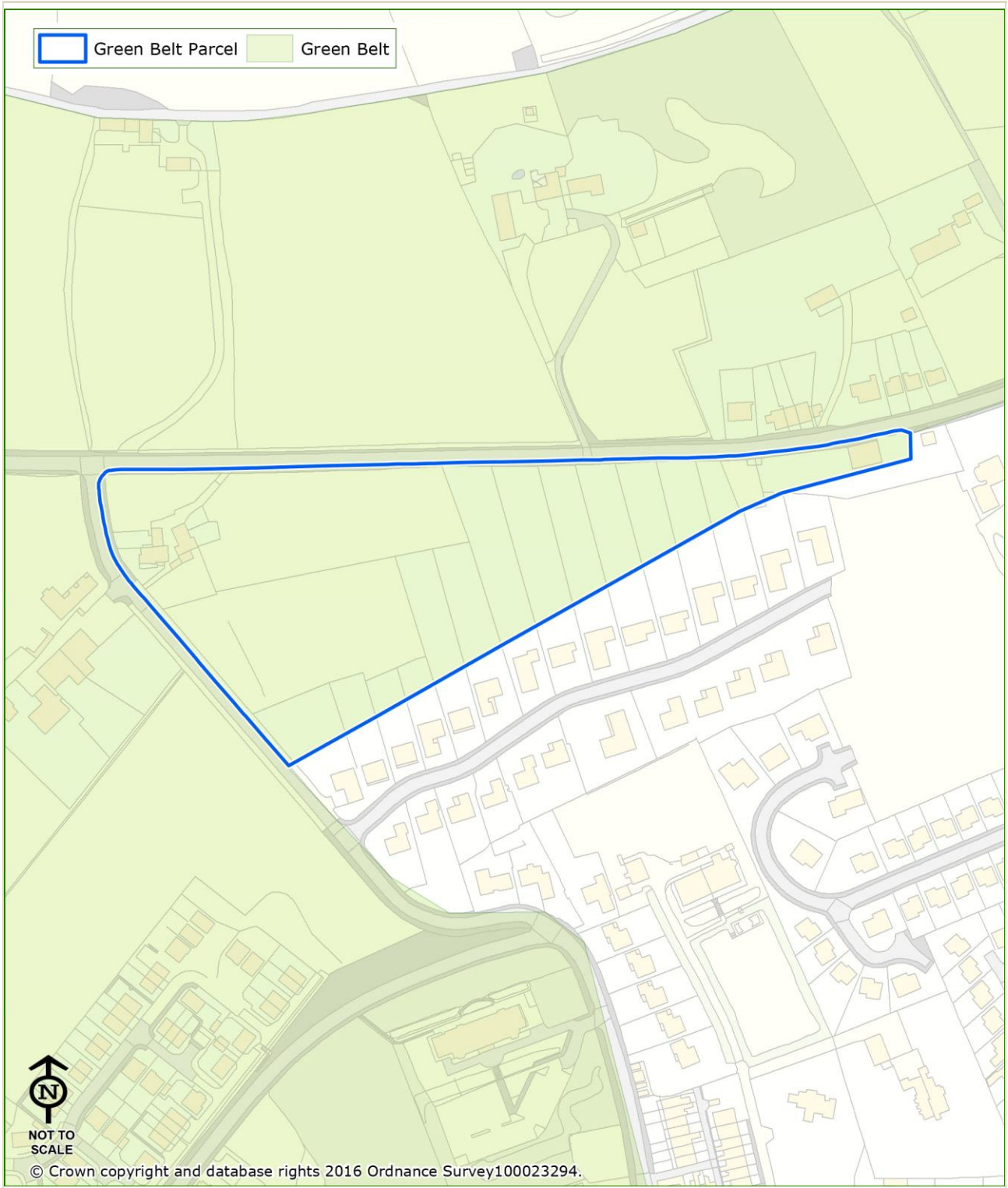
---

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 12

Parcel Type: Green Belt Parcel





Land Parcel Ref: 12

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Rawtenstall which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Strong

**Notes:**

This parcel is located between the settlements of Haslingden and Rawtenstall. The settlements are within very close proximity (within 0.5km) and have good intervisibility in the lower lying areas to the south. This parcel is part an area of elevated land to the north and forms a visual barrier between the two settlements that is of critical importance. The parcel plays an essential role in preventing the merging or erosion of the visual gap between Haslingden and Rawtenstall, any new development that took place within the parcel could lead to a loss of openness and the perception of narrowing the gap between the two neighbouring towns.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Weak

**Notes:**

There has already been extensive urban encroachment into the parcel as it is almost entirely composed of residential gardens of properties located on the northern urban edge of Rawtenstall. The parcel is largely green space, but lacks any rural character or characteristics of the open countryside.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** Weak

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Cloughfold (Rawtenstall), Fallbarn (Rawtenstall), and Rawtenstall Town Centre. In practice, this parcel has limited intervisibility with Rawtenstall Town Centre, Fallbarn (Rawtenstall), and Cloughfold (Rawtenstall). The parcel forms a small part of their setting but is considered unlikely to be important to the setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of these historic settlements.

---

Land Parcel Ref:

12

Parcel Type:

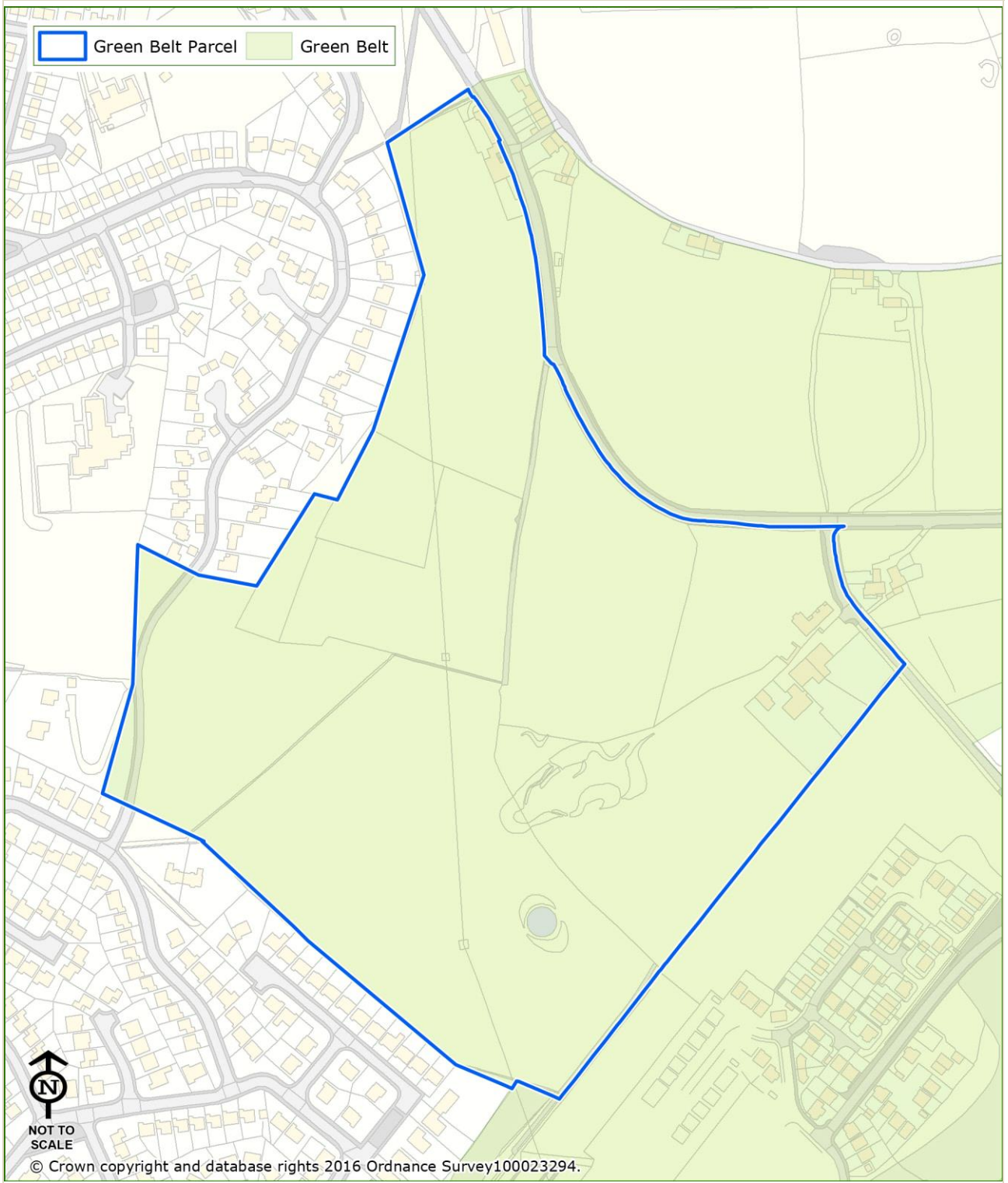
Green Belt Parcel

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 13

Parcel Type: Green Belt Parcel



Land Parcel Ref: 13

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Haslingden which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Strong

**Notes:**

This parcel is located between the settlements of Haslingden and Rawtenstall. These settlements are within very close proximity (within 0.5km) and have good intervisibility in the lower lying areas to the south. This parcel encompasses Pike Law which is part of an area of elevated land to the north and forms a visual barrier between the two settlements that is of critical importance. The parcel plays an essential role in preventing the merging or erosion of the visual gap between Haslingden and Rawtenstall, any new development that took place within the parcel could lead a loss of openness and the perception of narrowing the gap between the two neighbouring towns.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Moderate

**Notes:**

There is a sense of encroachment within the parcel as a result of the visual influence of the neighbouring settlement edge of Haslingden to the west and a small number of residential properties in the east. Despite this urbanising influence the parcel displays characteristics of the open countryside, but lacks a strong and intact rural character. Due to the elevated topography of Pike Law, located within the parcel, the neighbouring settlements of Haslingden, Rawtenstall and Helmshore are highly visible from within it, although this does not substantially detract from its character.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** Moderate

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement areas of Cloughfold (Rawtenstall), Fallbarn (Rawtenstall), and Rawtenstall Town Centre. In practice, this parcel has intervisibility with Rawtenstall Town Centre. The openness of the parcel is not considered to form key part of the setting of these historic settlements but could form part of the wider setting; therefore effects of development within the parcel on the character of the historic settlements would be limited.

---

Land Parcel Ref: 13

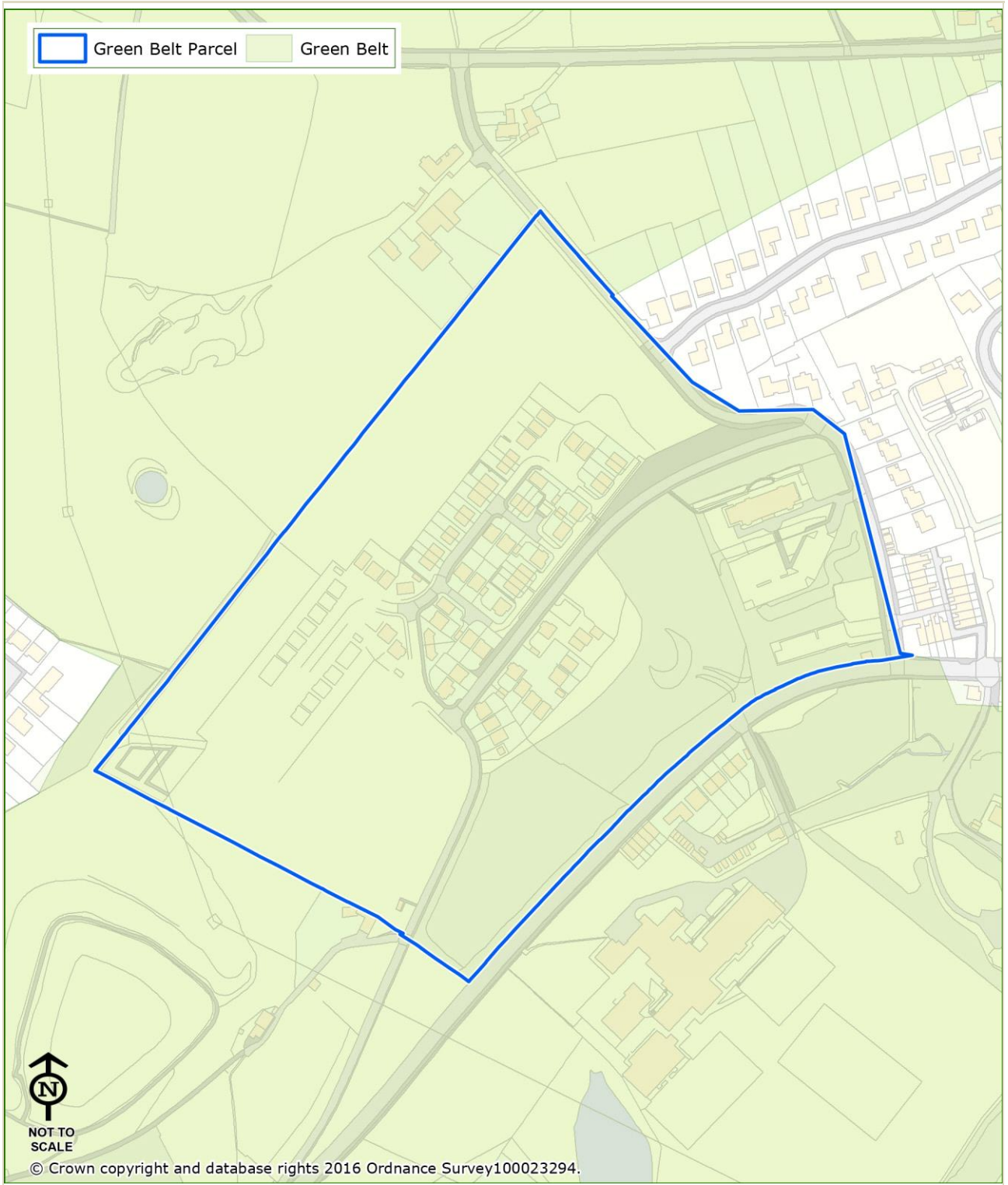
Parcel Type: Green Belt Parcel

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 14

Parcel Type: Green Belt Parcel



Land Parcel Ref: 14

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Rawtenstall which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Strong

**Notes:**

This parcel is located between the settlements of Haslingden and Rawtenstall. The settlements are within very close proximity (within 0.5km) and have good intervisibility in the lower lying areas to the south of the parcel. The majority of the parcel contains a modern housing estate built on a former hospital site; this has substantially reduced the sense of openness and the visual and physical distance between the two neighbouring towns. Any additional development within the parcel would narrow the gap further and could lead to the perception of the neighbouring towns of Haslingden and Rawtenstall being merged at this point.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Weak

**Notes:**

There has already been extensive urban encroachment into the parcel as the majority of the land comprises a modern housing estate built on a former hospital site. The parcel contains some small areas of open land to the north and woodland to the south, however it lacks rural character or characteristics of the open countryside.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Cloughfold (Rawtenstall), Fallbarn (Rawtenstall), and Rawtenstall Town Centre. In practice, this parcel has little to no intervisibility with any historic settlement. The openness of the land within the parcel is not considered to be important to its setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of any historic settlements.

---

Land Parcel Ref:

14

Parcel Type:

Green Belt Parcel

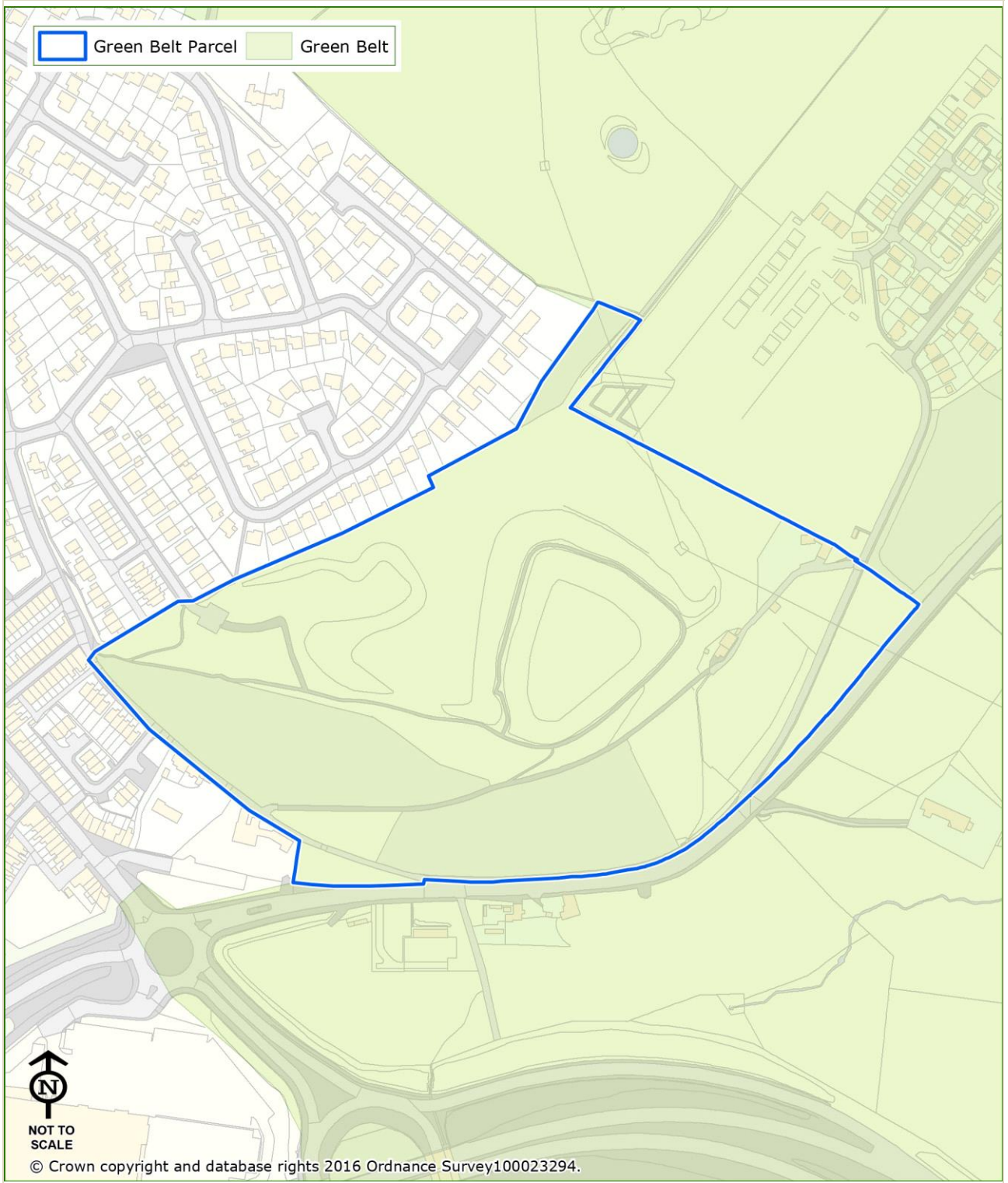
**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.



Land Parcel Ref: 15

Parcel Type: Green Belt Parcel



Land Parcel Ref: 15

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Haslingden which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Strong

**Notes:**

This parcel is located between the settlements of Haslingden and Rawtenstall. The settlements are within very close proximity (within 0.5km) and have good intervisibility in the lower lying areas to the south. This parcel is part an area of elevated land to the north and forms a visual barrier between the two settlements that is of critical importance. The neighbouring P14 parcel is developed, as a consequence the openness of the land within parcel plays an essential role in preventing the merging or erosion of the visual gap between Haslingden and Rawtenstall. Any new development taking place within the parcel could lead to a loss of openness and the perception of narrowing the gap and the visual and physical coalescence between the two neighbouring towns.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Moderate

**Notes:**

There is a sense of encroachment within the parcel as a result of the visual influence of the neighbouring settlement edge of Haslingden to the west and a small number of residential properties in the east. However, despite this urbanising influence the parcel displays some of the characteristics of the open countryside; it and has a landcover of semi-natural and planted woodland and rough grassland but lacks a strong and intact rural character. Due to the elevated topography within this parcel the neighbouring settlements of Haslingden, Rawtenstall and Helmshore are highly viable from within it, although this does not substantially detract from its character.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** Weak

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement areas of Cloughfold (Rawtenstall), Fallbarn (Rawtenstall), Ramsbottom, and Rawtenstall Town Centre. In practice the elevated land with this parcel has some intervisibility with Rawtenstall Town Centre and forms a small part of its setting, but is considered unlikely to be important to the historic

Land Parcel Ref: 15

Parcel Type: Green Belt Parcel

significance of the settlement.

---

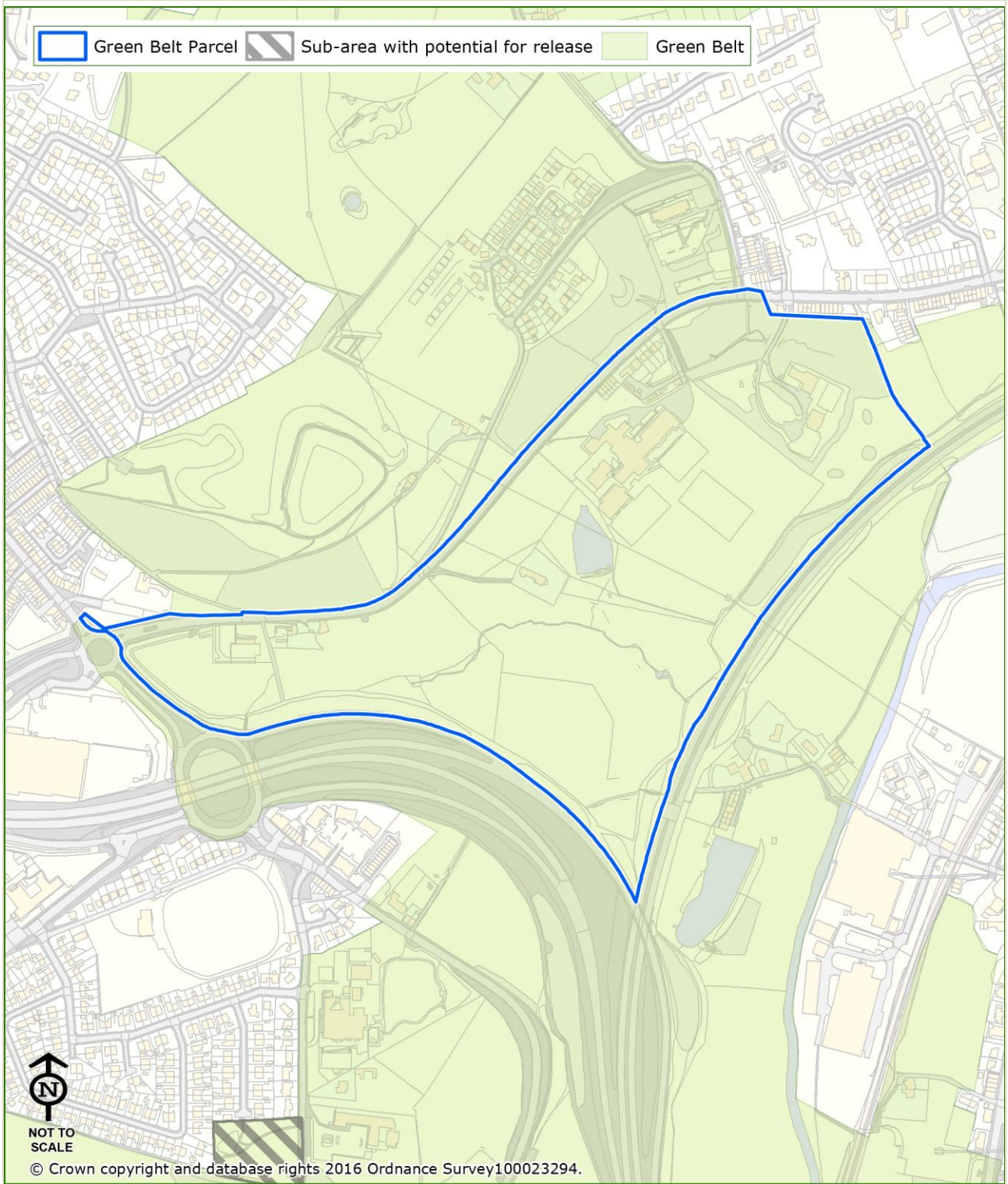
**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 16

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 16

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Rawtenstall and Haslingden which are not considered to be a large built up areas assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Strong

**Notes:**

This parcel located between the settlements of Haslingden and Rawtenstall, adjoining the urban edge of both settlements. The settlements are within close proximity (within 1km) at this point and have good intervisibility across the parcel. The parcel forms the majority of the settlement gap at this location; it is of critical importance and plays an essential role in preventing the erosion of the visual and physical gap between the two towns. The parcel contains urban development, including a large school, which has compromised the sense of openness in parts, although the area to the south remains relatively open. Any additional substantial development within the parcel could lead to the perception of the neighbouring towns merging that this point.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Moderate

**Notes:**

There is a sense of encroachment within the parcel as a result of a large school and a number of residencies located with it; and the presence of the A56 and A682 dual-carriageways which define the southern boundary. Despite this urbanising influence the parcel displays some of characteristics of the open countryside with areas of open agricultural land in the south, however it lacks a strong and intact rural character.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements areas of Cloughfold (Rawtenstall), Fallbarn (Rawtenstall), Ramsbottom, and Rawtenstall Town Centre. In practice, this parcel has little to no intervisibility with any historic settlements with the openness of the land not considered to be important to their setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the special character of the historic settlements.

---

Land Parcel Ref: 16

Parcel Type:

Green Belt Parcel

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 17

Parcel Type: Green Belt Parcel



Land Parcel Ref: 17

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Not Applicable

**Notes:**

The parcel lies adjacent to Rawtenstall which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: Moderate

**Notes:**

This parcel is located on the western edge of Rawtenstall. The parcel forms part of the gap between Rawtenstall and Haslingden, however due to its relatively small size and position it is not of critical importance to the separation of the two towns. The majority of the gap between Rawtenstall and Haslingden, at this point, is formed by the larger parcels of P16, P14 and P15 located to the west. The parcel plays an important role in providing separation between the settlement area around Whitaker Park and the suburb of Wood Top; both of these settlement areas form part of Rawtenstall, therefore this role has not been taken into account in rating this parcel against purpose 2.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Weak

**Notes:**

There is a sense of encroachment within the parcel as a result of the visual influence of the neighbouring settlement edge of Rawtenstall, and the A682 dual-carriageway which defines the southern boundary. The parcel contains areas of open green space and pockets of woodland, but lacks rural character or characteristics of the open countryside.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: Weak

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Cloughfold (Rawtenstall), Fallbarn (Rawtenstall), and Rawtenstall Town Centre. In practice this parcel has limited intervisibility with Rawtenstall Town Centre and forms a small part of its setting; it is, however, linked to the Rawtenstall Town Centre Conservation Area by a public footpath.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**



**Land Parcel Ref:**

17

**Parcel Type:**

Green Belt Parcel

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

18

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 18

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Rawtenstall which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Strong

**Notes:**

This parcel located between the settlements of Haslingden and Rawtenstall adjoining the urban edge of Rawtenstall. The settlements are within very close proximity at this point (within 0.5km) and have good intervisibility across the parcel. The parcel forms part of the settlement gap and, along with neighbouring parcels to the west, is of critical importance and plays an essential role in preventing the erosion of the visual and physical gap between the two towns. Any new development and subsequent loss of openness within the parcel could be perceived as reducing the gap and lead to the apparent merging of Haslingden and Rawtenstall.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Moderate

**Notes:**

There is a sense of encroachment within the parcel as a result of a cluster of properties in the south and the presence of the A682 dual-carriageway which defines the northern boundary. Despite these urbanising influences, the parcel displays some of characteristics of the open countryside with areas of open agricultural land, however it lacks a strong and intact rural character.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** Weak

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Cloughfold (Rawtenstall), Ramsbottom, and Rawtenstall Town Centre. In practice this parcel has very limited intervisibility with Rawtenstall Town Centre and forms a small part of its setting, it is linked to the Rawtenstall Town Centre Conservation Area via the IS Trail long-distance footpath.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

**Land Parcel Ref:**

18

**Parcel Type:**

Green Belt Parcel

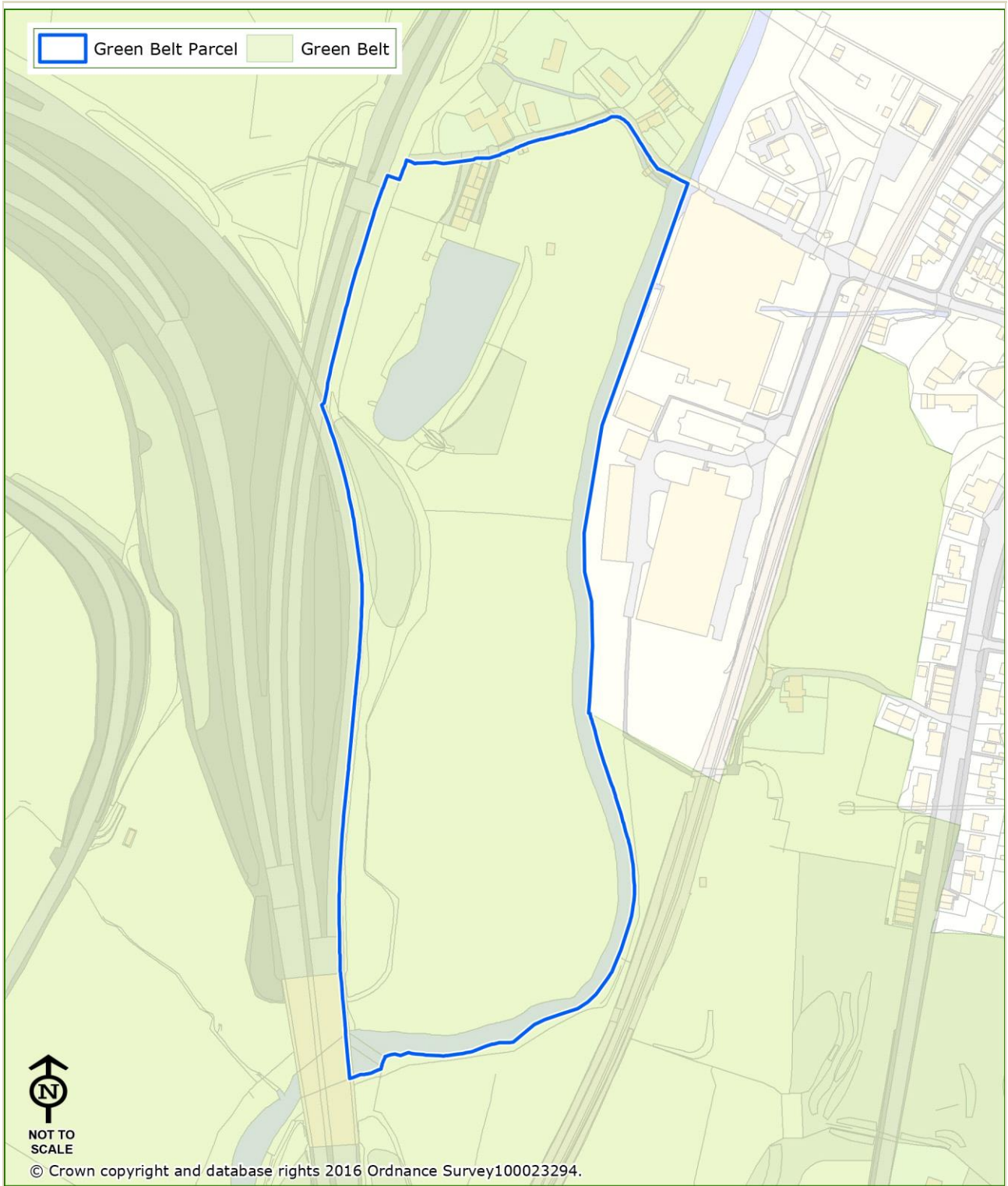
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

19

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 19

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Rawtenstall which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Strong

**Notes:**

This parcel located between the settlements of Haslingden and Rawtenstall and adjoins the urban edge of Rawtenstall. The settlements are within very close proximity (within 0.5km) at this point and have good intervisibility across the parcel. The parcel forms part of the settlement gap and, along with neighbouring parcels to the west, is of critical importance and plays an essential role in preventing the erosion of the visual and physical gap between the two towns. The neighbouring parcel P20, located across the A56 to the immediate west, contains urban development that has substantially compromised its sense of openness. Consequently, any new urban development with parcel P19, and subsequent loss of openness, could lead to the physical coalescence and the perception of the neighbouring towns merging that this point.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Moderate

**Notes:**

There is a sense of encroachment within the parcel as a result of a small row of terrace houses in the north and the presence of the A682 dual-carriageway which defines the western boundary. Despite these urbanising influences the parcel displays some of characteristics of the open countryside with areas of open agricultural land, however it lacks a strong and intact rural character. The neighbouring urban edge of Rawtenstall, to the east, has a visible influence on the parcel, but does not substantially detract for its character.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Cloughfold (Rawtenstall), Ramsbottom, and Rawtenstall Town Centre. In practice this parcel has very limited intervisibility with Rawtenstall Town Centre. The parcel forms a small part of its setting but the openness of the land is not considered to be important to its setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting

Land Parcel Ref: 19

Parcel Type: Green Belt Parcel

or special character of these historic settlements.

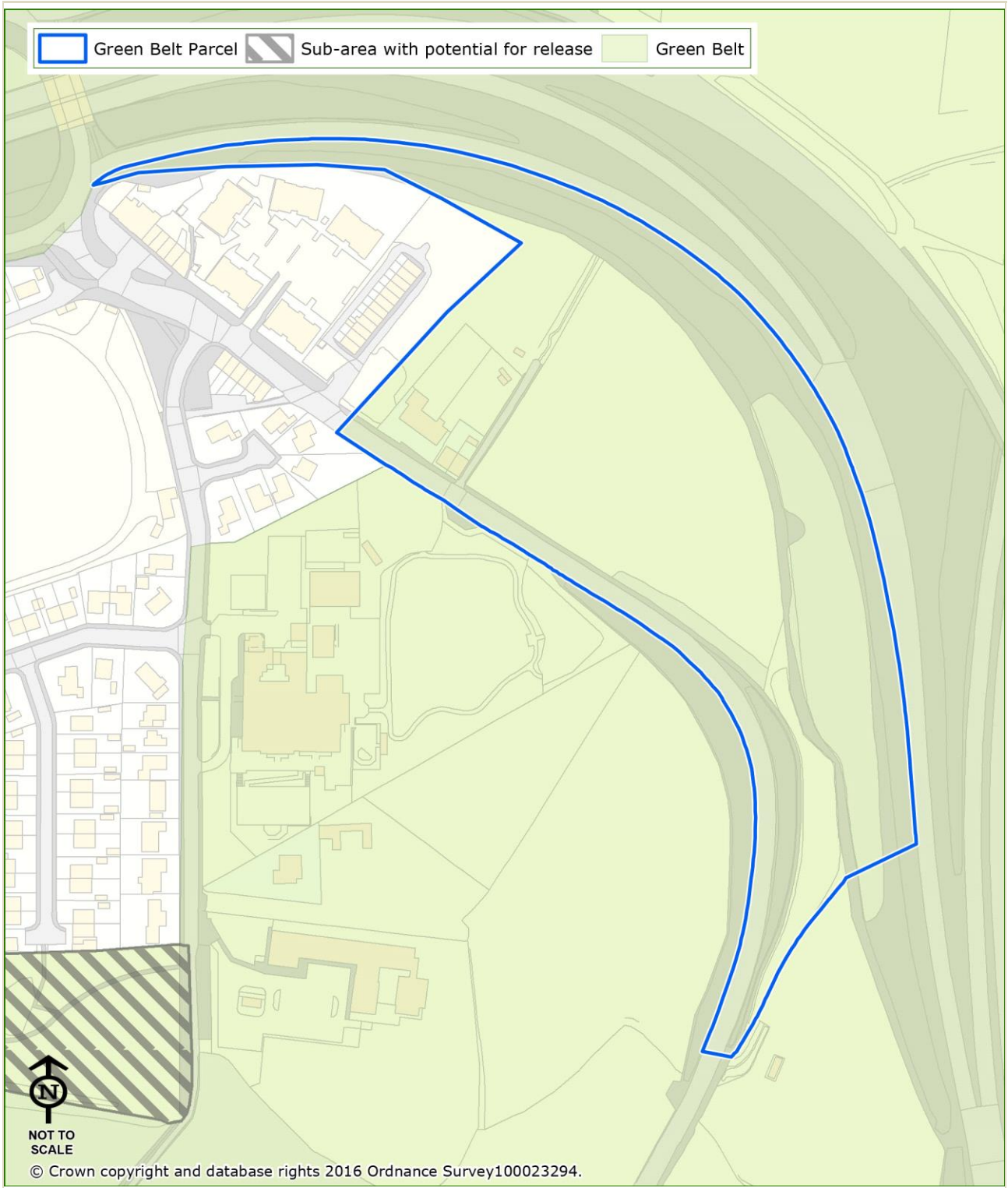
---

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 20

Parcel Type: Green Belt Parcel





Land Parcel Ref: 20

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Helmshore which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Strong

**Notes:**

This parcel located between the settlements of Haslingden and Rawtenstall adjoining the urban edge of. The settlements are within close proximity (within 0.5km) at this point and have good intervisibility across the parcel. The parcel forms part of the settlement gap and, along with neighbouring parcels to the east, is of critical importance and plays an essential role in preventing the erosion of the visual and physical gap between the two towns. The parcel contains urban development in the form of a vehicle storage area which has substantially compromised its sense of openness. Any new development within the parcel that removed the bank of woodland to the east would be perceived as reducing the settlement gap and lead to the apparent merging of the two neighbouring towns at this point.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Weak

**Notes:**

There has already been extensive urban encroachment into the parcel as a result of a vehicle storage area, a small number of residential properties in the north, and the presence of the large A56 road corridor the defines the eastern and northern boundary. The parcel contains a bank of woodland to the east and south, however it lacks rural character or characteristics of the open countryside.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Cloughfold (Rawtenstall), Ramsbottom, and Rawtenstall Town Centre. In practice, this parcel has little to no intervisibility with any the historic settlements. The openness of the land within the parcel is not considered to be important to their setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of the historic settlements.

---

Land Parcel Ref: 20

Parcel Type:

Green Belt Parcel

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

21

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 21

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Rawtenstall which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Weak

**Notes:**

The parcel is on the settlement edge of Rawtenstall and forms a small part of the gap between Rawtenstall and Haslingden. The parcel has a limited visual or physical relationship with the neighbouring settlement of Haslingden and does not lie directly between them. The parcel plays an important role in providing separation between the settlement area of Wood Top and the Riverside Business Park; both of these urban areas form part of Rawtenstall, therefore this role has not been taken into account in the rating of the parcel against purpose 2.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Weak

**Notes:**

There is a sense of encroachment within the parcel as a result of the visual influence of urban development which bounds the parcel on three sides. The parcel is a single agricultural field associated with Haslam Farm; it contains no urban development, but lacks a strong rural character or characteristics of the open countryside.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area of Rawtenstall Town Centre. In practice, this parcel has little to no intervisibility with this historic settlement. The openness of the land within the parcel is not considered to be important to its setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of any historic settlements.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

**Land Parcel Ref:**

21

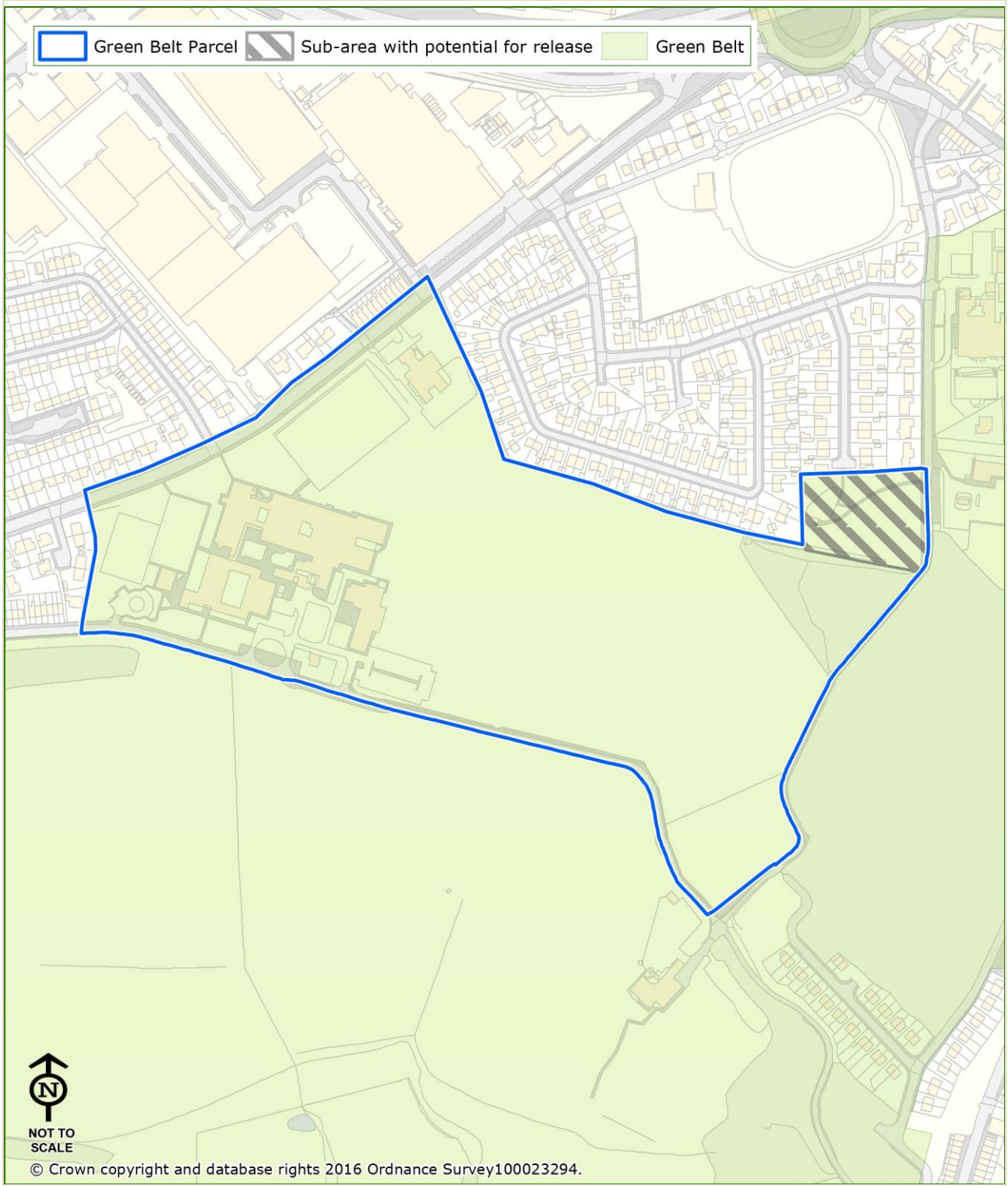
**Parcel Type:**

Green Belt Parcel

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 22

Parcel Type: Green Belt Parcel



Land Parcel Ref: 22

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Helmshore which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Moderate

**Notes:**

The parcel located along the settlement edge of adjoining settlements of Haslingden and Helmshore. The parcel forms part of the gap between Haslingden/Helmshore and Rawtenstall, but does not lie directly between them and is not of critical importance to their separation. However any new development that took place within the parcel could reduce the sense of openness and lead to the perception the narrowing the gap between the two settlement areas. The parcel plays a role in preventing the further coalescence of Haslingden and Helmshore, but this is not of critical importance.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Weak

**Notes:**

There is a sense of encroachment within the parcel as a result of the majority of the land comprising the buildings and playing fields of Haslingden High School and Broadway Primary School. The neighbouring urban edges of Haslingden and Helmshore also have a visual influence in the parcel. The parcel contains areas of open green space and small areas of woodland; however it lacks rural character or strong characteristics of the open countryside.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement areas of Cloughfold (Rawtenstall), Ramsbottom, and Rawtenstall Town Centre. In practice, this parcel has little to no intervisibility with any the historic settlements. The openness of the land within the parcel is not considered to be important to their setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of the historic settlements.

---

Land Parcel Ref: 22

Parcel Type:

Green Belt Parcel

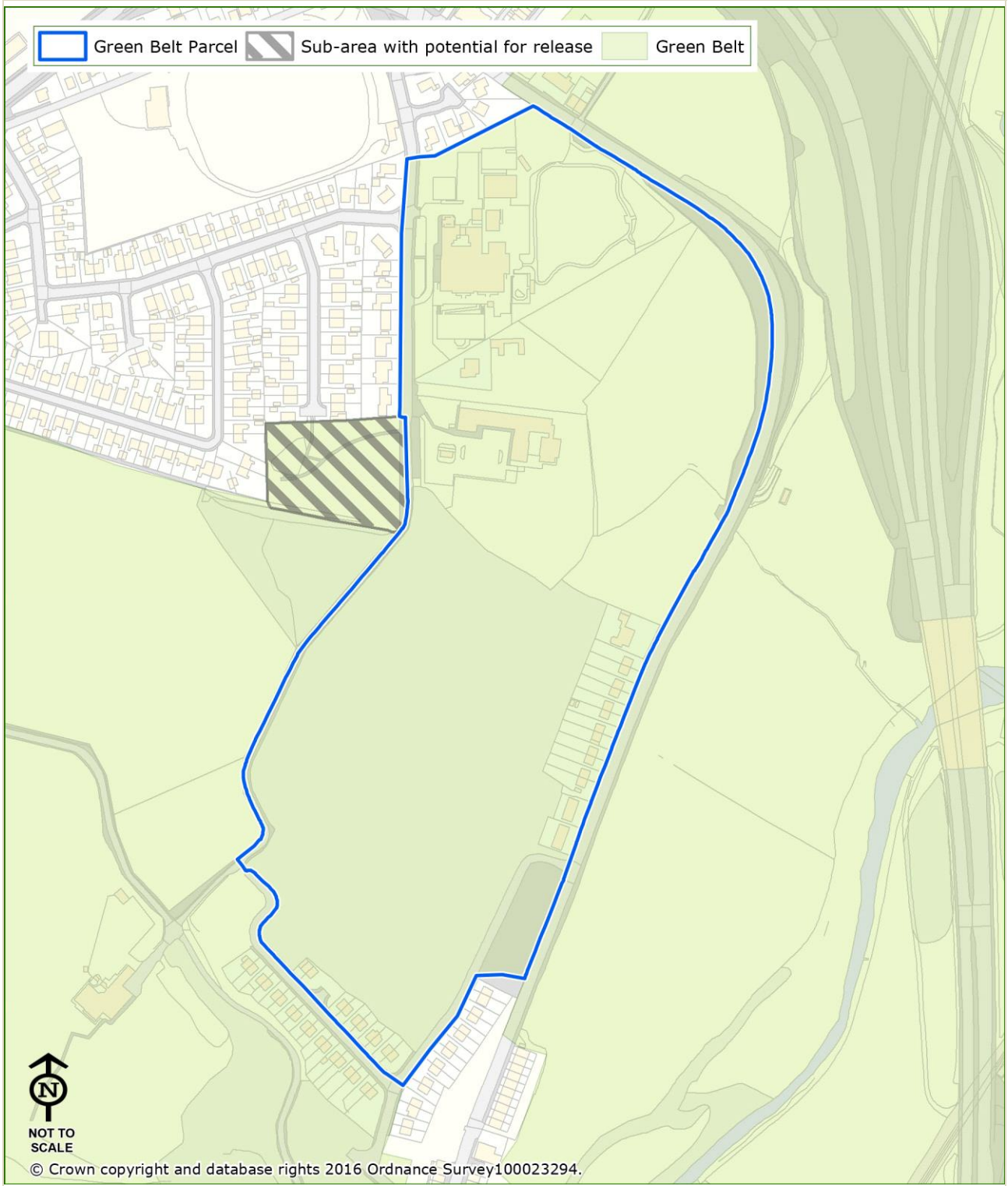
**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.



Land Parcel Ref: 23

Parcel Type: Green Belt Parcel



Land Parcel Ref: 23

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Helmshore which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Strong

**Notes:**

This parcel located between the settlements of Haslingden and Rawtenstall and adjoins the urban edge of Haslingden. The settlements are within close proximity (within 1km) at this point. The parcel forms part of the settlement gap and, along with neighbouring parcels to the east, is of critical importance and plays an essential role in preventing the erosion of the visual and physical gap between the two towns. The parcel contains urban development, including large educational buildings, which have compromised the sense of openness in parts, although the area to in the south remains relatively open. Any additional development and subsequent loss of openness could lead to the perception of reducing the physical and visual gap between the two neighbouring towns.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Moderate

**Notes:**

There is a sense of encroachment within the parcel as a result of two schools and rows of houses located along Manchester Road and Hilltop Drive. Despite these urbanising influences the parcel displays some of the characteristics of the open countryside with areas of open agricultural land, semi-natural woodland and rough grassland, although it lacks a strong and intact rural character.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement areas of Cloughfold (Rawtenstall), Ramsbottom, and Rawtenstall Town Centre. In practice, this parcel has very limited intervisibility with Rawtenstall Town Centre. The openness of the land within the parcel is not considered to be important to its setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of the historic settlements.

---

Land Parcel Ref: 23

Parcel Type:

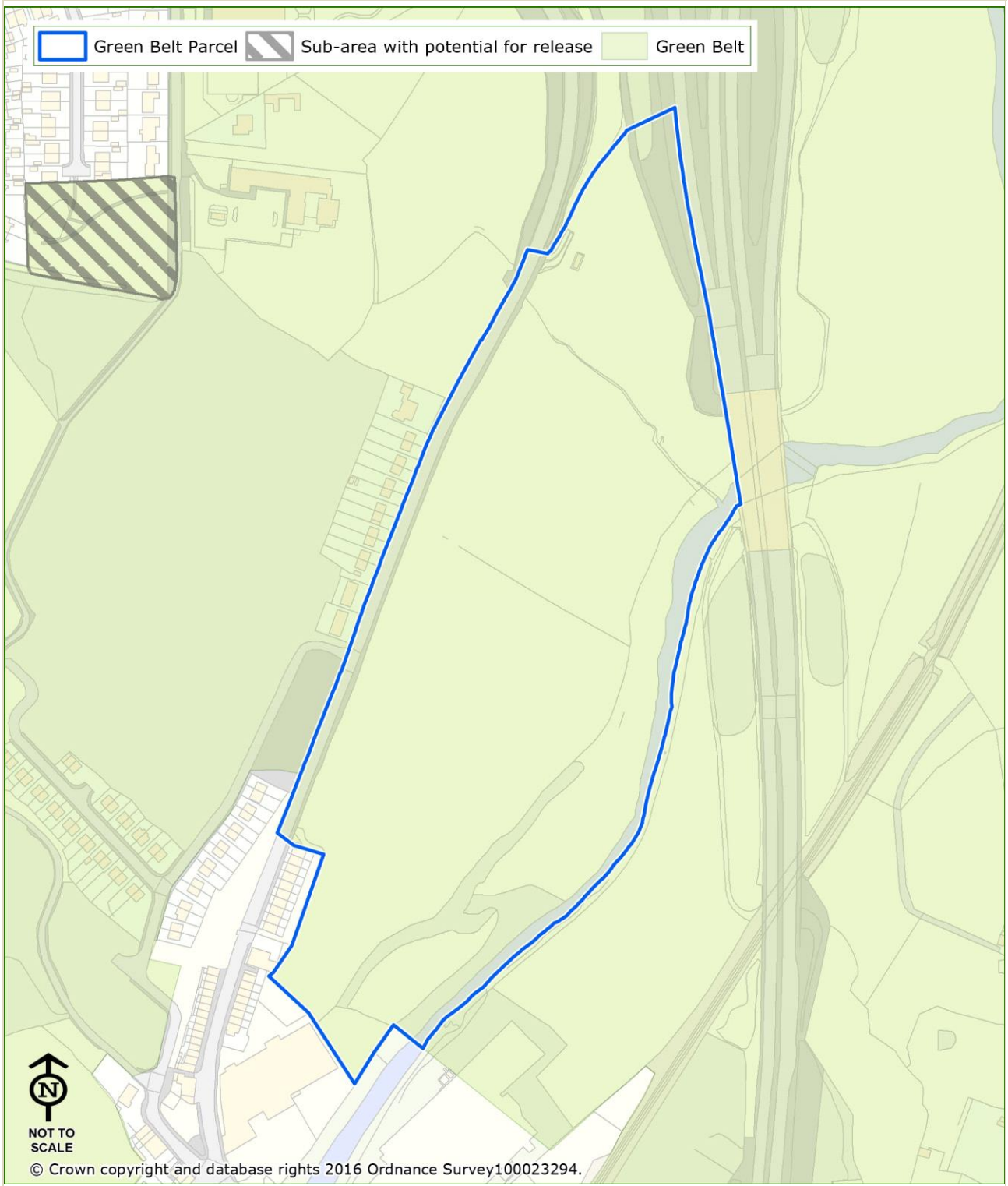
Green Belt Parcel

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 24

Parcel Type: Green Belt Parcel



Land Parcel Ref: 24

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel does not lie adjacent to a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Strong

**Notes:**

This parcel located between the settlements of Haslingden and Rawtenstall, but does not adjoin the settlement edge. The settlements are within close proximity (within 1km) at this point and have good intervisibility across the parcel. The parcel forms part of the settlement gap and, along with neighbouring parcels, is of critical importance and plays an essential role in preventing the erosion of the visual and physical gap between the two settlement areas. Any new urban development and subsequent loss of openness within the parcel could lead to the perception of reducing the physical and visual gap between the neighbouring towns.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Moderate

**Notes:**

There is a sense of encroachment within the parcel as a result of the A56 flyover which defines the north-eastern boundary, and the visual influence of the settlement edge to the south. Despite these urbanising influences the parcel displays some characteristics of the open countryside, it is set within river valley landscape comprising pastoral farmland and is typically rural in character.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Cloughfold (Rawtenstall), Ramsbottom, and Rawtenstall Town Centre. In practice, this parcel has very limited intervisibility with Rawtenstall Town Centre. The openness of the land within the parcel is not considered to be important to its setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of the historic settlements.

---

Land Parcel Ref: 24

Parcel Type:

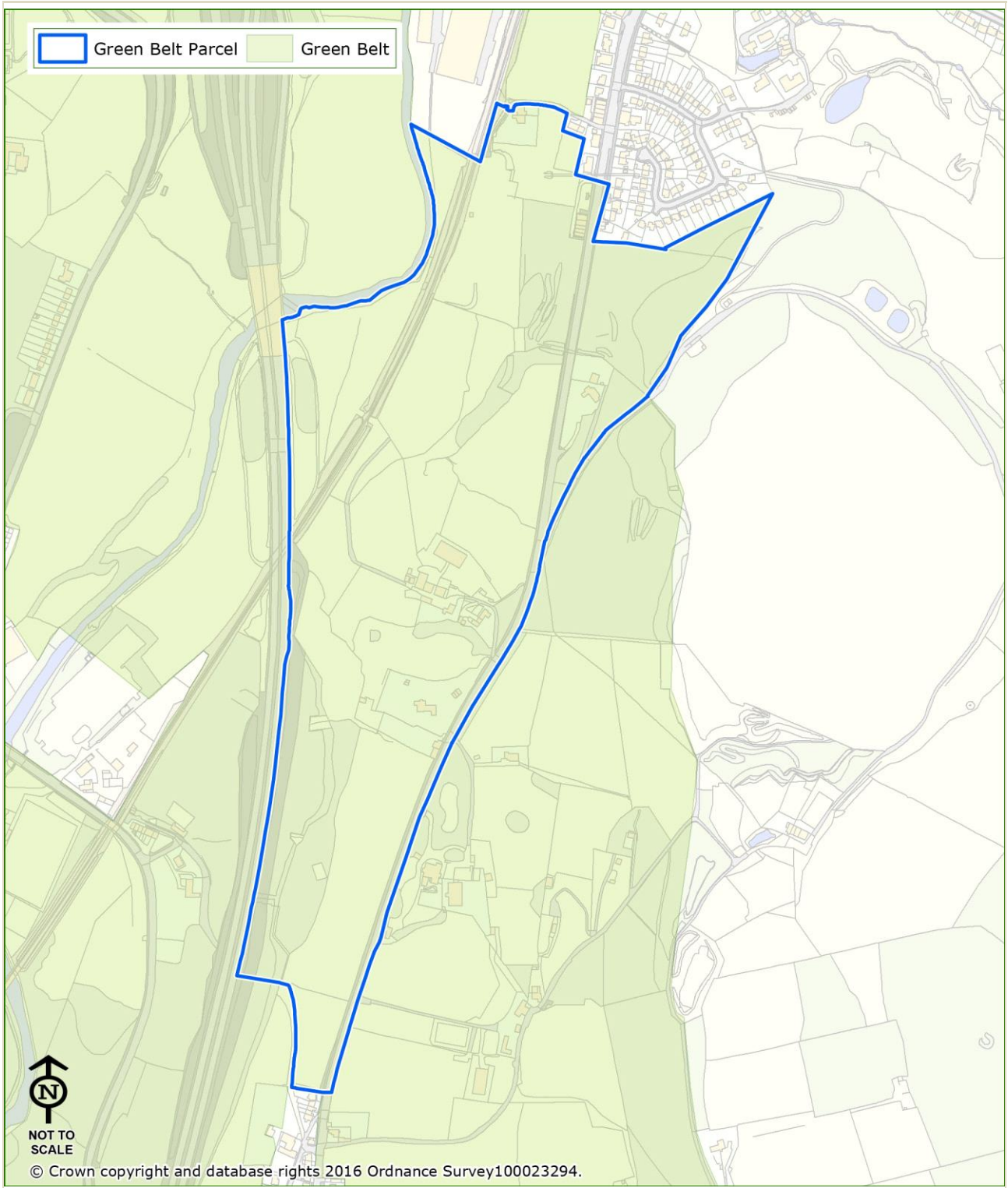
Green Belt Parcel

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 25

Parcel Type: Green Belt Parcel



Land Parcel Ref: 25

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Strong

**Notes:**

The southern tip of this parcel is adjacent to Edenfield which forms part of the large built up area of Ramsbottom/Bury. There are a limited number of urbanising features within the parcel; these include a small number of isolated detached houses. The influence of these urbanising features is very limited with the parcel displaying a strong sense of openness. However, the A56 dual-carriageway defines the western boundary and detracts from the sense of openness in parts.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: Strong

**Notes:**

The north of this parcel located between the settlements of Rawtenstall and Haslingden/ Helmshore, adjoining the urban edge of Rawtenstall. The two settlement areas are within close proximity (within 1km) at this point and have good intervisibility across the parcel. The parcel forms part of the settlement gap and, along with neighbouring parcels to the west, is of critical importance and plays an essential role in preventing the erosion of the visual and physical gap between the two settlement areas. The parcel also forms the majority of the gap between the settlements of Rawtenstall and Edenfield. Any new urban development and subsequent loss of openness within the parcel could lead to the perception of reducing the physical and visual gap between the neighbouring settlements.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Strong

**Notes:**

There is a limited sense of encroachment within the parcel as a result of the A56 dual-carriageway which defines the western boundary and a small number of residential properties in the north. Despite these urbanising influences the parcel clearly displays the characteristics of the open countryside; it is set within river valley landscape comprising pastoral farmland and is rural in character. The Green Belt designation in this parcel is considered to be making an important contribution to safeguarding of a large area of open countryside to the east from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement areas of Ramsbottom, and Rawtenstall Town Centre. In practice, this parcel has little to no intervisibility with any the historic settlements. The openness of the land within the parcel is not



Land Parcel Ref: 25

Parcel Type:

Green Belt Parcel

considered to be important to their setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of any historic settlements.

---

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 26

Parcel Type: Green Belt Parcel



Land Parcel Ref: 26

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel does not lie adjacent to a large built up area. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Moderate

**Notes:**

This parcel located between the settlements of Haslingden/Helmshore and Rawtenstall, but does not lie directly between them or adjoin the settlement edge. The parcel, along with neighbouring parcels forms part of the settlement gap but is not of critical importance. However, any new urban development and subsequent loss of openness within the parcel could lead to the perception of reducing the physical and perceptual gap between the neighbouring towns.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Moderate

**Notes:**

There is a sense of encroachment within the parcel as a result of the A56 flyover which defines the north-eastern boundary and an industrial yard to the south, part of which is located within the parcel. The parcel is an area of open rough grassland within a river valley landscape and displays characteristics of the open countryside, however the rural character is weakened by the presence of the road and industrial yard.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Rawtenstall Town Centre. In practice, this parcel has little to no intervisibility with this historic settlement. The openness of the land within the parcel is not considered to be important to its setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of any historic settlements.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

26

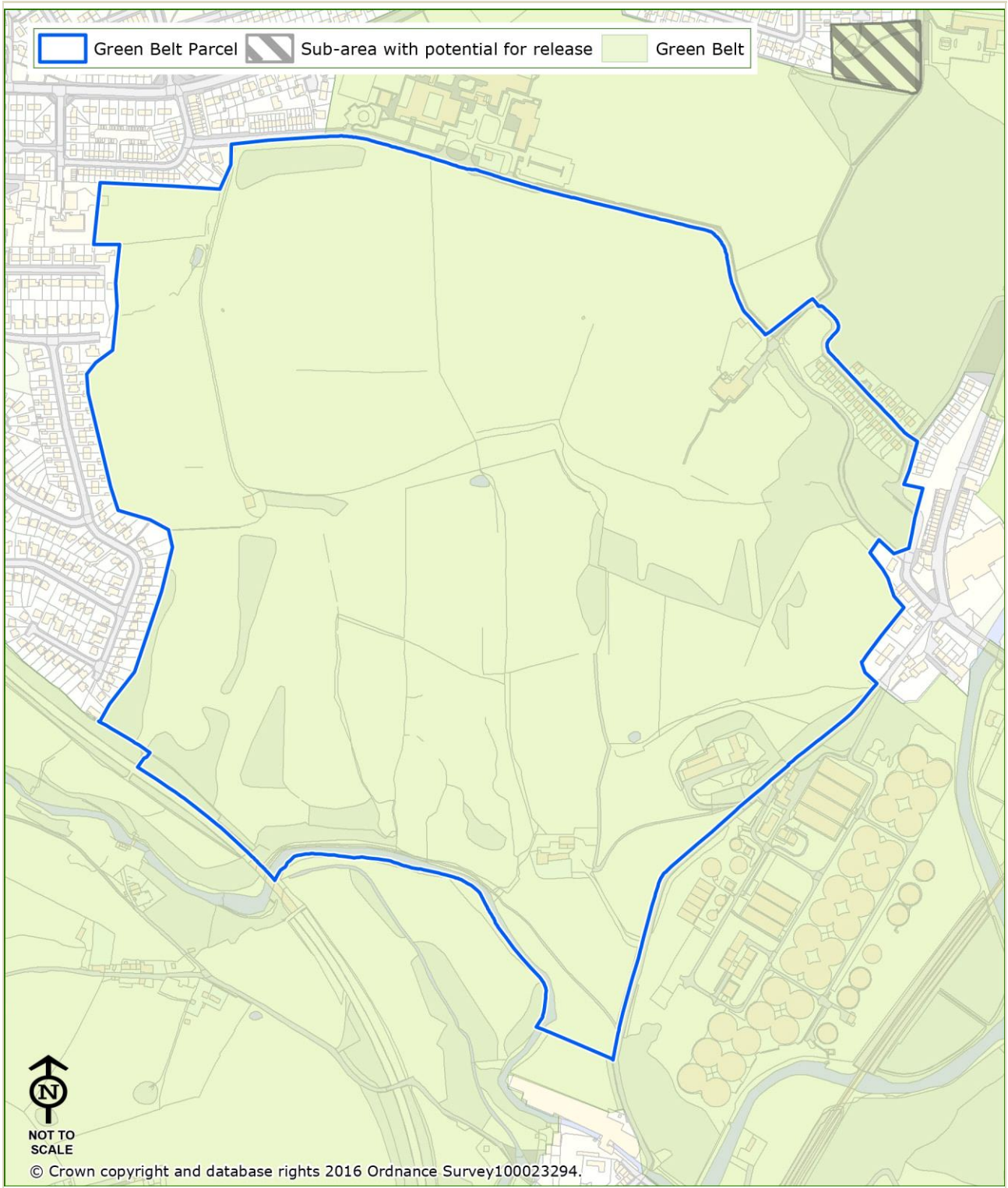
Parcel Type:

Green Belt Parcel

Land Parcel Ref: 27

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 27

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Helmshore which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Moderate

**Notes:**

The parcel located the settlement edge of Helmshore. The parcel forms part of the gap between Helmshore and Rawtenstall but does not lie directly between them and is not of critical importance to their separation. Additionally, the parcel lies directly between the settlements of Helmshore and Edenfield, and Helmshore and Stubbins which at this point are approximately 2.5km apart with limited intervisibility. The parcel forms a good proportion of the gap between these settlements, but it is not of critical importance to their separation. However, any new development and subsequent loss of openness within the parcel could lead to the perception of reducing the physical and visual gap between Helmshore and Rawtenstall, Helmshore and Edenfield, and Helmshore and Stubbins.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Moderate

**Notes:**

There is a sense of encroachment within the parcel as a result of the visual influence of the Helmshore to the west. The parcel contains little built development apart from the Rossendale Golf Course Club House in the west and a small industrial unit in the south. However, the majority of the landcover to the north comprises the Rossendale Golf Course and lacks rural character. The south of the parcel contains undulating farmland which displays characteristics of the open countryside and is typically rural in character.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Cloughfold (Rawtenstall), Ramsbottom, and Rawtenstall Town Centre. In practice, this parcel has very limited intervisibility with Ramsbottom only. The openness of the land within the parcel is not considered to be important to its setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of any historic settlements.

---

Land Parcel Ref: 27

Parcel Type:

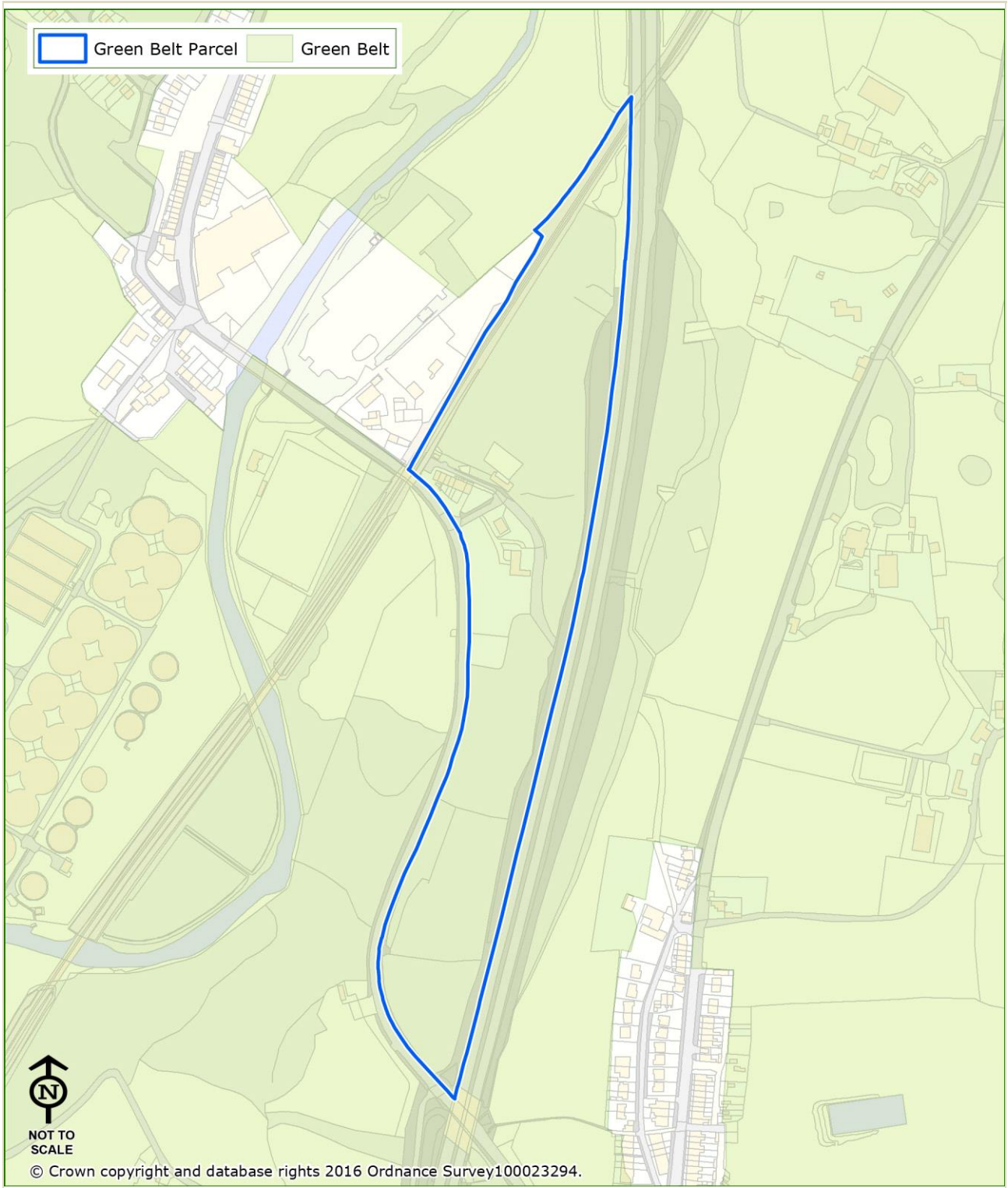
Green Belt Parcel

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 28

Parcel Type: Green Belt Parcel





Land Parcel Ref: 28

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel does not lie adjacent to a large built up area. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Moderate

**Notes:**

This parcel located between the settlements of Haslingden/Helmshore and Rawtenstall, but does not lie directly between them or adjoin the settlement edge. The parcel, along with neighbouring parcels forms part of the settlement gap but is not of critical importance. However, any new urban development and subsequent loss of openness within the parcel could lead to the perception of reducing the physical and perceptual gap between the neighbouring towns.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Weak

**Notes:**

There is a sense of encroachment within the parcel as a result of the A56 which defines the eastern boundary and a small cluster of residential properties in the centre of the parcel. The parcel contains areas of open land and mature woodland and displays some of the characteristics of the countryside, however it is a narrow parcel located between two roads and a railway line and lacks a strong and intact rural character.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Rawtenstall Town Centre. In practice, this parcel has little to no intervisibility with this historic settlement. The openness of the land within the parcel is not considered to be important to its setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect its setting or special character.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

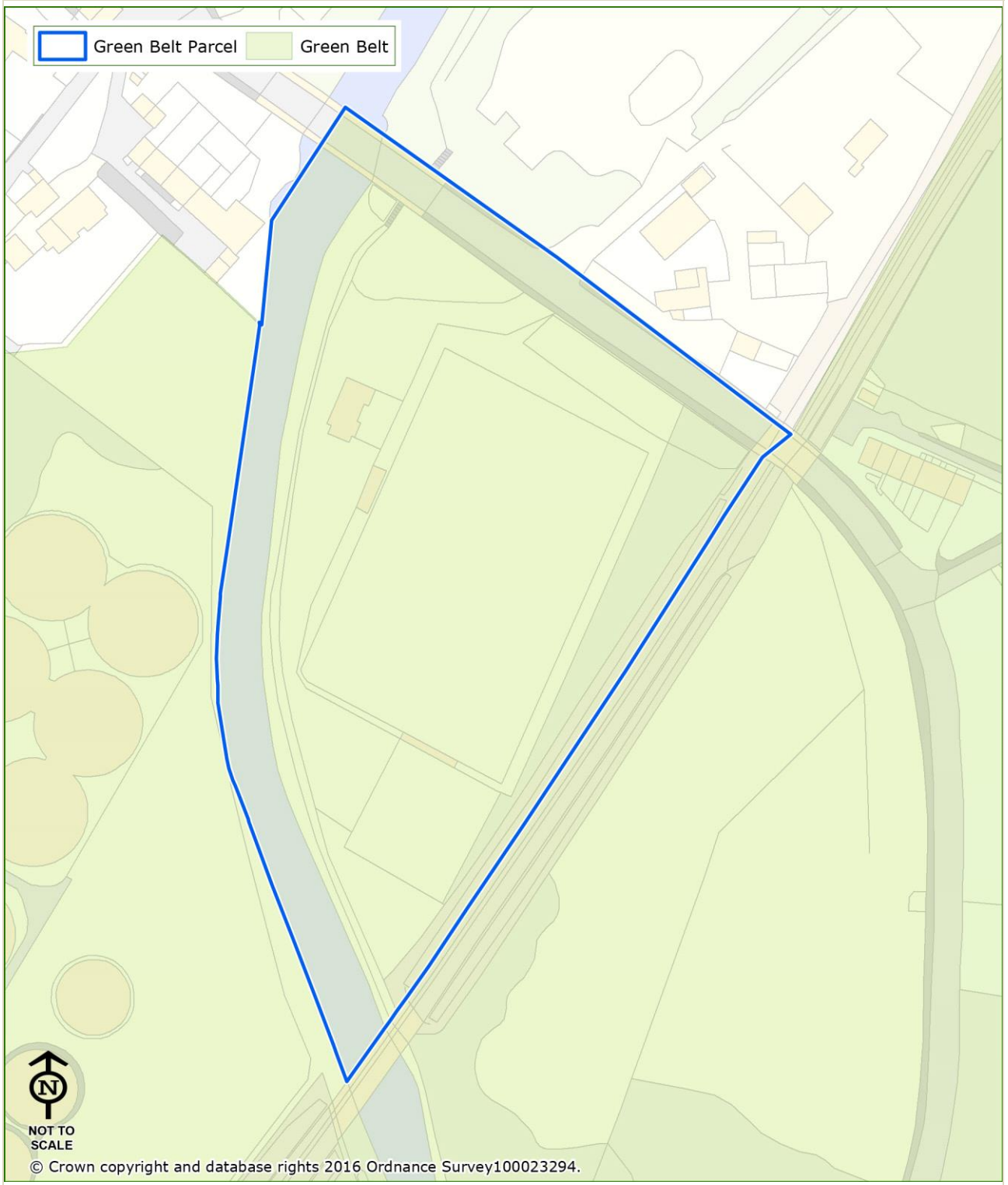
28

Parcel Type:

Green Belt Parcel

Land Parcel Ref: 29

Parcel Type: Green Belt Parcel



Land Parcel Ref: 29

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel does not lie adjacent to a large built up area. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Moderate

**Notes:**

This parcel located within Ewood Bridge between the settlements of Haslingden/Helmshore and Rawtenstall, but does not lie directly between them or adjoin the settlement edge. The parcel also lies between Helmshore and Edenfield. The parcel, along with neighbouring parcels forms part of the settlement gap but is not of critical importance. However, any new urban development and subsequent loss of openness within the parcel could lead to the perception of reducing the physical and visual gap between the neighbouring towns.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Weak

**Notes:**

This is a relatively small parcel located within Ewood Bridge and contains little urban development. Landcover comprises almost entirely of the disused football pitches of the Stand Athletic FC and a derelict building. It is an area of open green space but lacks rural character or strong characteristics of the open countryside.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Rawtenstall Town Centre. In practice, this parcel has little to no intervisibility with this historic settlement. The openness of the land within the parcel is not considered to be important to its setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of this historic settlement.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

29

Parcel Type:

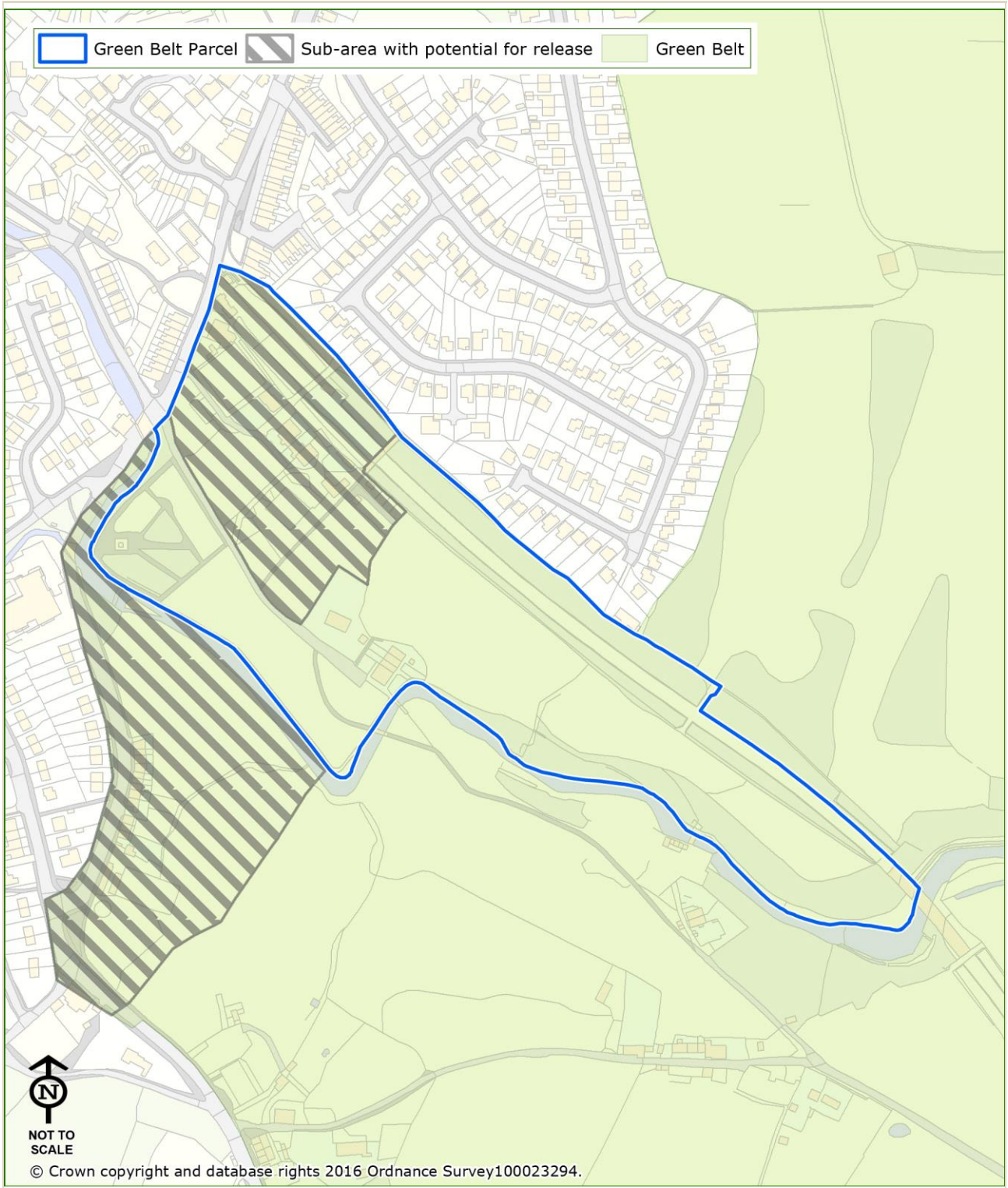
Green Belt Parcel

Land Parcel Ref:

30

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 30

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Helmshore which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Weak

**Notes:**

This parcel is adjacent to Helmshore and lies directly between Helmshore and Edenfield and Helmshore and Stubbins. At this point these settlements are more than 2km apart with limited intervisibility. The parcel, along with neighbouring parcels forms part of the settlement gap but it is not of critical importance and does not play an essential role in preventing the merging or erosion of the visual and physical gap between these settlements.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Moderate

**Notes:**

There is a sense of encroachment within the parcel as a result a cluster of residential properties, the facilities of Sunnybank Social Club and a children's' play area in the north. The parcel contains a number of horse paddocks, areas of open farmland and mature woodland set within incised valley landscape; it displays characteristics of the countryside, however the north of the parcel has a somewhat weakened rural character.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed within purpose 4.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

31

Parcel Type:

Green Belt Parcel





Land Parcel Ref: 31

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Helmshore which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas against purpose 1.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Weak

**Notes:**

This parcel is adjacent to Helmshore and lies directly between Helmshore and Edenfield and Helmshore and Stubbins. At this point these settlements are more than 2km apart with limited intervisibility. The parcel, along with neighbouring parcels forms part of the settlement gap but it is not of critical importance and does not play an essential role in preventing the merging or erosion of the visual and physical gap between these settlements.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Moderate

**Notes:**

There is a sense of encroachment within the parcel as a result of the visual influence of the adjoining urban edge to the west; as well as a block of allotments, a small row of terrace houses and equestrian centre in the west, and a small number of residential properties in the east. The parcel contains paddocks and open farmland set within a steeply valley landform; it displays the characteristics of the countryside, however it lacks a strong intact rural character. The Green Belt designation in this parcel is making an important contribution to safeguarding large area of open countryside to the south.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement area of Cloughfold (Rawtenstall). In practice, this parcel has little to no intervisibility with this historic settlement. The openness of the land within the parcel is not considered to be important to its setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of this historic settlement.

---

Land Parcel Ref:

31

Parcel Type:

Green Belt Parcel

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

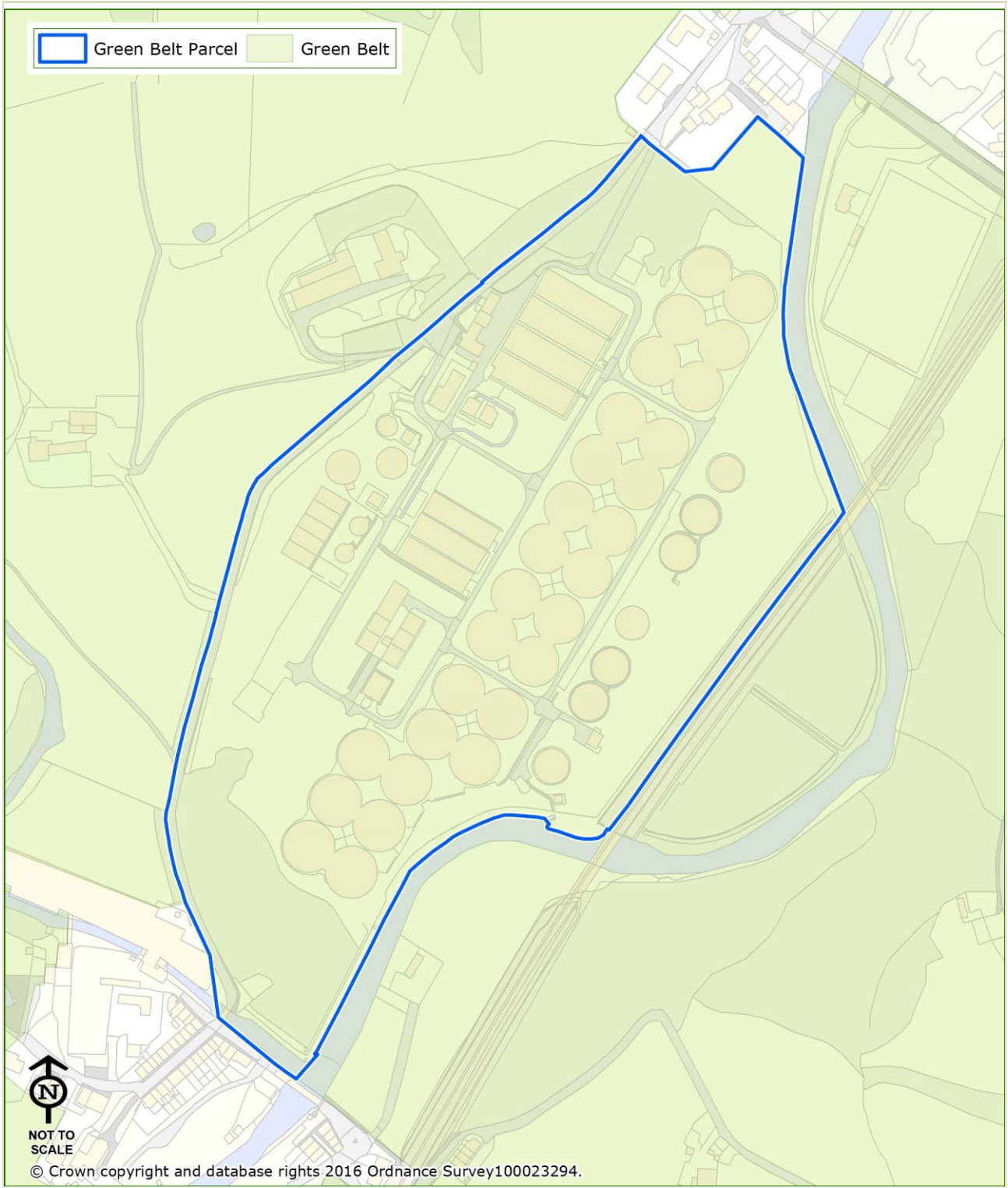
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

32

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 32

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel does not lie adjacent to a large built up area. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Moderate

**Notes:**

This parcel located between the settlements of Haslingden/Helmshore and Rawtenstall, but does not lie directly between them or adjoin the settlement edge. The parcel also lies between Helmshore and Edenfield. The parcel, along with neighbouring parcels forms part of the settlement gap but is not of critical importance. The majority of the parcel comprises a large sewage works, however any new urban development within the parcel (other than that associated with the sewage works) could lead to the perception of reducing the physical and visual gap between the neighbouring towns.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Weak

**Notes:**

The parcel is an area of flat land located between the small settlements of Ewood Bridge and Irwell Vale. There has already been extensive encroachment within parcel as a result of the majority of the land comprising a large sewage works. The parcel lacks rural character or strong characteristics of the open countryside.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Ramsbottom, and Rawtenstall Town Centre. In practice, this parcel has little to no intervisibility with any the historic settlements. The openness of the land within the parcel is not considered to be important to their setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of this historic settlement.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

32

Parcel Type:

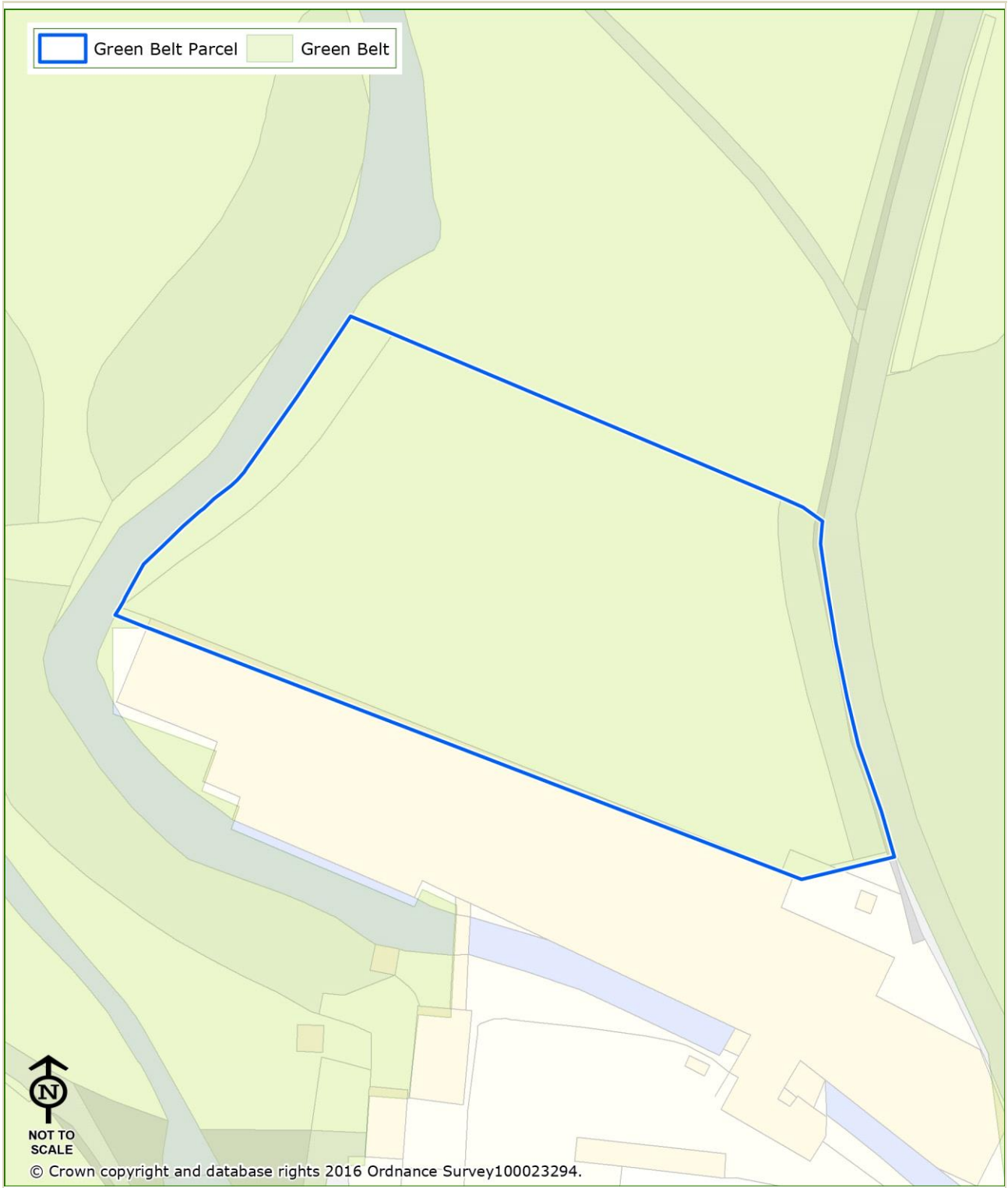
Green Belt Parcel

Land Parcel Ref:

33

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 33

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel does not lie adjacent to a large built up area. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Weak

**Notes:**

This parcel located between the settlements of Haslingden/Helmshore and Rawtenstall but does not lie directly between them or adjoin the settlement edge. The parcel also lies between the settlements of Helmshore and Edenfield, which at this point are approximately 2.5km apart with limited intervisibility. The parcel, along with neighbouring parcels, forms part of the gap between these settlement areas but is not of critical importance and plays a limited role in preventing their merger. A loss of openness within the parcel is unlikely to be perceived as reducing the gap between the settlement areas.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Weak

**Notes:**

This is a small parcel comprising a single field. There is a sense encroachment due to visual impact of the adjoining settlements edge, which comprises an industrial building. The parcel is an area of open rough grassland but lacks a rural character or strong characteristics of the open countryside.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Rawtenstall Town Centre. In practice, this parcel has little to no intervisibility with this historic settlement. The openness of the land within the parcel is not considered to be important to its setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect its setting or special character.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

33

Parcel Type:

Green Belt Parcel

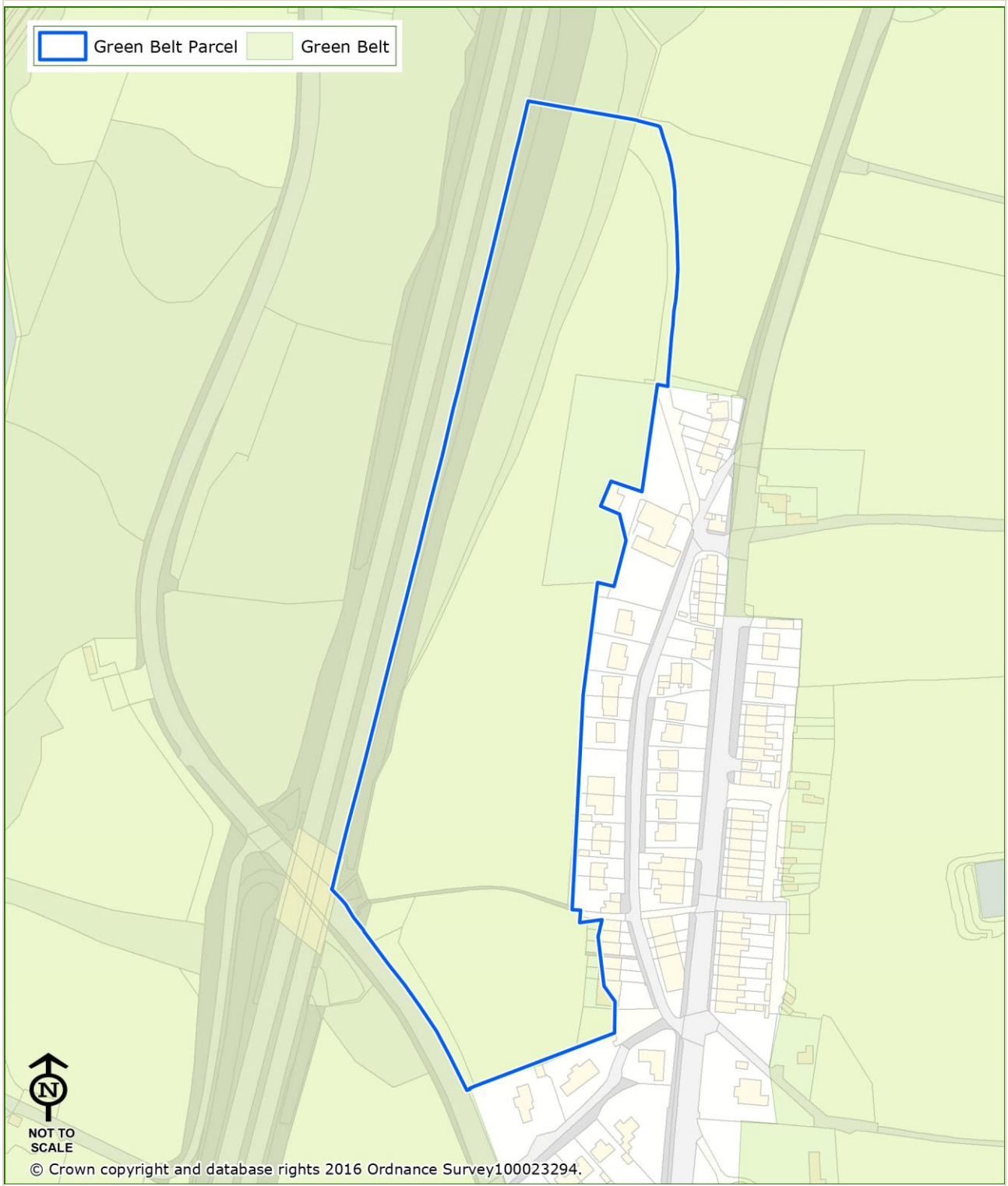


Land Parcel Ref:

34

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 34

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Moderate

**Notes:**

This parcel is adjacent to Edenfield which forms part of the large built up area of Ramsbottom/Bury. There are little to no urbanising features within the parcel. The parcel comprises an agricultural land and displays a relatively strong sense of openness, however this is somewhat reduced by the presence of the A56 dual-carriageway which defines the western boundary.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: Weak

**Notes:**

This parcel is located directly between the settlements of Edenfield and Haslingden/Helmshore. At this point the settlements are more than 2km apart with limited intervisibility. The parcel, along with the neighbouring parcels forms part of the settlement gap but it is not of critical importance and does not play an essential role in preventing the merging or erosion of the visual and physical gap between these settlements.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Moderate

**Notes:**

There is a sense of encroachment within the parcel as a result of the visual influence the adjoining settlement edge to the east and the A56 dual-carriageway, which defines the western boundary. The parcel contains areas of agricultural land and displays characteristics of the open countryside, however it is a narrow parcel located between the settlement edge and a large road, consequently it lacks a strong and intact rural character.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Ramsbottom, and Rawtenstall Town Centre. In practice, this parcel has little to no intervisibility with any the historic settlements. The openness of the land within the parcel is not considered to be important to their setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of the historic settlements.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

**Land Parcel Ref:**

34

**Parcel Type:**

Green Belt Parcel

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

35

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 35

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel does not lie adjacent to a large built up area. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Weak

**Notes:**

This parcel located to the immediate north of Irwell Vale, between the settlements of Haslingden/Helmshore and Rawtenstall but does not lie directly between. The parcel also lies between the settlements of Helmshore and Edenfield, which at this point are approximately 2.5km apart with limited intervisibility. The parcel, along with neighbouring parcels, forms part of the gap between these settlement areas but is not of critical importance and plays a limited role in preventing their merger. A loss of openness within the parcel is unlikely to be perceived as reducing the gap between the settlement areas.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Moderate

**Notes:**

There is a sense of encroachment within the parcel as a result of the visual influence of the railway line that defines the eastern boundary and the settlement edge of the Irwell Vale to the immediate south. This is a relatively small parcel that forms part of the eastern bank of the River Irwell. The parcel contains a single field of rough grassland, it displays some of the characteristics of the open countryside but lacks a strong rural character.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Rawtenstall Town Centre. In practice, this parcel has little to no intervisibility with this historic settlement. The openness of the land within the parcel is not considered to be important to its setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

**Land Parcel Ref:**

35

**Parcel Type:**

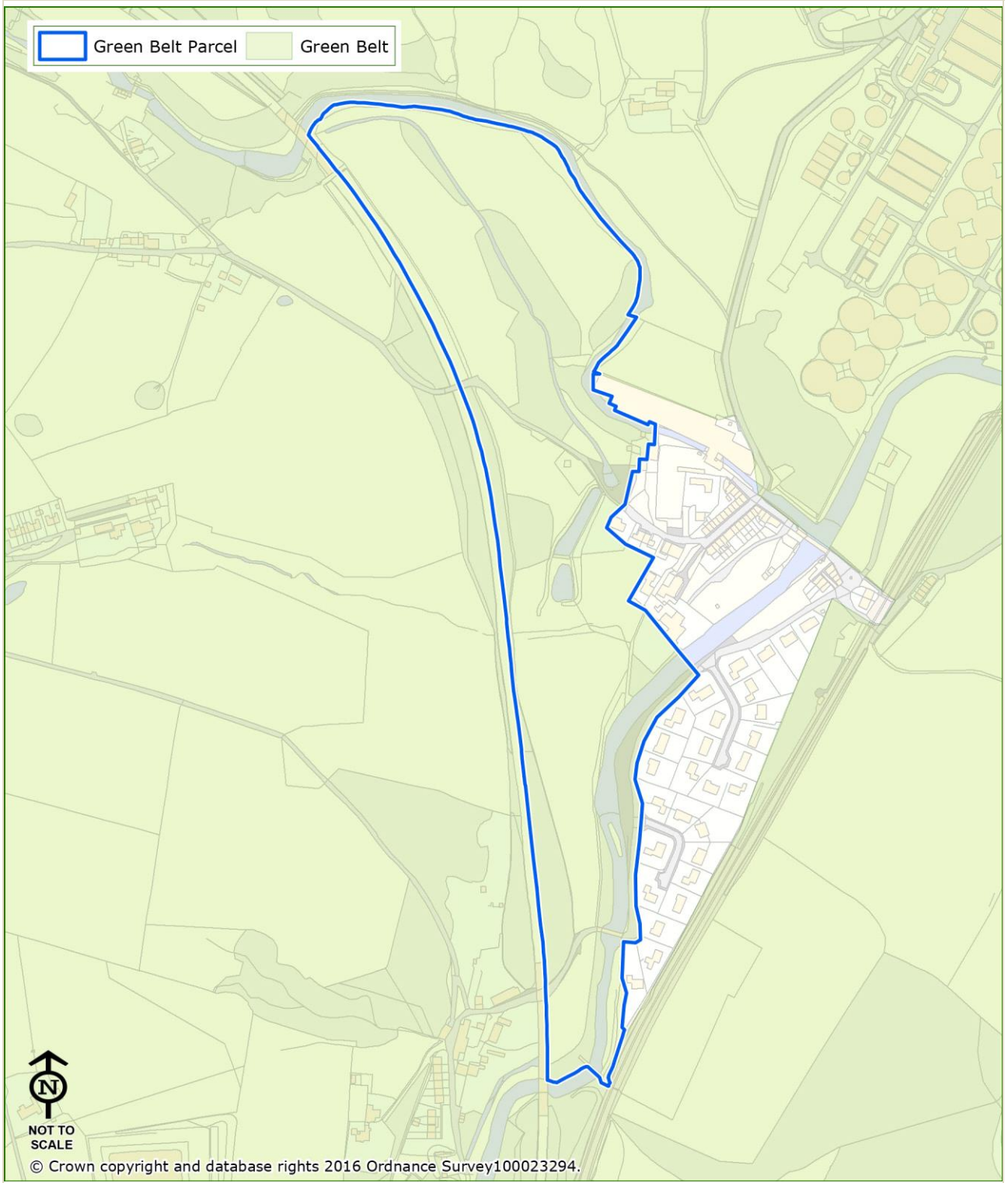
Green Belt Parcel

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 36

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 36

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel does not lie adjacent to a large built up area. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Moderate

**Notes:**

This parcel lies adjacent to the western boundary of Irwell Vale. It is located between the settlements of Haslingden/ Helmshore and Rawtenstall, but does not lie directly between or adjoin the settlement edge. The parcel lies directly between the settlements of Helmshore and Edenfield, and Helmshore and Stubbins which at this point are approximately 2.5km apart with limited intervisibility. The parcel, along with neighbouring parcels, forms part of the gap between these settlement areas but is not considered to be of critical importance.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Strong

**Notes:**

There is a limited sense of encroachment within the parcel as a result an area of the neighbouring urban edge to the south. However the parcel contains no urban development, displays clear characteristics of the open countryside and has a relatively intact and strong rural character. The Green Belt designation in this parcel is making an important contribution to safeguarding large area of open countryside to the south-west.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Ramsbottom, and Rawtenstall Town Centre. In practice, this parcel has limited intervisibility with Ramsbottom. The openness of the land within the parcel is not considered to be important to its setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of this historic settlement.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.



Land Parcel Ref:

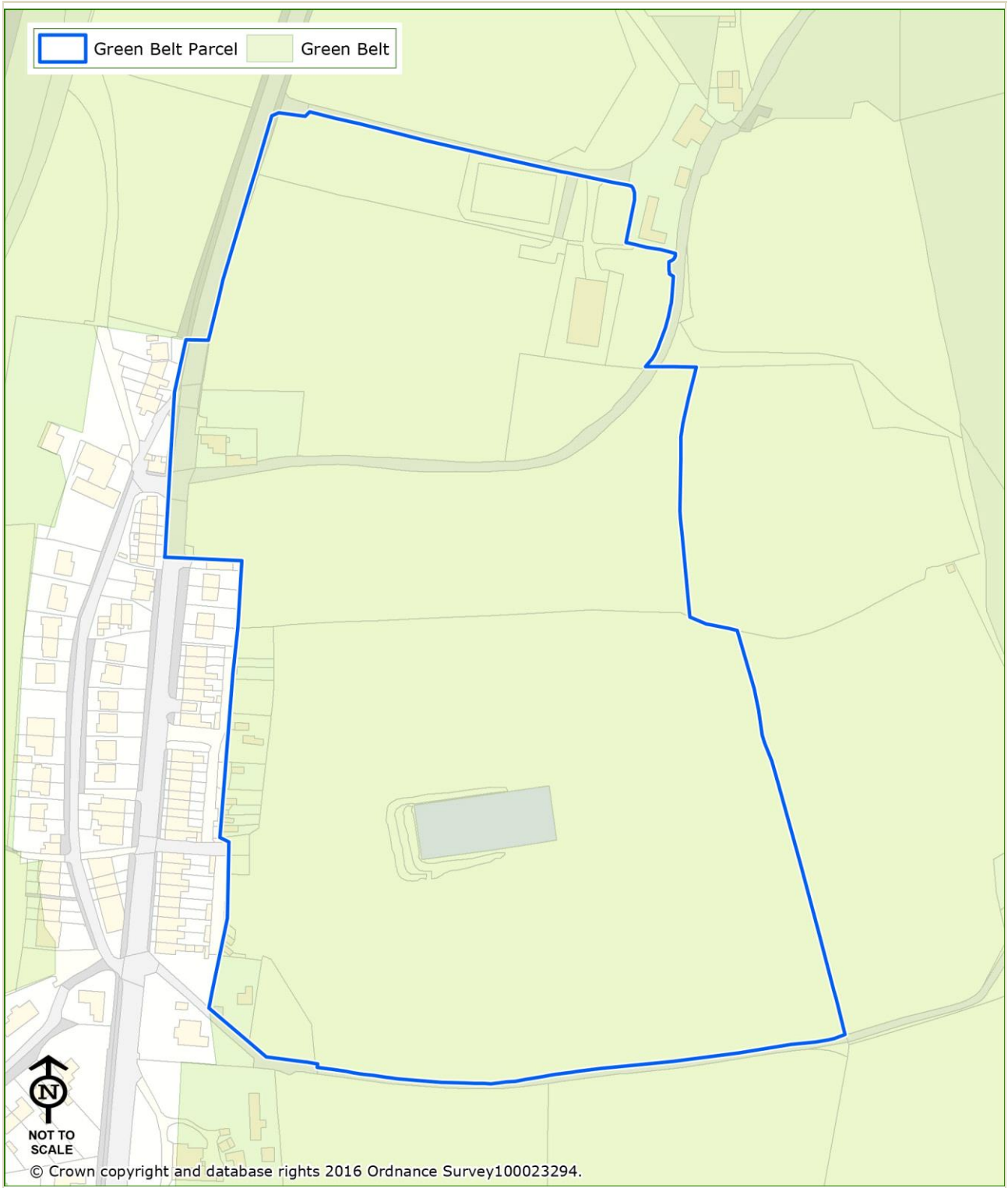
36

Parcel Type:

Green Belt Parcel

Land Parcel Ref: 37

Parcel Type: Green Belt Parcel



Land Parcel Ref: 37

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Strong

**Notes:**

This parcel is adjacent to Edenfield which forms part of the large built up area of Ramsbottom/Bury. There are few urbanising features within the parcel apart from a row of residential gardens and a single detached property. The influence of these urbanising features on the parcel is limited with the parcel displaying a strong sense of openness.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: Weak

**Notes:**

This parcel lies directly between Edenfield and Rawtenstall. At this point these settlements are more than 2km apart and have no intervisibility due to the intervening steep valley sides. The parcel forms part of the gap between these two settlements, but is not of critical importance and plays a limited role in preventing their merger. A loss of openness within the parcel is unlikely to be perceived as reducing the gap between the settlements.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Moderate

**Notes:**

There is a limited sense of encroachment within the parcel as a result of the visual influence the adjoining settlement edge to the west. The parcel is free of urban development apart from a row of residential gardens located along the western boundary. The parcel contains areas of open pastoral land; it displays clear characteristics of the open countryside but has a somewhat weakened rural character. The Green Belt designation in this parcel is contributing to safeguarding a large area of countryside to the east.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Ramsbottom, and Rawtenstall Town Centre. In practice, this parcel has limited intervisibility with Ramsbottom. The openness of the land within the parcel is not considered to be important to its setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of this historic settlement.

---

Land Parcel Ref: 37

Parcel Type:

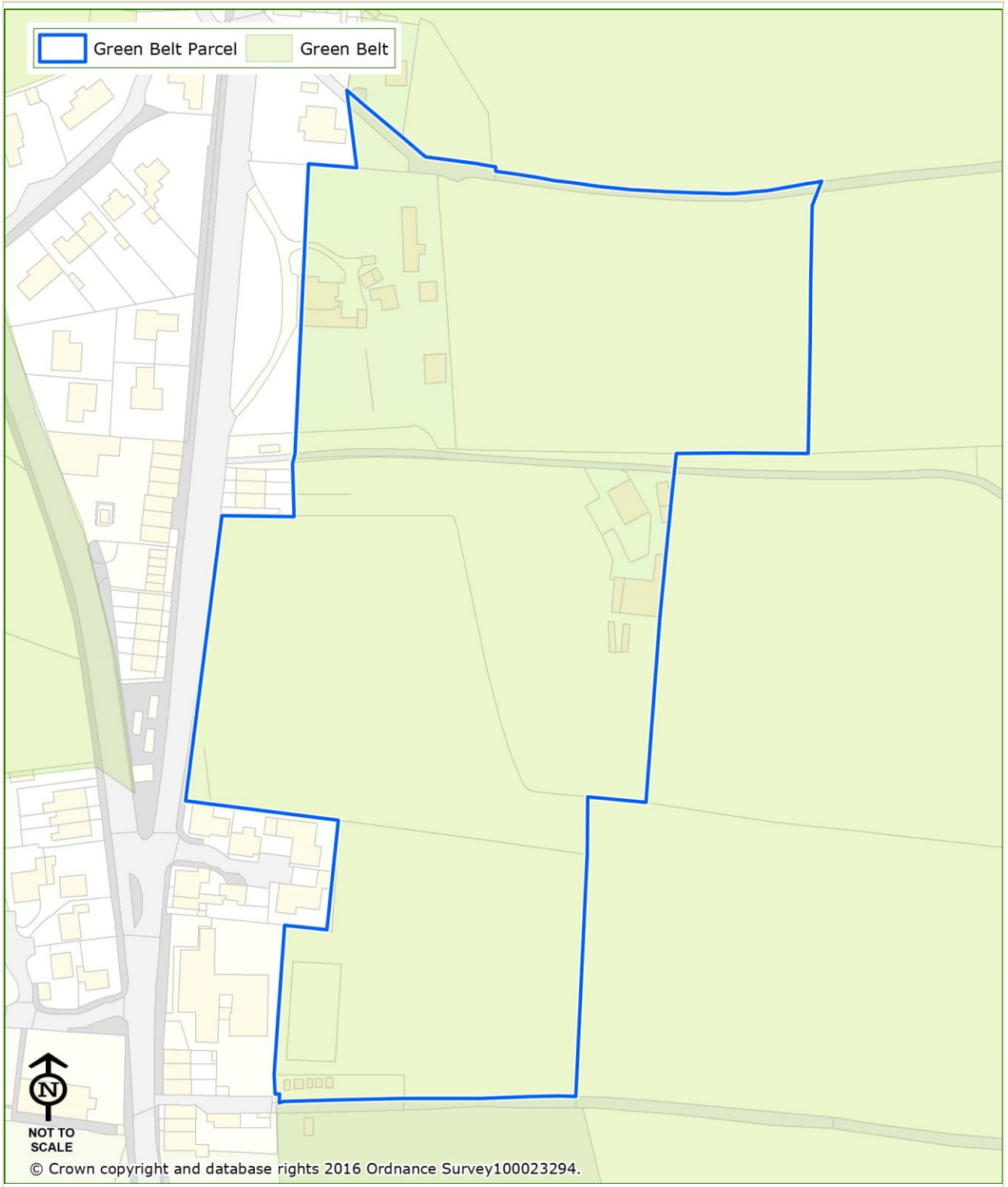
Green Belt Parcel

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 38

Parcel Type: Green Belt Parcel



Land Parcel Ref: 38

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Moderate

**Notes:**

This parcel is adjacent to Edenfield which forms part of the large built up area of Ramsbottom/Bury. There are few urbanising features within the parcel apart from a detached house with surrounding large yard area and a detached bungalow. The influence of these urbanising features is limited with the parcel displaying a relatively strong sense of openness.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: Weak

**Notes:**

This parcel lies directly between Edenfield and Rawtenstall. At this point these settlements are more than 2km apart and have no intervisibility due to the intervening steep valley sides. The parcel forms part of the gap between these two settlements, but is not of critical importance and plays a limited role in preventing their merger. A loss of openness within the parcel is unlikely to be perceived as reducing the gap between the settlement areas.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Moderate

**Notes:**

There is a sense of encroachment within the parcel as a result of the visual influence the adjoining settlement edge to the west and a residential property with large yard area located along the eastern boundary. The parcel contains areas of open pastoral land; it displays characteristics of the open countryside but has a somewhat weakened rural character. The Green Belt designation in this parcel is making an important contribution to safeguarding large area of open countryside to the east.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Ramsbottom. In practice, this parcel has limited intervisibility with Ramsbottom. The openness of the land within the parcel is not considered to be important to its setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of this historic settlement.

---

Land Parcel Ref: 38

Parcel Type: Green Belt Parcel

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

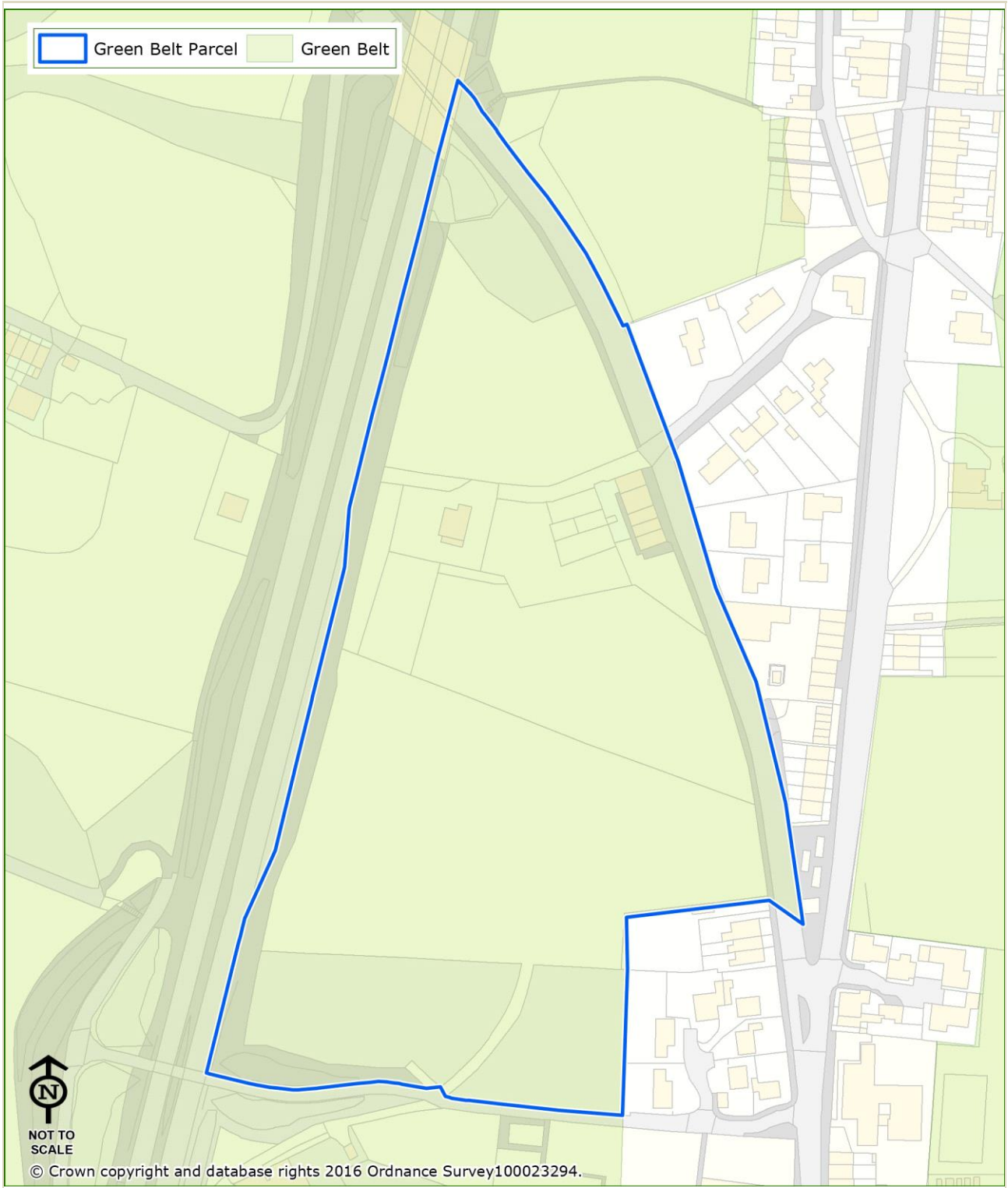
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

39

Parcel Type:

Green Belt Parcel





Land Parcel Ref: 39

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Moderate

**Notes:**

This parcel is adjacent to Edenfield which forms part of the large built up area of Ramsbottom/Bury. There are a limited number of urbanising features within the parcel; these include a small row of terrace houses. The influence of these urbanising features is limited with the parcel displaying a sense of openness. However, the A56 dual-carriageway defines the western boundary and detracts from the sense of openness in parts.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: Weak

**Notes:**

This parcel located directly between the settlements of Edenfield and Haslingden/ Helmshore. At this point the settlements are more than 2km apart with limited intervisibility. The parcel, along with the neighbouring parcels forms part of the settlement gap but it is not of critical importance and does not play an essential role in preventing the merging or erosion of the visual and physical gap between these settlements.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Moderate

**Notes:**

There is a sense of encroachment within the parcel as a result of the visual influence the adjoining settlement edge to the east and the A56 dual-carriageway which defines the western boundary, as well as a small row of terrace houses located on the eastern boundary. The parcel contains areas of open agricultural land and displays some of the characteristics the open characteristics of the countryside. However, it is a narrow parcel located between the settlement edge and a large road, consequently it lacks a strong and intact rural character.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Ramsbottom, and Rawtenstall Town Centre. In practice, this parcel has little to no intervisibility with any of the historic settlements. The openness of the land within the parcel is not considered to be important to their setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of these historic settlements.

---

Land Parcel Ref: 39

Parcel Type: Green Belt Parcel

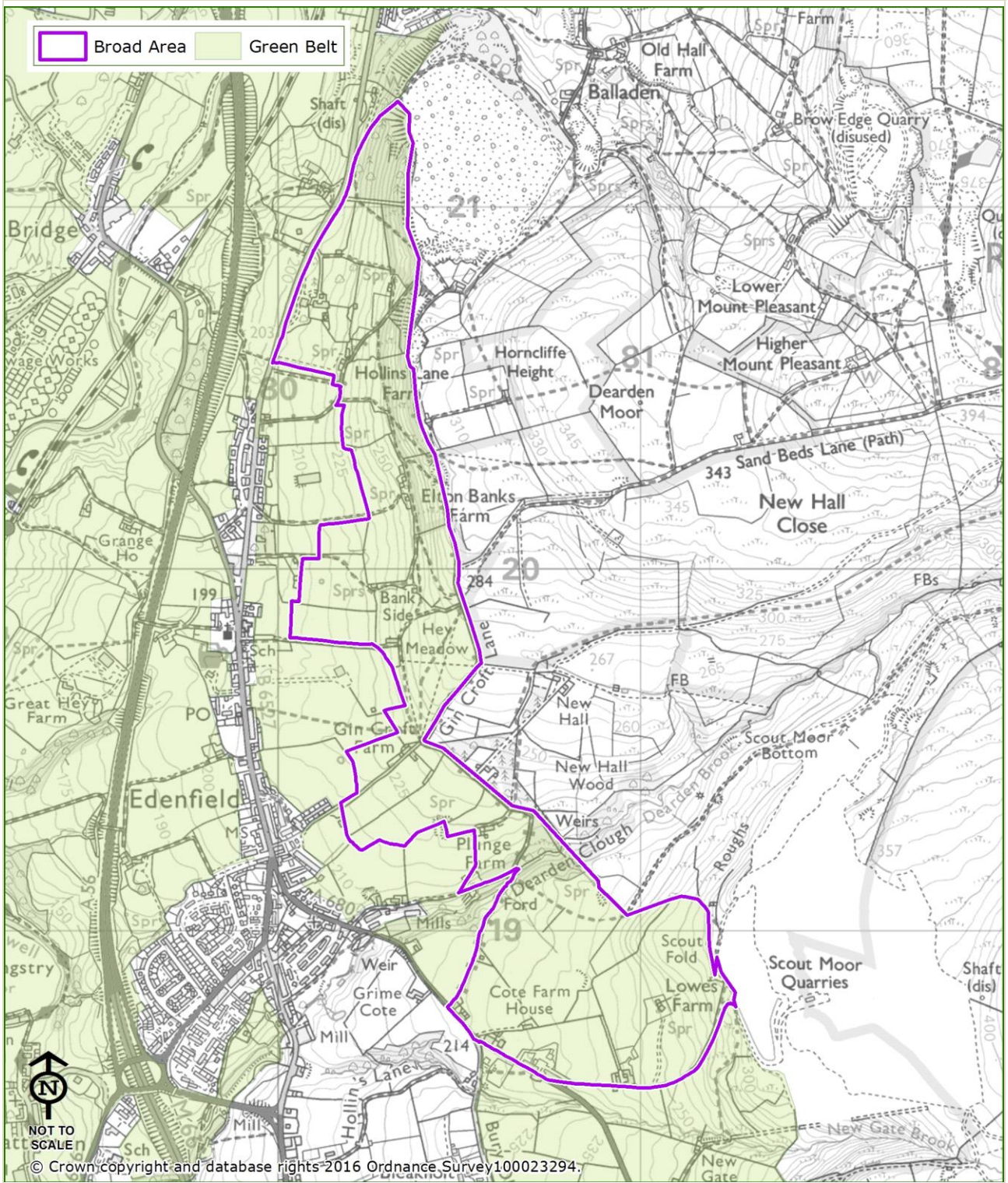
**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 40

Parcel Type:

Broad Area



Land Parcel Ref: 40

Parcel Type: Broad Area

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Not Applicable

**Notes:**

This parcel is a Broad Area which is not adjacent to the urban edge as it is separated by intervening parcels. As the parcel does not lie adjacent to the urban edge, it has not been considered further in terms of the role it plays in checking the unrestricted sprawl of the large built-up area.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: Moderate

**Notes:**

Parts of this Broad Area parcel lie directly between Edenfield and Rawtenstall. At this point these settlements are more than 2km apart with limited intervisibility due to the steep flosslopes of Cowpe Lowe located within the area. The Broad Area forms the majority of the gap between the settlements. Any new urban development and subsequent loss of openness within the area could lead to the perception of reducing the physical and visual gap between the two settlements.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Strong

**Notes:**

This is a broad area of countryside and contains little urban development and has experienced a very limited amount of urban encroachment. It clearly displays characteristics of the open countryside and has a relatively intact and strong rural character. Urban development located outside this broad area is clearly visible from the elevated land within it, however this has a limited visual influence. The Green Belt designation in this area is considered to make a major contribution to safeguarding the countryside from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: Moderate

**Notes:**

Digital analysis, based on bare earth height data, indicates that this area is theoretically visible from the historic settlements of Ramsbottom and Rawtenstall Town Centre. In practice, the elevated slopes within this Broad Area have good intervisibility with Ramsbottom. The openness of the land is considered to play a role in its setting and historical significance, albeit to a relatively limited degree.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

**Land Parcel Ref:**

40

**Parcel Type:**

Broad Area

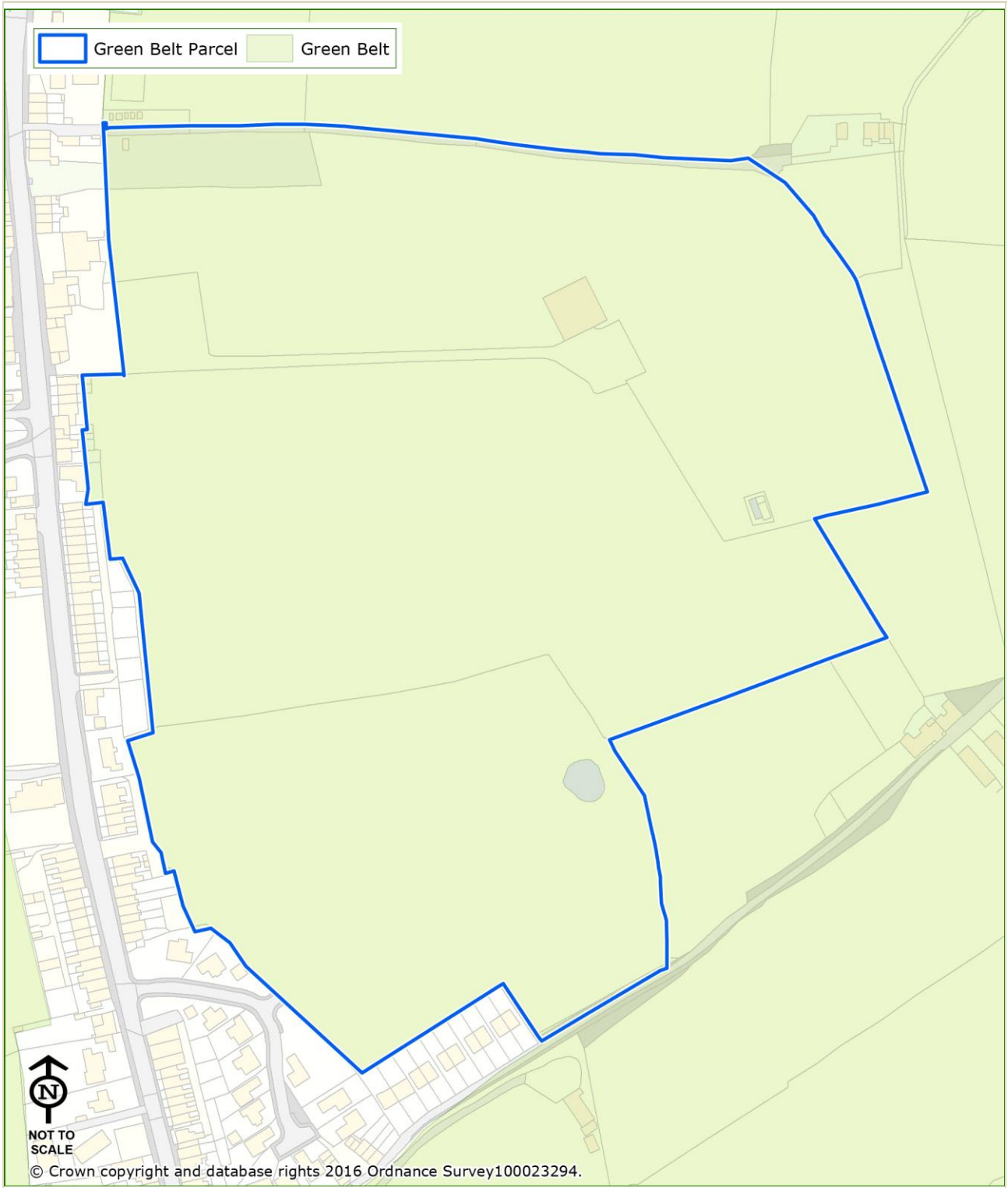
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

41

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 41

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Strong

**Notes:**

This parcel is adjacent to Edenfield which forms part of the large built up area of Ramsbottom/Bury. There are few urbanising features within the parcel apart a caravan storage area on the western boundary. The influence of this urbanising feature on the parcel is very limited with the parcel displaying a strong sense of openness.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: Weak

**Notes:**

This parcel is adjacent to Edenfield and lies directly between Edenfield and Rawtenstall. At this point these settlements are more than 2km apart and have very little intervisibility due to the intervening steep valley sides. The parcel forms part of the gap between these two settlements, but is not of critical importance and plays a limited role in preventing their merger. A loss of openness within the parcel is unlikely to be perceived as reducing the gap between the settlement areas.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Moderate

**Notes:**

There is a limited sense of encroachment within the parcel as a result a caravan storage area in the west of the parcel and the visual influence the adjoining settlement edge. The parcel contains areas of open pastoral land; it displays characteristics of the open countryside but has a somewhat weakened rural character. The centre of the parcel contains a collection of agricultural buildings, although these are in keeping with the countryside character. The Green Belt designation in this parcel is contributing to safeguarding a large area of open countryside to the east.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Ramsbottom. In practice, this parcel has little to no intervisibility with Ramsbottom. The openness of the land within the parcel is not considered to be important to its setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of any historic settlements considered under purpose 4.

---

Land Parcel Ref:

41

Parcel Type:

Green Belt Parcel

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

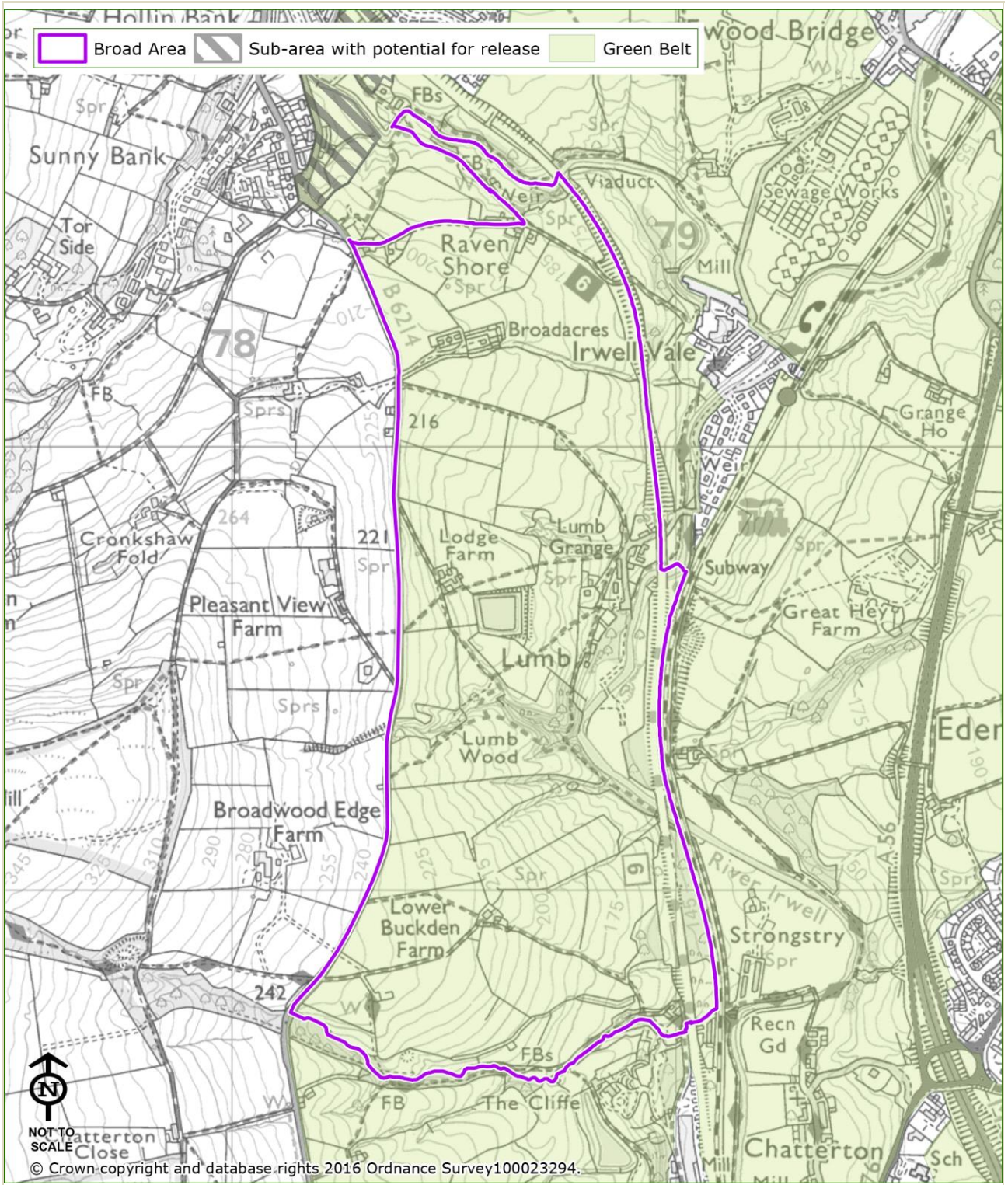
All parcels make an equally significant contribution to this purpose.



Land Parcel Ref: 42

Parcel Type:

Broad Area



Land Parcel Ref: 42

Parcel Type: Broad Area

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

This parcel is a Broad Area which is not adjacent to the urban edge as it is separated by intervening parcels. As the parcel does not lie adjacent to the urban edge, it has not been considered further in terms of the role it plays in checking the unrestricted sprawl of the large built up area.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Moderate

**Notes:**

This Broad Area parcel lies directly between Helmshore and Stubbins. At this point these settlements are more than 2km apart with limited intervisibility due to the elevated slopes located within the parcel. The Broad Area forms the majority of the gap between the settlements. Any new urban development and subsequent loss of openness within the area could lead to the perception of reducing the physical and visual gap between the two settlements.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Strong

**Notes:**

This is a Broad Area of countryside that contains relatively little urban development. There is a slight sense of urban encroachment in the east due to a small cluster of residential properties around Lumb Grange, although the impact of this development on the character of the area as a whole is minimal. From the higher ground located within this parcel the neighbouring settlements of Edenfield, Stubbins and Helmshore are clearly visible, although their visual influence is limited. The area clearly displays characteristics of the open countryside and has a relatively intact and strong rural character. The Green Belt designation in this area is considered to make a major contribution to safeguarding a large area of open countryside to the west from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** Weak

**Notes:**

Digital analysis, based on bare earth height data, indicates that this Broad Area is theoretically visible from the historic settlements of Cloughfold (Rawtenstall), Ramsbottom, and Rawtenstall Town Centre. In practice, the elevated land within this area have some intervisibility with Ramsbottom. However, the openness of the land is not considered to form key part of the setting of this historic settlement but may form part of the wider setting; therefore effects of development within the parcel on the character of would be limited.

---

Land Parcel Ref:

42

Parcel Type:

Broad Area

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

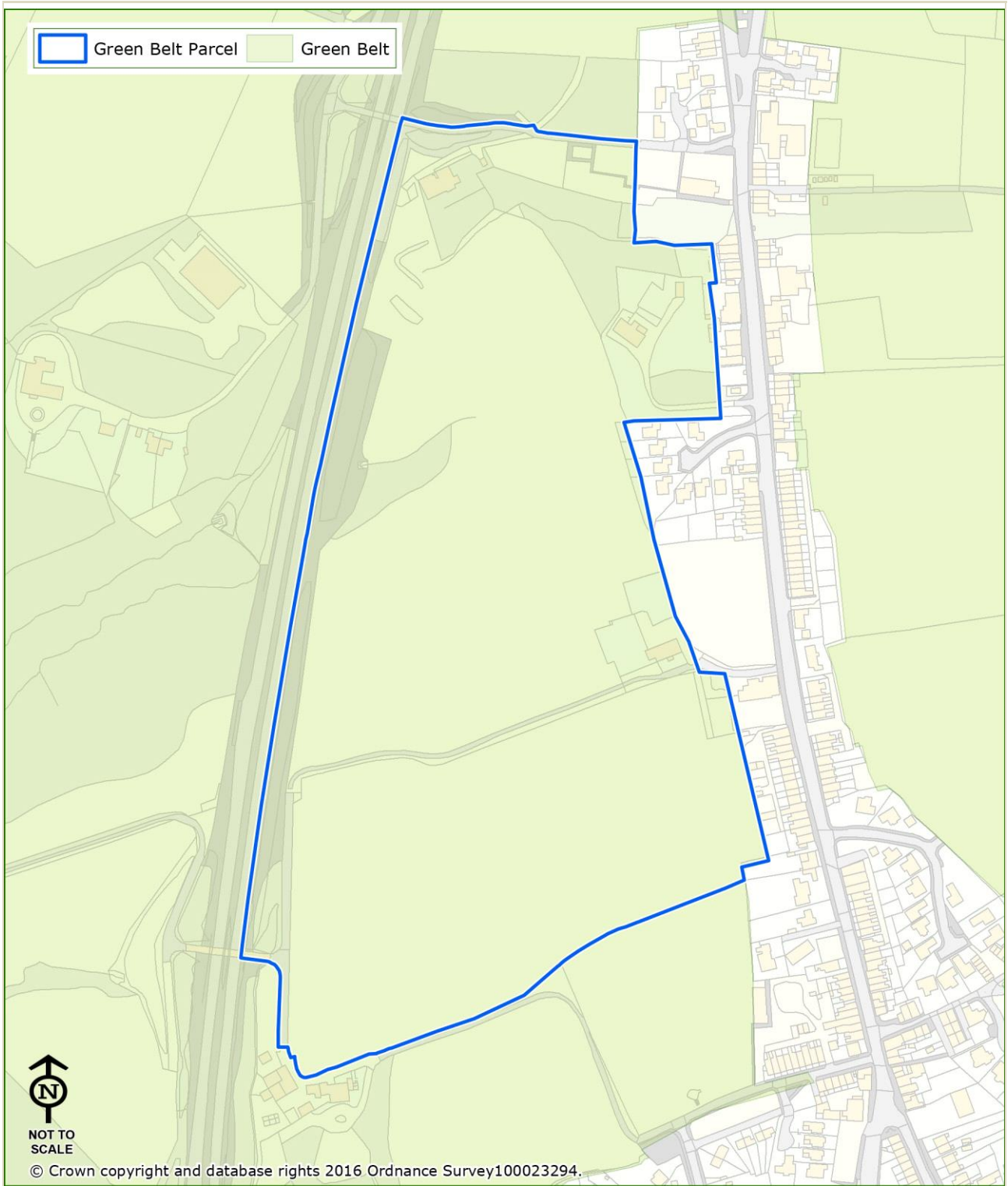
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

43

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 43

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Moderate

**Notes:**

This parcel is adjacent to Edenfield which forms part of the large built up area of Ramsbottom/Bury. There are a limited number of urbanising features within the parcel; these include two detached properties in the north and a detached property on the eastern boundary. The influence of these urbanising features is limited with the parcel displaying a sense of openness. However, the A56 dual-carriageway defines the western boundary and detracts from the sense of openness in parts.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: Weak

**Notes:**

This parcel is adjacent to Edenfield and lies directly between Edenfield and Helmshore. At this point these settlements are more than 2km apart with limited intervisibility. The parcel, along with neighbouring parcels, forms part of the settlement gap but it is not of critical importance and does not play an essential role in preventing the merging or erosion of the visual and physical gap between these settlements.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Moderate

**Notes:**

There is a sense of encroachment within the parcel as a result of a small number of detached properties located along the eastern boundary, and the visual influence of the adjoining settlement edge to the east, and the presence of the A56 dual-carriageway which defines the western boundary. The majority of the parcel comprises farmland it displays the characteristics of the open countryside but lack a strong and intact rural character.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Ramsbottom, and Rawtenstall Town Centre. In practice, this parcel has little to no intervisibility with any the historic settlements. The openness of the land within the parcel is not considered to be important to their setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of these historic settlements.

---

Land Parcel Ref: 43

Parcel Type:

Green Belt Parcel

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

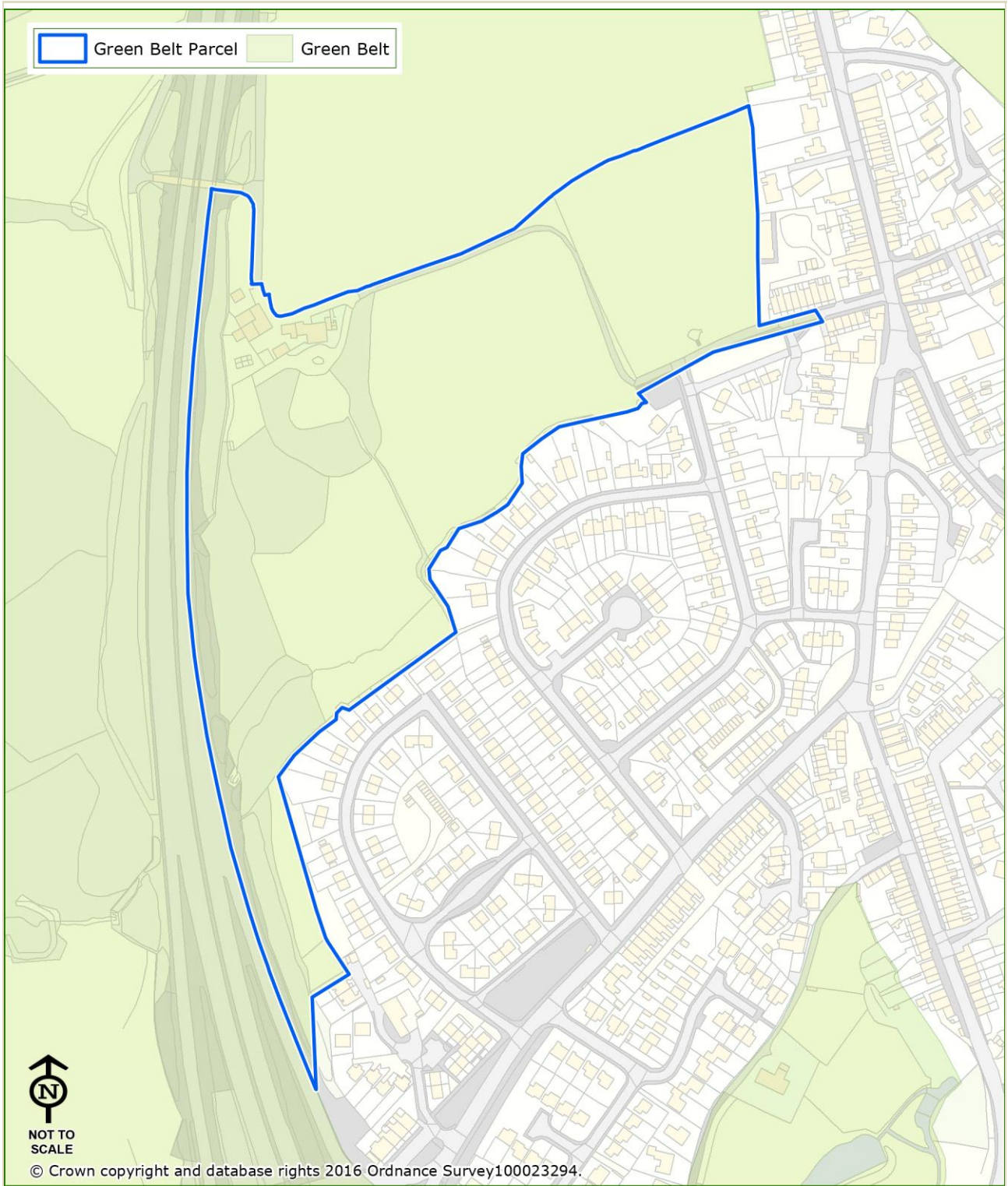
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

44

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 44

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Moderate

**Notes:**

This parcel is adjacent to Edenfield which forms part of the large built up area of Ramsbottom/Bury. There are few urbanising features within the parcel apart from a small cluster of residencies in the north-west. The influence of these urbanising features is limited with the parcel displaying a sense of openness. However, the A56 dual-carriageway defines the western boundary and detracts from the sense of openness in parts.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: Weak

**Notes:**

This parcel is adjacent to Edenfield and lies directly between Edenfield and Helmshore. At this point these settlements are more than 2km apart with limited intervisibility. The parcel, along with neighbouring parcels forms part of the settlement gap but it is not of critical importance and does not play an essential role in preventing the merging or erosion of the visual and physical gap between these settlements.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Weak

**Notes:**

There is a sense of encroachment within the parcel as a result of the visual influence the adjoining settlement edge to the east and south and the A56 dual-carriageway which defines the western boundary. The majority of the parcel comprises open farmland and a recreational grounds, it displays some of the characteristics of the open countryside but lacks a strong and intact rural in character.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Ramsbottom. In practice, this parcel has little to no intervisibility with this historic settlement. The openness of the land within the parcel is not considered to be important to its setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the special character of this historic settlement.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.



Land Parcel Ref:

44

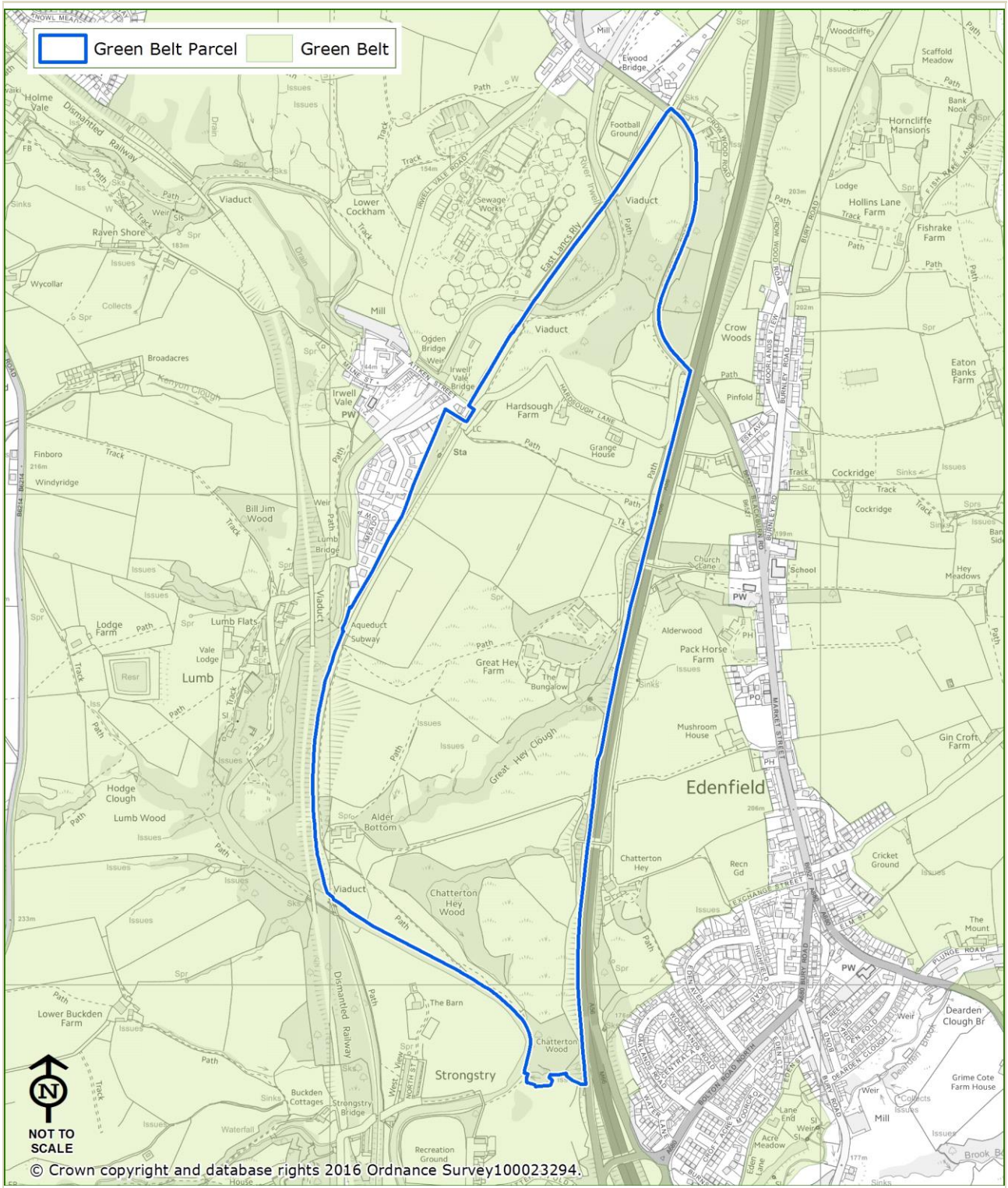
Parcel Type:

Green Belt Parcel

Land Parcel Ref: 45

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 45

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel does not lie adjacent to a large built up area. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Moderate

**Notes:**

The parcel lies directly between the settlements of Helmsshore and Edenfield which at this point are approximately 2.5km apart with limited intervisibility. The parcel forms a good proportion of the gap between these two settlements, but it is not of critical importance to their separation. However, any new urban development and subsequent loss of openness within the parcel may lead to the perception of reducing the physical and visual gap between the settlements.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Strong

**Notes:**

There is a some sense of encroachment within the parcel due to a large caravan storage area to the north and the visual influence of the A56 dual-carriageway which defines the eastern boundary. However the majority of the parcel comprises pastoral farmland, rough grassland and areas of woodland; it displays strong characteristics of the open countryside and is rural in character.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** Weak

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Ramsbottom, and Rawtenstall Town Centre. In practice, this parcel has limited intervisibility with Ramsbottom only. The openness of the parcel is not considered to form key part of the setting of this historic settlement but may form part of the wider setting; therefore the effects of development within the parcel on the historic significance of this settlement are likely to be very limited.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

45

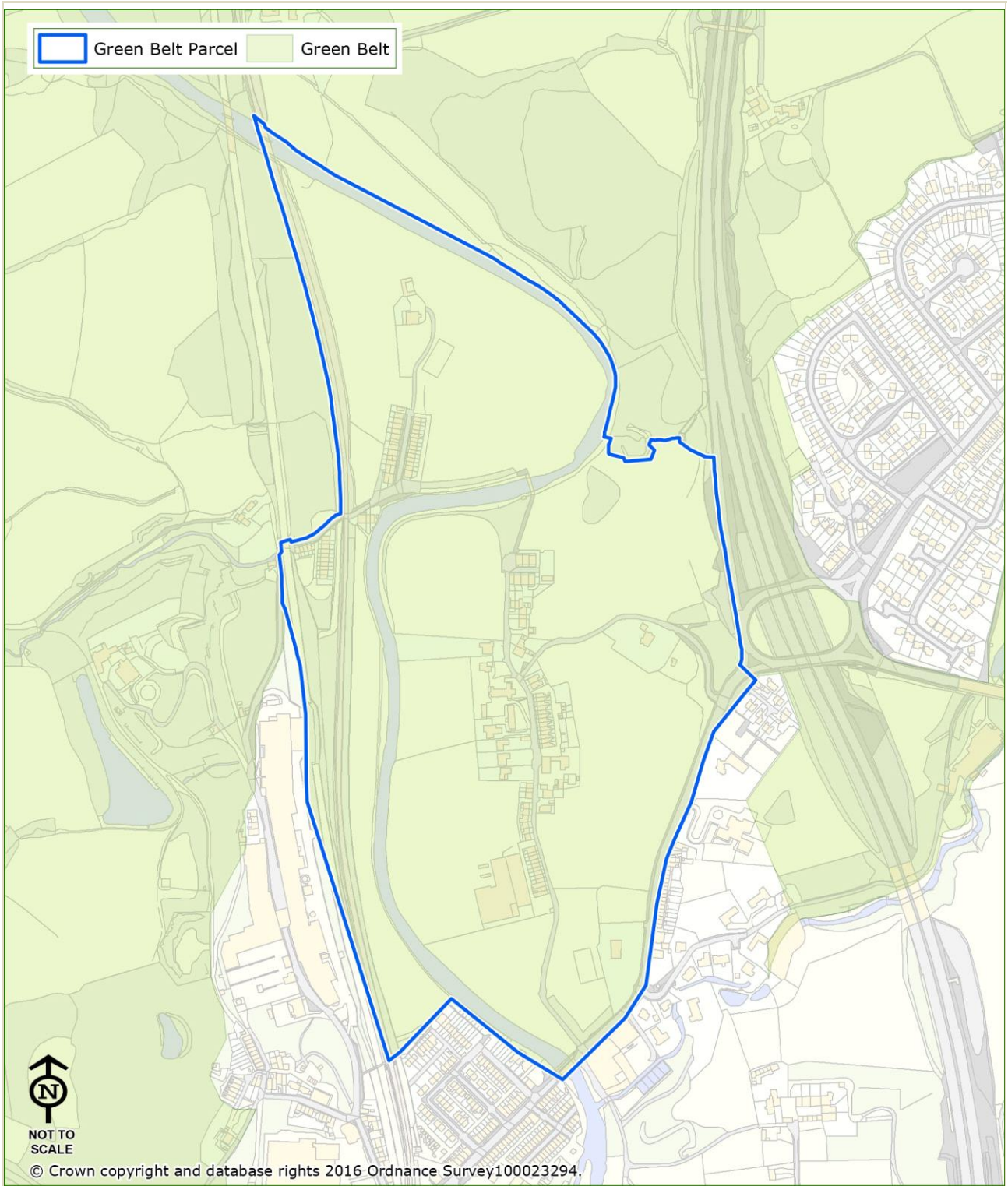
Parcel Type:

Green Belt Parcel

Land Parcel Ref: 46

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 46

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Moderate

**Notes:**

This parcel is adjacent to Stubbins which forms part of the large built up area of Ramsbottom/Bury. There are existing urbanising features within the parcel; these include the small liner settlement of Chatterton and a number of rows of terrace houses in the north. There is a relatively strong sense of openness within the parcel because this built development is set within an area of agricultural land, recreational grounds, private gardens and woodland.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: Strong

**Notes:**

This parcel is located between the settlements of Stubbins and Edenfield. The settlements are within very close proximity at this point (within 0.5km) and have partly merged to the south of the parcel. There is some intervisibility between the settlements across the parcel. The parcel forms almost the entire gap between the two settlements at this point and is of critical importance to prevent their merger. The parcel contains some built development however any additional development may lead to further erosion of the visual and physical gap between settlements and the loss of the distinct separate identity and character of either settlement.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Moderate

**Notes:**

There is a sense of encroachment within the parcel due to the historic village of Chatterton located within the centre of the parcel. Although this is a historic village and designated within a Conservation Area it includes large industrial buildings which detract from the rural setting. The majority of the parcel comprises farmland set within the valley floor landscape; it displays clear characteristics of the open countryside, although its rural character is weakened in parts.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Ramsbottom. In practice the low-lying land within this parcel has little to no intervisibility with this historic settlement. The parcel is considered unlikely to be important to the setting or significance of any historic town. It should be noted that this parcel encompasses the Chatterton / Strongstray Conservation Area, however this is not considered a historic town in the assessment of

Land Parcel Ref: 46

Parcel Type: Green Belt Parcel

purpose 4, therefore it has not been taken into consideration when rating the parcel.

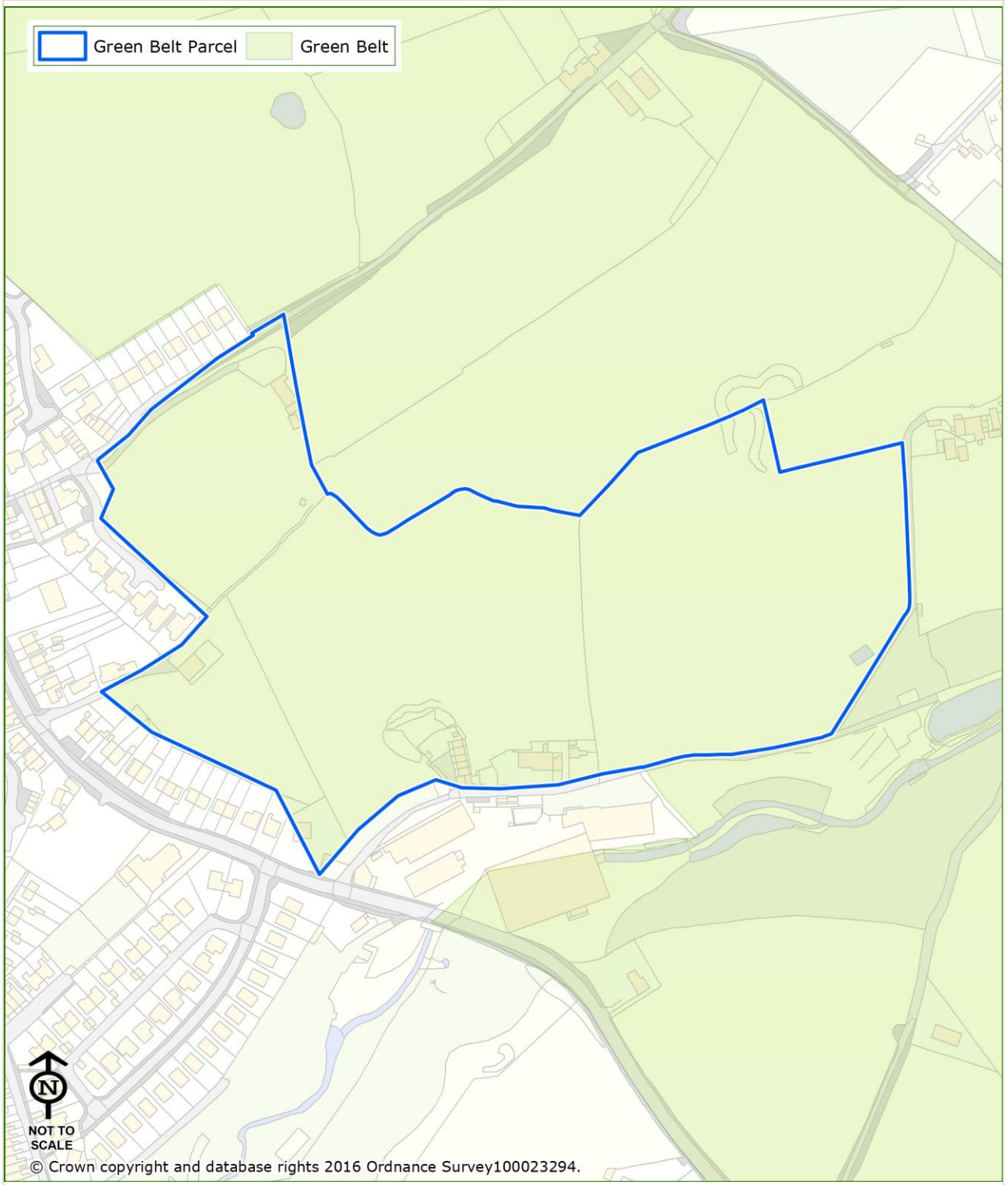
---

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 47

Parcel Type: Green Belt Parcel





Land Parcel Ref: 47

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Strong

**Notes:**

This parcel is adjacent to Edenfield which forms part of the large built up area of Ramsbottom/Bury. There are few urbanising features within the parcel apart from a small row of terrace houses and a detached property located near the southern boundary. Other built development includes a cricket pavilion, although this constitutes as appropriate development within the Green Belt. The influence of these urbanising features is limited with the parcel displaying a strong sense of openness.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: Weak

**Notes:**

This parcel is adjacent to Edenfield and lies between Edenfield and Rawtenstall. However the parcel does not lie directly between the two and at this point these settlements are more than 2km apart and have no intervisibility due to the intervening steep valley sides. The parcel forms part of the gap between these two settlements, but is not of critical importance and plays a limited role in preventing their merger. A loss of openness within the parcel is unlikely to be perceived as reducing the gap between the settlement areas.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Moderate

**Notes:**

There is a sense of encroachment within the parcel as a result of a small number of residential properties located along Plunge Road and the visual influence of the adjoining settlement edge to the south and east. The parcel contains areas of open agricultural land and a cricket pitch; it displays characteristics of the open countryside but has a somewhat weakened rural character. The Green Belt designation in this parcel is making an important contribution to safeguarding a large area of open countryside to the east.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: Weak

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Ramsbottom. In practice, this parcel has limited intervisibility with Ramsbottom. The openness of the parcel is not considered to form key part of the setting of this historic settlement, but could form part of the wider setting; therefore effects of development within the parcel on the character of this historic settlement are likely to be very limited.

---

Land Parcel Ref: 47

Parcel Type:

Green Belt Parcel

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

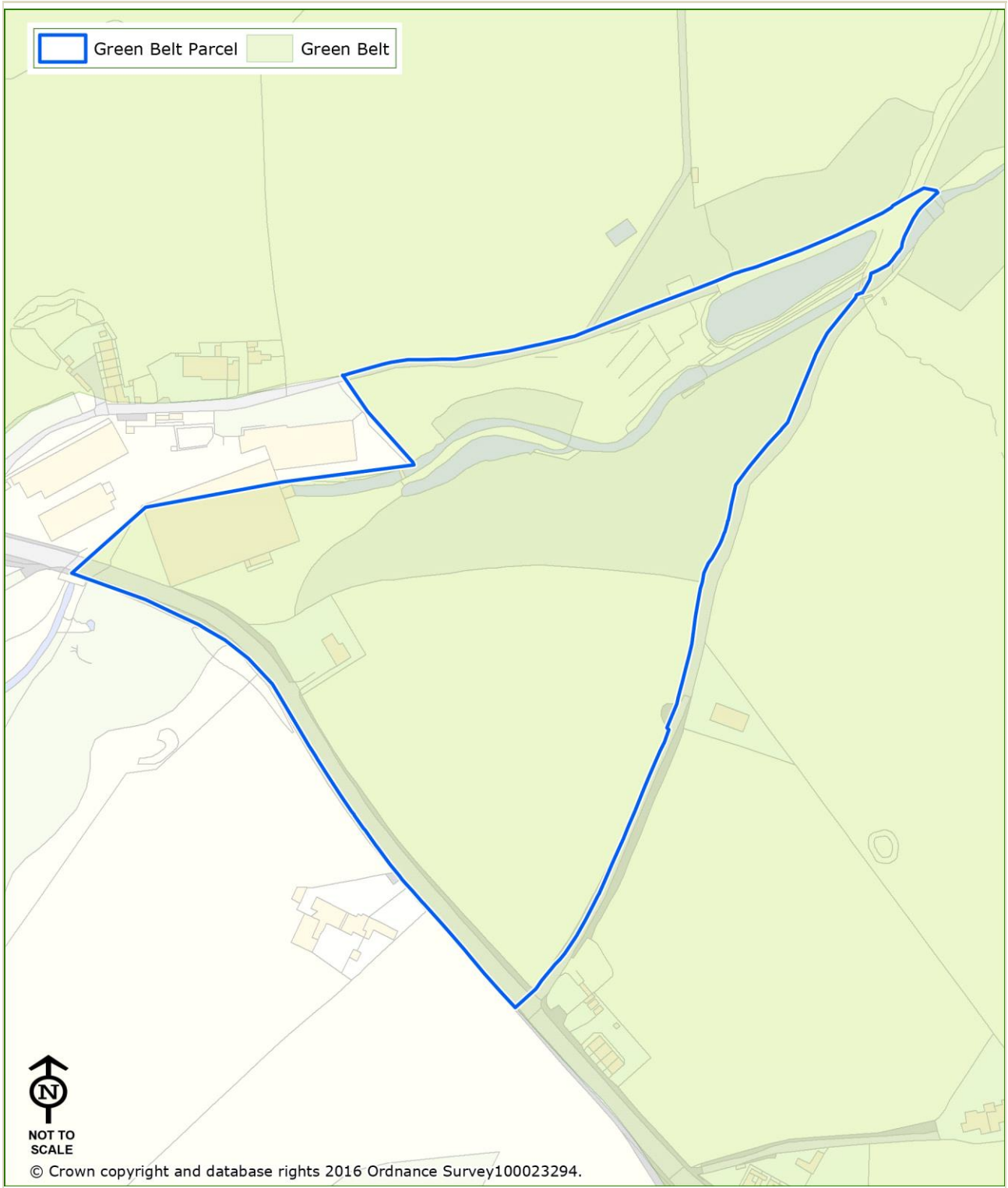
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

48

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 48

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Strong

**Notes:**

This parcel is adjacent to Edenfield which forms part of the large built up area of Ramsbottom/Bury. There are few urbanising features within the parcel, apart from a detached house and commercial building with a yard area located along the western boundary. The influence of these urbanising features is limited with the parcel displaying a strong sense of openness.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: No Contribution

**Notes:**

The parcel does not lie directly between two settlements that are being considered under Purpose 2 for this assessment.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Moderate

**Notes:**

There is a slight sense of encroachment within the parcel as a result of a commercial property located immediately within the western boundary and single detached property in the west. The parcel contains a single field of pastoral farmland and bank of mature woodland; it displays characteristics of the open countryside but has a somewhat weakened rural character. The Green Belt designation in this parcel is making an important contribution to safeguarding large area of open countryside to the east.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: Weak

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Ramsbottom. In practice, this parcel has limited intervisibility with Ramsbottom. The openness of the parcel is not considered to form a key part of the setting of this historic settlement but could form part of the wider setting; therefore effects of development within the parcel on the character and historical significance of this settlement are likely to be very limited.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

48

Parcel Type:

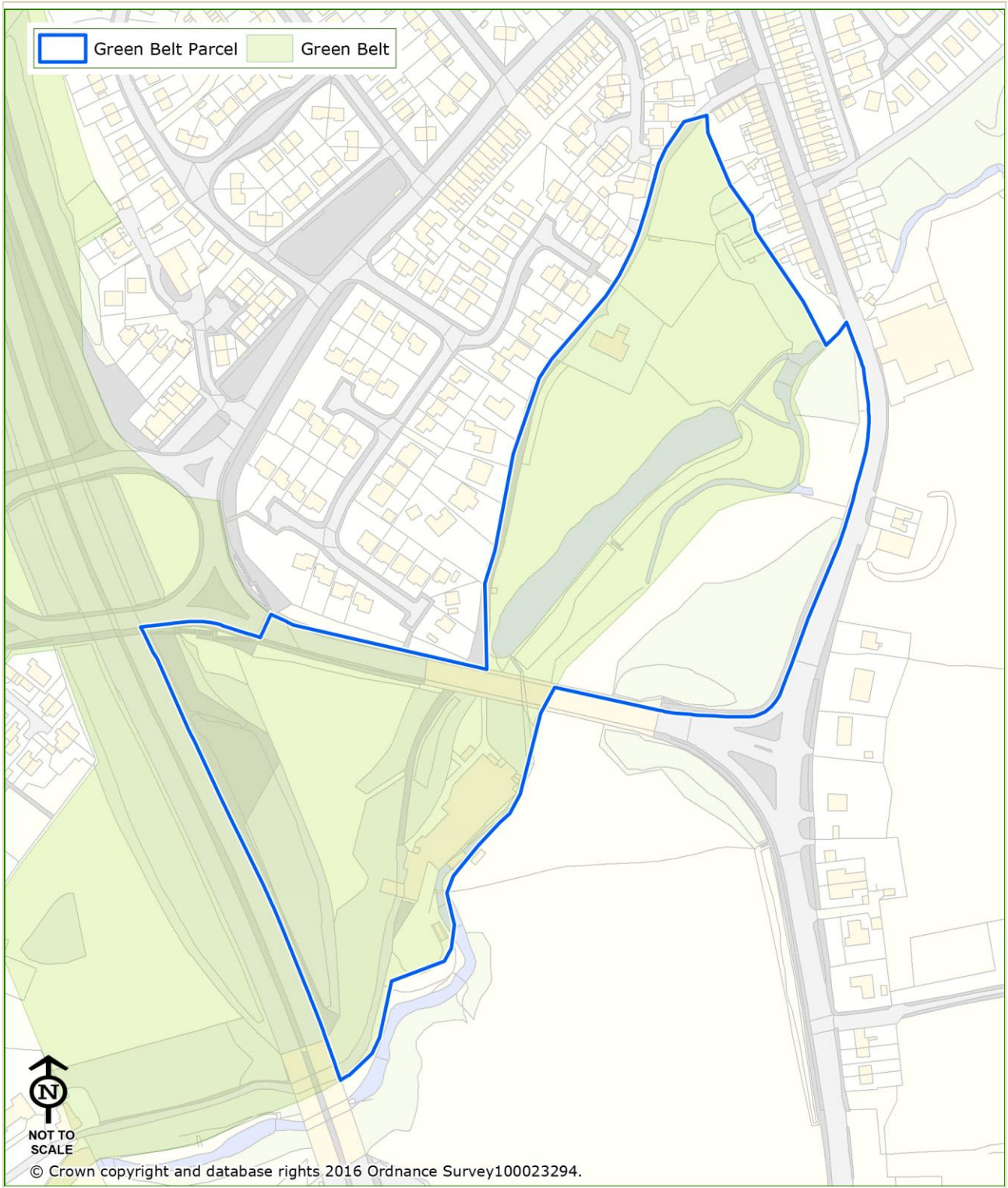
Green Belt Parcel

Land Parcel Ref:

49

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 49

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Moderate

**Notes:**

This parcel is adjacent to Edenfield which forms part of the large built up area of Ramsbottom/Bury. There are few urbanising features within the parcel, apart from a detached property in the north and a derelict historic mill (Edenwood Mill) in the south. The influence of these urbanising features is limited with the parcel displaying a sense of openness, although this is compromised by the A56 dual-carriageway which dissects east to west through the parcel.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: Strong

**Notes:**

The western extent of this parcel is located between the settlements of Stubbins and Edenfield. The settlements are within very close proximity at this point (within 0.5km) and have partly merged to the north-west of the parcel. The parcel along with P50 forms part of a gap between the settlements which is of critical importance. Any new urban development within the west of the parcel may lead to further erosion of the visual and physical gap between settlements and the perception of merging.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Weak

**Notes:**

There is a relatively strong sense of encroachment within the parcel as a result of the visual influence of M66 motorway and motorway roundabout that defines the eastern boundary, the A56 (with flyover) which dissects the parcel, the settlement edge to the north-east, and the presence of the derelict Edenwood Mill within the parcel. The parcel comprises an incised valley landscape with areas of woodland and open rough grassland; it displays some of the characteristics of the open countryside, although the road infrastructure substantially detracts from any rural character.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Ramsbottom. In practice, this parcel has little to no intervisibility with this historic settlement. The openness of the land within the parcel is not considered to be important to its setting or historical significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of the historic settlement.

---

Land Parcel Ref: 49

Parcel Type:

Green Belt Parcel

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

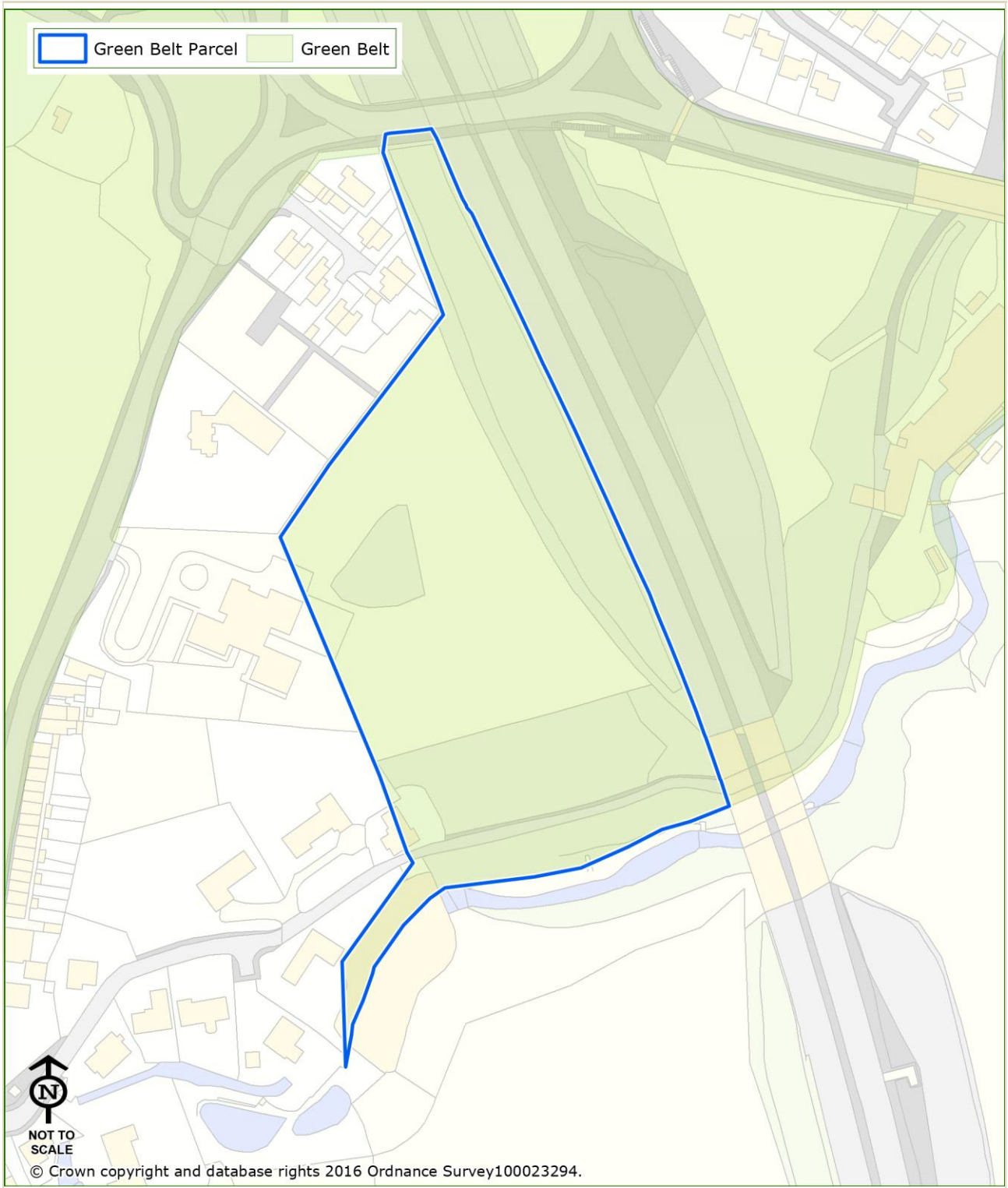


Land Parcel Ref:

50

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 50

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Moderate

**Notes:**

This parcel is adjacent to Stubbins which forms part of the large built up area of Ramsbottom/Bury. There are a limited number of urbanising features within the parcel; these include part of Stubbins Primary School and a detached house. The parcel also contains a playing field associated with the school, though this constitutes appropriate development within the Green Belt. The influence of these urbanising features on the sense of openness is limited as they are set within an area of recreational grounds, private gardens and woodland. The M66 motorway defines the eastern boundary of the parcel and detracts from the sense of openness in parts.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: Strong

**Notes:**

This parcel is located between the settlements of Stubbins and Edenfield. The settlements are within very close proximity at this point (within 0.5km) and have partly merged to the north of the parcel. There is intervisibility between the settlements across the parcel. The parcel, along with P49, forms part of a gap between the settlements which is of critical importance. Any new urban development within the parcel may lead to further erosion of the visual and physical gap between settlements and the perception of merging.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Weak

**Notes:**

There is a relatively strong sense of encroachment within the parcel as a result of the visual influence of the adjoining settlement edge and the M66 motorway and motorway roundabout which define the western boundary. The parcel comprises school playing fields, areas of amenity grassland and woodland; it displays some of the characteristics of the open countryside, but is a relatively small parcel located between a motorway and edge settlement and lacks rural character.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Ramsbottom. In practice, this parcel has little to no intervisibility with this historic settlement and the openness of the land is not considered to be important to its setting or historical significance. Therefore, any new development taking place within the parcel is considered unlikely to affect its setting or special character.

---

Land Parcel Ref: 50

Parcel Type:

Green Belt Parcel

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

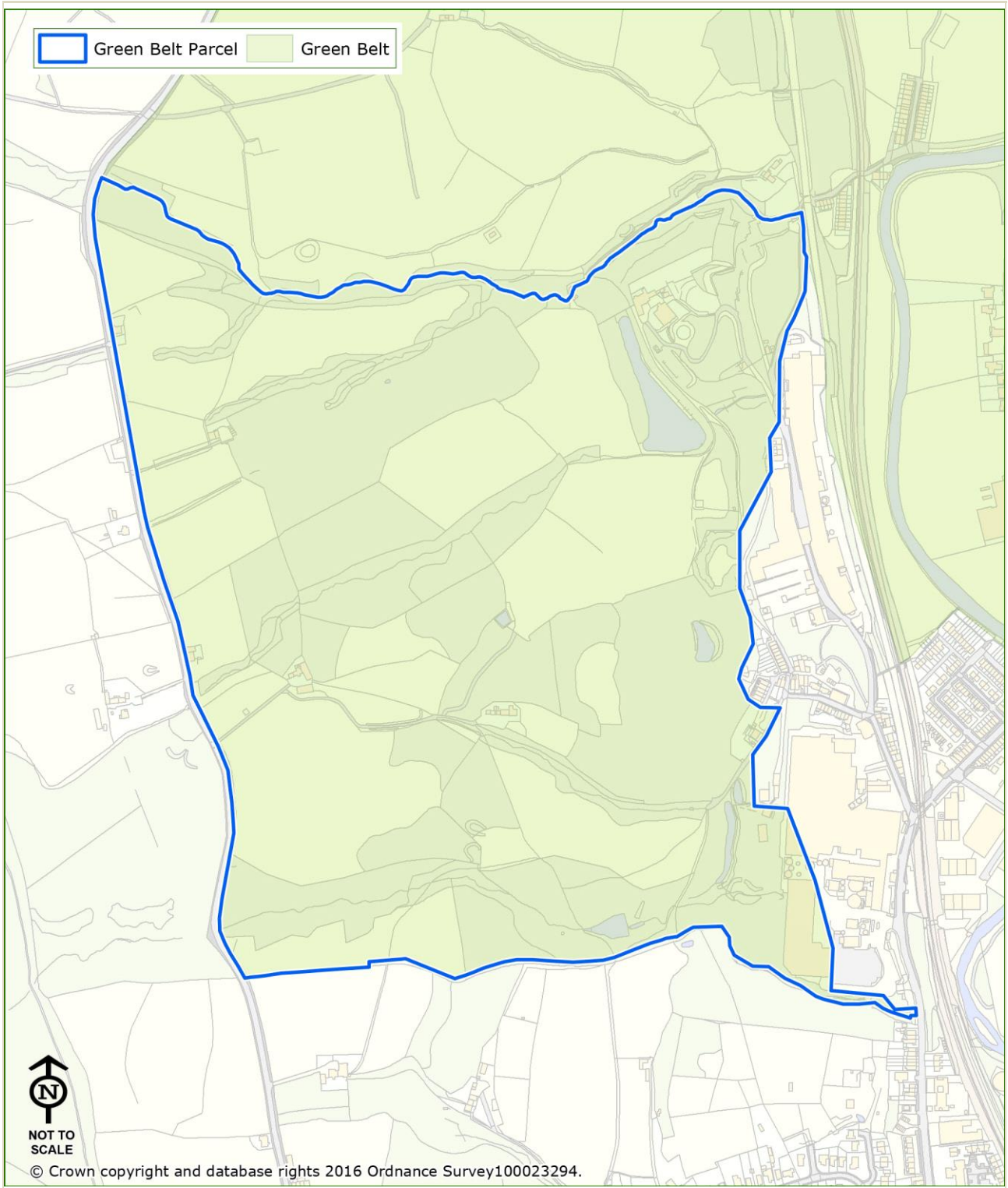
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

51

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 51

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Strong

**Notes:**

This parcel is adjacent to Stubbins which forms part of the large built up area of Ramsbottom/Bury. There are a limited number of urbanising features within the parcel; these include The Cliffe Nursing Home in the north-east, and a detached residency and part of the Pennine Water Treatment Works in the south-east. The influence of these urbanising features on the sense of openness is very limited as they are set within an area of woodland and large undulating pastoral fields. The parcel has a strong sense of openness.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: Weak

**Notes:**

This parcel is on the settlement edge of Stubbins and has a relationship with Ramsbottom further south. However, the parcel does not lie directly between these settlements and plays a limited role in preventing their merging or the erosion of the visual or physical gap between them.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Strong

**Notes:**

There is little sense of encroachment within the parcel due to the well contained urban edge to the west and area being almost entirely free of urban development. The parcel is a relatively large area undulating farmland with lines of mature woodland; it displays clear characteristics of the open countryside and has a strong and relatively intact rural character. The settlement edge to the east has a limited visual influence on the parcel. The Green Belt designation in this parcel is making an important contribution to safeguarding large area of open countryside to the west.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: Moderate

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Ramsbottom and Rawtenstall Town Centre. In practice, the elevated slopes within this parcel have good intervisibility with Ramsbottom. The openness of the land is considered to play a role and contributes positively to its setting and historical significance, albeit to a relatively limited degree.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

**Land Parcel Ref:**

51

**Parcel Type:**

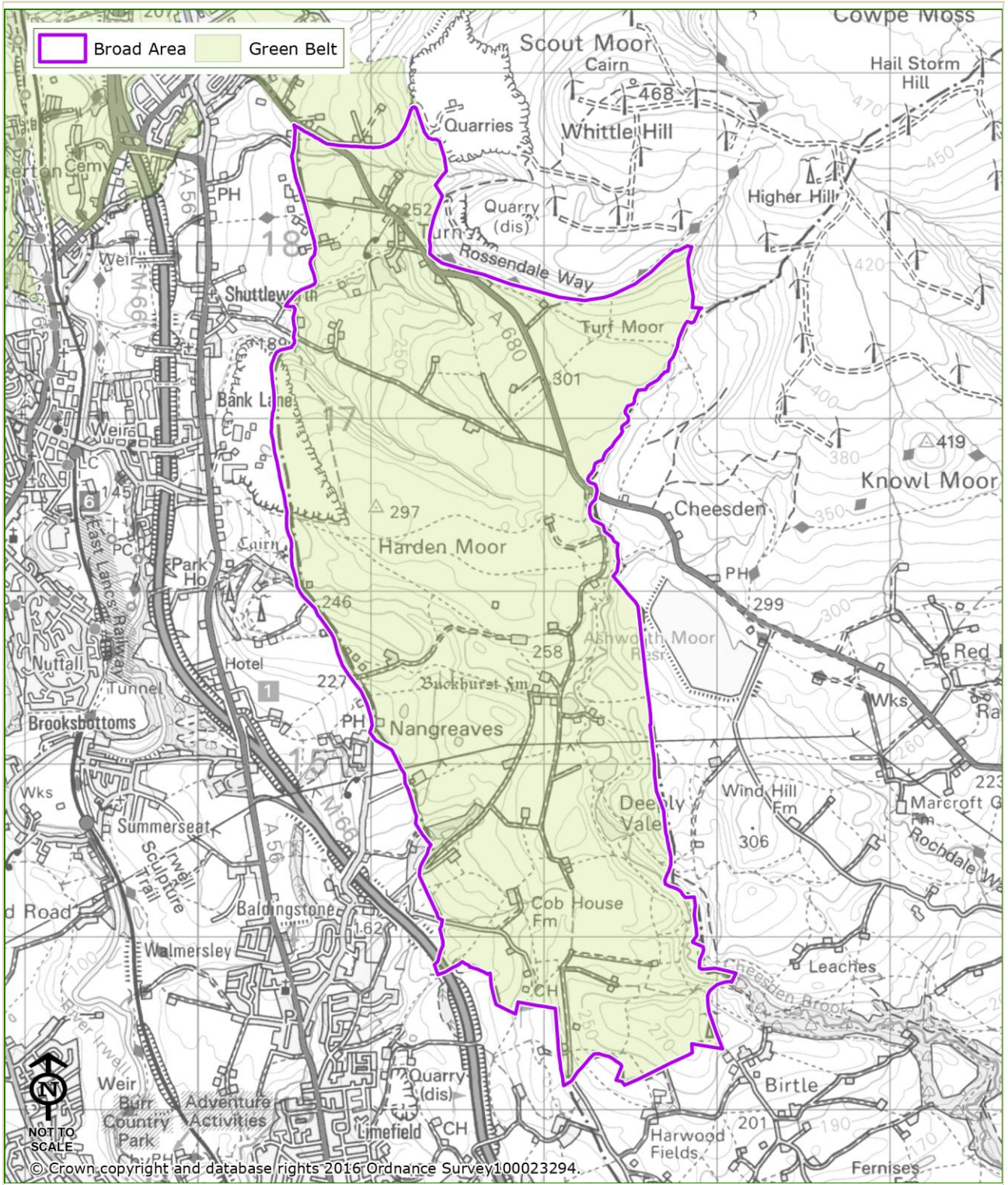
Green Belt Parcel

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 52

Parcel Type:

Broad Area



Land Parcel Ref: 52

Parcel Type: Broad Area

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

This parcel is a Broad Area which is not adjacent to the urban edge as it is separated by intervening parcels. As the parcel does not lie adjacent to the urban edge, it has not been considered further in terms of the role it plays in checking the unrestricted sprawl of the large built up area.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** No Contribution

**Notes:**

The parcel does not lie directly between two settlements that are being considered under Purpose 2 for this assessment.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Strong

**Notes:**

This is a broad area of countryside that contains relatively little urban development. There is a slight sense of urban encroachment in the west due large quarry workings of the Fletcher Bank Quarry and the visual influence of the M66 motorway in the south-west. However, the impact of this development on the character of the area as a whole is minimal. The area displays clearly the characteristics of open countryside and has a largely intact and strong rural character. From the higher ground located within this area, the neighbouring settlements of Edenfield, Stubbins, Ramsbottom and Bury are clearly visible, though their visual influence on the character of the area is relatively limited. The Green Belt designation in this area is considered to make an important contribution to safeguarding a large area of countryside from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** Strong

**Notes:**

Digital analysis, based on bare earth height data, indicates that this Broad Area is theoretically visible from the historic settlements of Bury Town Centre, and Ramsbottom. In practice, the elevated slopes of Harden Moor, located within this Broad Area, have very good intervisibility with Ramsbottom. The area forms a key part of its setting and the openness of the land contributes positively the historic significance and special character of this settlement. Additionally, the higher ground near the small settlement of Birtle, located with the south of this area, has intervisibility with the historic core of Bury. The openness of land contributes to its setting and historic significance. However, this is to a relatively limited degree due to intervening urban areas and a distance between them of approximately 3km.

---



Land Parcel Ref:

52

Parcel Type:

Broad Area

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

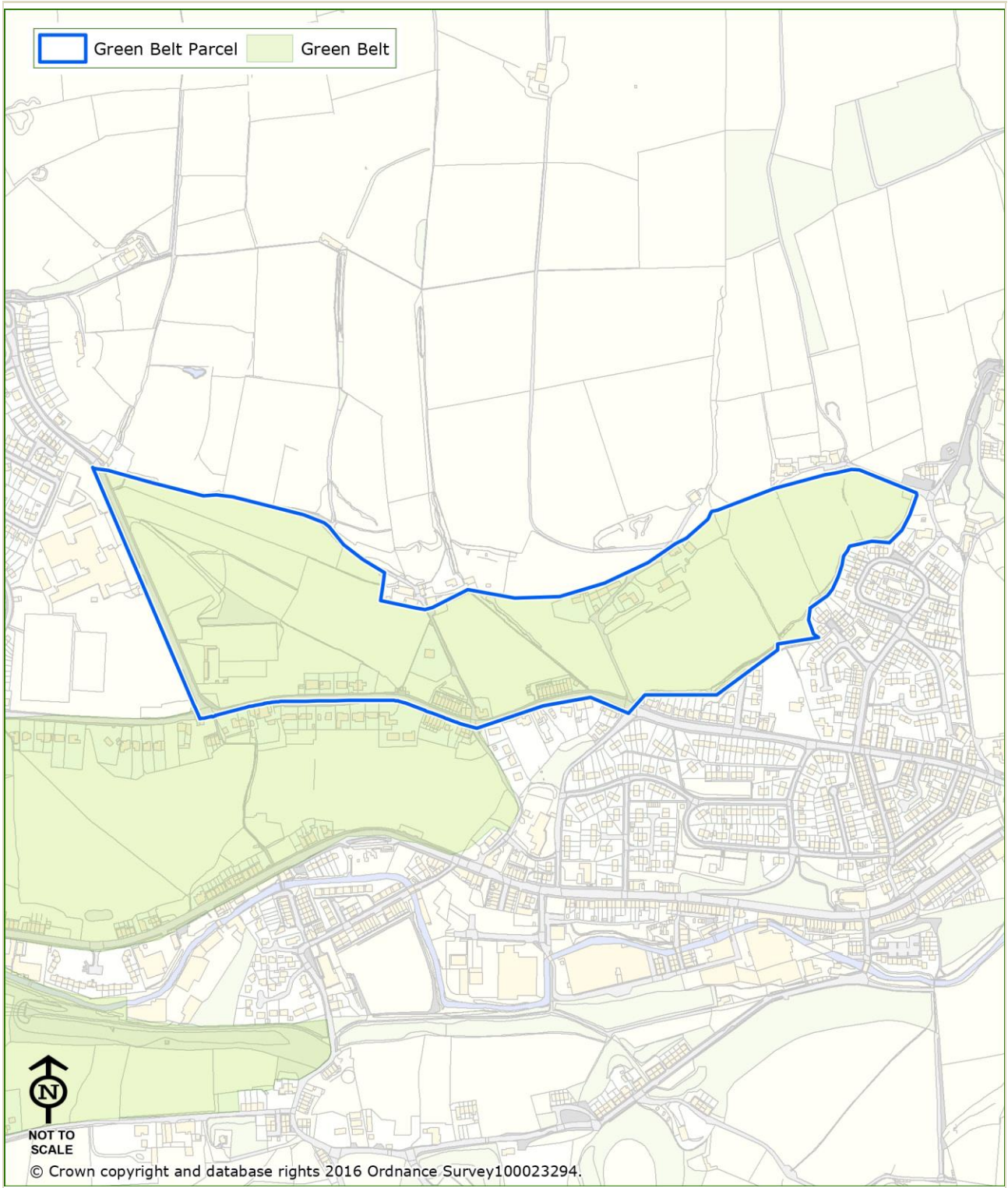
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

53

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 53

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Stacksteads which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Strong

**Notes:**

This parcel is located between the settlements of Rawtenstall/Waterfoot and Stackstead, adjoining the settlements edges. The settlements are within very close proximity at this point (within 0.5km) and have good intervisibility across the parcel. The parcel forms part of the settlement gap and, along with neighbouring parcels to the south, is of critical importance and plays an essential role in preventing the erosion of the visual and physical gap between the two towns. The parcel contains some urban development along Booth Road; any new urban development and subsequent loss of openness could lead to the physical coalescence and the perception of the neighbouring towns merging at this point.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Moderate

**Notes:**

There is a relatively strong sense of encroachment within the parcel as a result of rows of residential properties located along Booth Road, a small cluster of residential properties in the north-east, a large area of hardstanding in the west, and the visual influence of the adjoining urban edge. The majority of the parcel comprises pastoral farmland that displays characteristics of the open countryside, however encroachment has detracted from these characteristics, consequently the parcel lacks an intact and strong rural character. The Green Belt designation in this parcel is considered to make an important contribution to safeguarding a large area of open countryside to the north from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Fallbarn (Rawtenstall), and Rawtenstall Town Centre. In practice, this parcel has very limited intervisibility with Fallbarn (Rawtenstall) and Rawtenstall Town Centre. The openness of the land within the parcel is not considered to be important to their setting or historical significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special

Land Parcel Ref: 53

Parcel Type: Green Belt Parcel

character of the historic settlements.

---

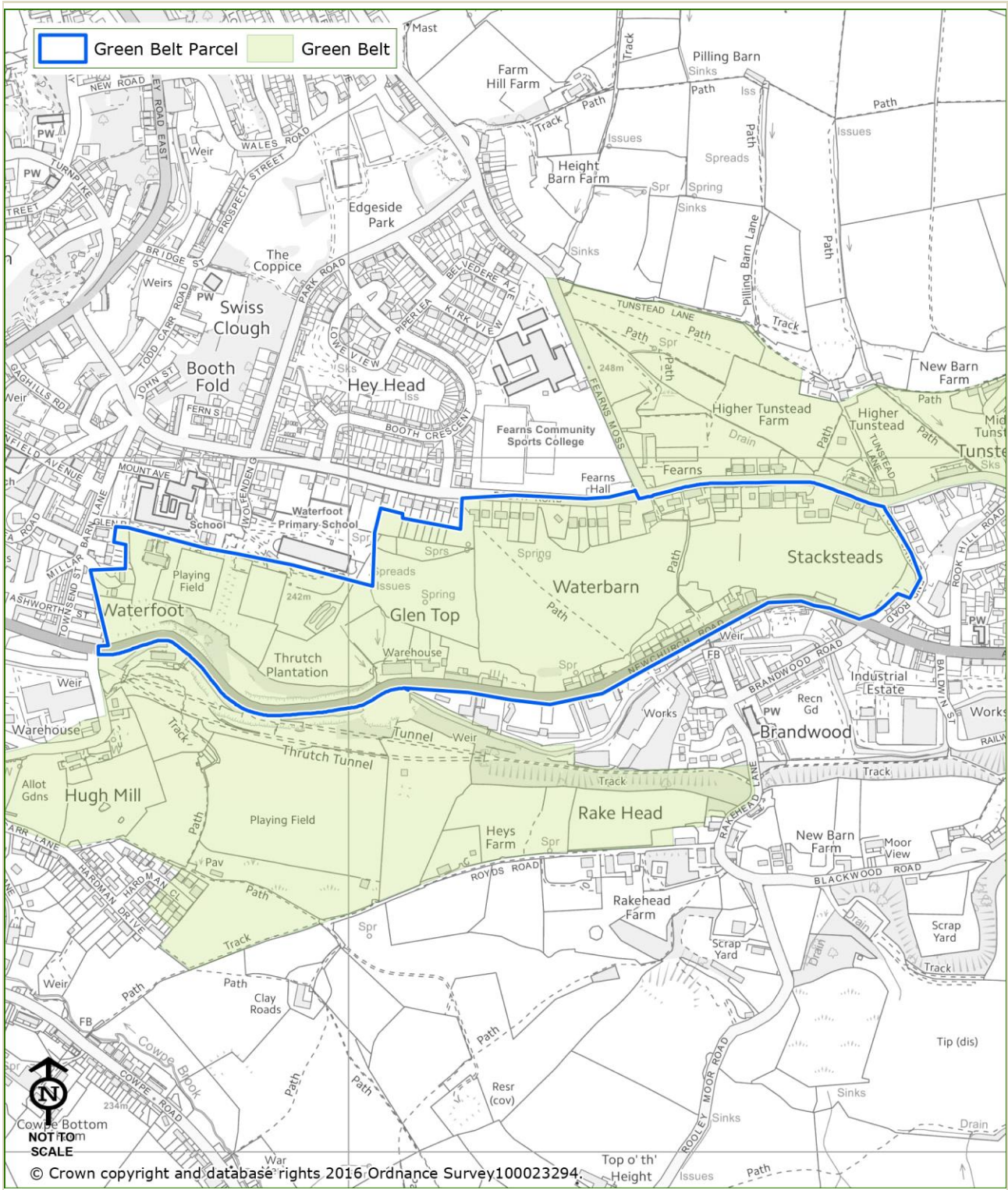
**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 54

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 54

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Stacksteads and Waterfoot which are not considered to be a large built up areas assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Strong

**Notes:**

This parcel is located between the settlements of Rawtenstall/Waterfoot and Stackstead, adjoining both settlements edges. The settlements are within very close proximity at this point (within 0.5km) and have some intervisibility across the parcel. The parcel forms part of the settlement gap and, along with neighbouring parcels to the north and south, is of critical importance and plays an essential role in preventing the erosion of the visual and physical gap between the two towns. The parcel contains some urban development along Booth Road and Newchurch Road; any new urban development and subsequent loss of openness could lead to the physical coalescence and the perception of the neighbouring towns merging that this point.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Moderate

**Notes:**

There is a relatively strong sense of encroachment within the parcel as a result of rows of residential properties located along Booth Road and the A681, the artificial sports pitches of Waterfoot School to the west, and the visual influence of the adjoining urban edges. The majority of the parcel comprises undulating pastoral farmland that displays characteristics of the open countryside, however encroachment has detracted from these characteristics, consequently the parcel lacks an intact and strong rural character.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Cloughfold (Rawtenstall), and Rawtenstall Town Centre. In practice, this parcel has very limited intervisibility with Cloughfold (Rawtenstall) and Rawtenstall Town Centre. The openness of the parcel is not considered to form key part of the setting of these historic settlements. Therefore, any new development that took place within the parcel is considered unlikely to affect their setting or special character.

---

Land Parcel Ref:

54

Parcel Type:

Green Belt Parcel

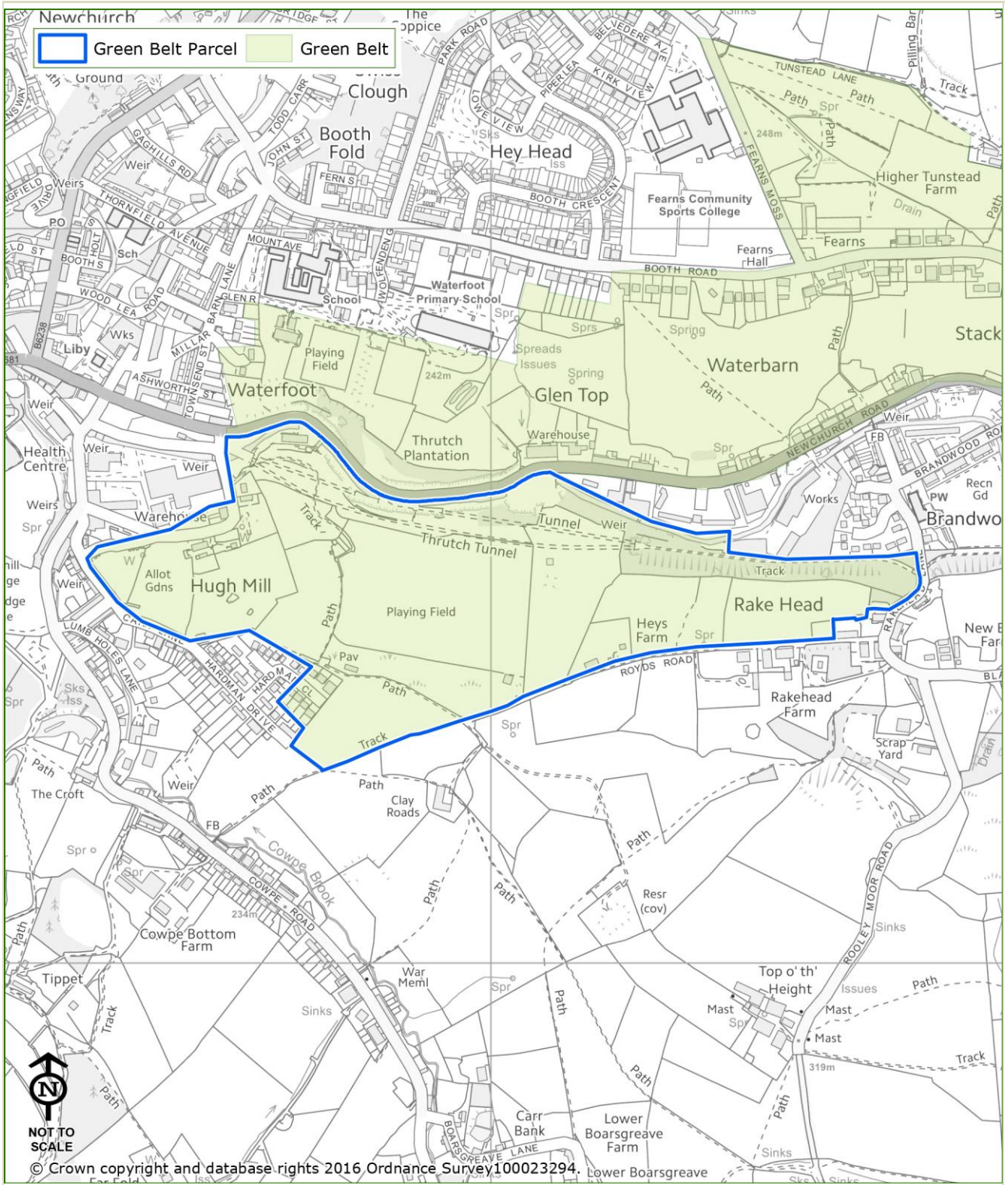
**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 55

Parcel Type:

Green Belt Parcel





Land Parcel Ref: 55

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Stacksteads and Waterfoot which are not considered to be a large built up areas assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Strong

**Notes:**

This parcel is located between the settlements of Rawtenstall/Waterfoot and Stackstead, adjoining both settlements edges. The settlements are within very close proximity at this point (within 0.5km) and have good intervisibility across the parcel. The parcel forms part of the settlement gap and, along with neighbouring parcels to the north and south, is of critical importance and plays an essential role in preventing the erosion of the visual and physical gap between the two towns. The parcel contains urban development along Booth Road and Royds Road; any new development and subsequent loss of openness could lead to physical coalescence and the perception of the neighbouring towns merging that this point.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Strong

**Notes:**

There is a limited sense of encroachment within the parcel as a result of part of a housing estate located in the south-west and the visual influence of the neighbouring settlement areas. The majority of the parcel comprises farmland with some sports pitches in the centre; it displays characteristics of the open countryside and is largely rural in character. The Green Belt designation in this parcel is considered to make an important contribution to safeguarding a large area of open countryside to the south from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** Weak

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Cloughfold (Rawtenstall), Fallbarn (Rawtenstall), and Rawtenstall Town Centre. In practice, this parcel has limited intervisibility with Cloughfold (Rawtenstall), Fallbarn (Rawtenstall) and Rawtenstall Town Centre. The openness of parcel is not considered to form key part of the setting of these historic settlements but may form part of the wider setting; therefore effects of development within the parcel on the character of the historic settlements are likely to be very limited.

---

Land Parcel Ref: 55

Parcel Type: Green Belt Parcel

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

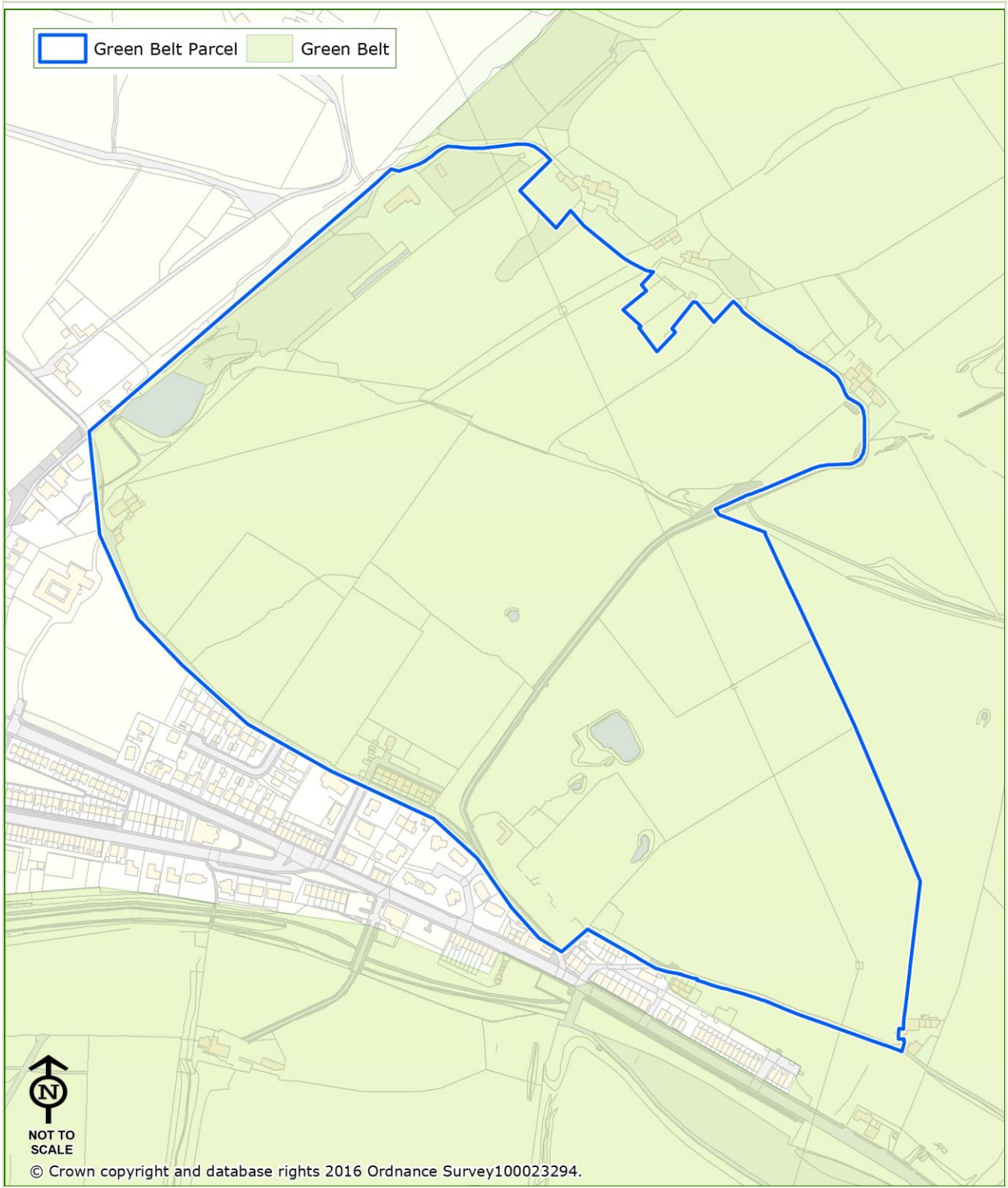
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

56

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 56

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Not Applicable

**Notes:**

The parcel lies adjacent to Bacup which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: Weak

**Notes:**

This parcel is on the edge of Bacup and has a relationship with Shawforth but does not lie directly between them. The parcel does not play a role in preventing the merging or erosion of the visual and physical gap between these settlements.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Strong

**Notes:**

There is a limited sense of encroachment within the parcel as a result a small row of terrace houses located along the southern boundary. Despite this, the parcel displays clear characteristics of the open countryside and has a relatively intact rural character. Due to the elevated topography of the parcel the neighbouring urban area is widely visible from within it; the urban area has visual influence on the parcel, but does not substantially detract from its rural character. The Green Belt designation in this parcel is considered to make an important contribution to safeguarding a large area of open countryside to the north from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: Weak

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bacup Town Centre, and Whitworth Square. In practice, this parcel has limited intervisibility with Bacup Town Centre only. The openness of the parcel is not considered to form key part of the setting of this historic settlement but may form part of the wider setting; therefore effects of development within the parcel on the character of this historic settlement would be very limited.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

56

Parcel Type:

Green Belt Parcel

Land Parcel Ref: 57

Parcel Type: Green Belt Parcel



Land Parcel Ref: 57

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Britannia which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** No Contribution

**Notes:**

The parcel on the edge of Britannia. There is no potential intervisibility between the parcel and Shawforth due to the intervening higher ground of Jam Hill. The parcel does not play a role in preventing the merging or erosion of the visual and physical gap between these settlements

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Moderate

**Notes:**

There is a limited sense of encroachment within the parcel as a result of the visual influence of the adjoining urban area. Despite this, the parcel displays clear characteristics of the open countryside but has a somewhat weakened rural character. The Green Belt designation in this parcel is considered to make an important contribution to safeguarding a large area of open countryside to the south from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** Weak

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Bacup Town Centre. In practice, this parcel has limited intervisibility with Bacup Town Centre. The openness of the parcel is not considered to form key part of the setting of this historic settlement but could form part of the wider setting; therefore effects of development within the parcel on the character of this historic settlement are likely to be very limited.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

58

Parcel Type:

Green Belt Parcel





Land Parcel Ref: 58

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Shawforth which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Strong

**Notes:**

This parcel is located between the settlements of Britannia (Bacup) and Shawforth and adjoins both settlement edges. The settlements are in close proximity (within 0.5km) however, due to the steep valley side topography of the parcel there is no intervisibility between the two. The parcel forms part of the settlement gap and, along with parcel P58 to the south, is of critical importance and plays an essential role in preventing the erosion of the physical gap between the two settlements. Any new urban development within parcel, and subsequent loss of openness, could lead to the physical coalescence and the perception of the town of Bacup merging with Shawforth. This could in turn erode the distinct separate identity and character of both settlements.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Moderate

**Notes:**

There is a limited sense of encroachment within the parcel as a result of a small row of terrace houses located along the A671 and the visual influence of the adjoining urban areas. The parcel comprises a steep bank covered with mature woodland on the site of a former railway line that is now a bridleway/cycleway and forms part of the Valley of Stone Greenway. The parcel displays some characteristics of the open countryside but lacks a strong rural character. The Green Belt designation in this parcel is considered to make an important contribution to safeguarding a large area of open countryside to the south from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Bacup Town Centre. In practice, this parcel has very little to no intervisibility with this historic settlement. The openness of the land within the parcel is not considered to be important to its setting or historic significance. Therefore, any new development that took place within the parcel is

Land Parcel Ref: 58

Parcel Type: Green Belt Parcel

considered unlikely to affect the setting or special character of this historic settlement.

---

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

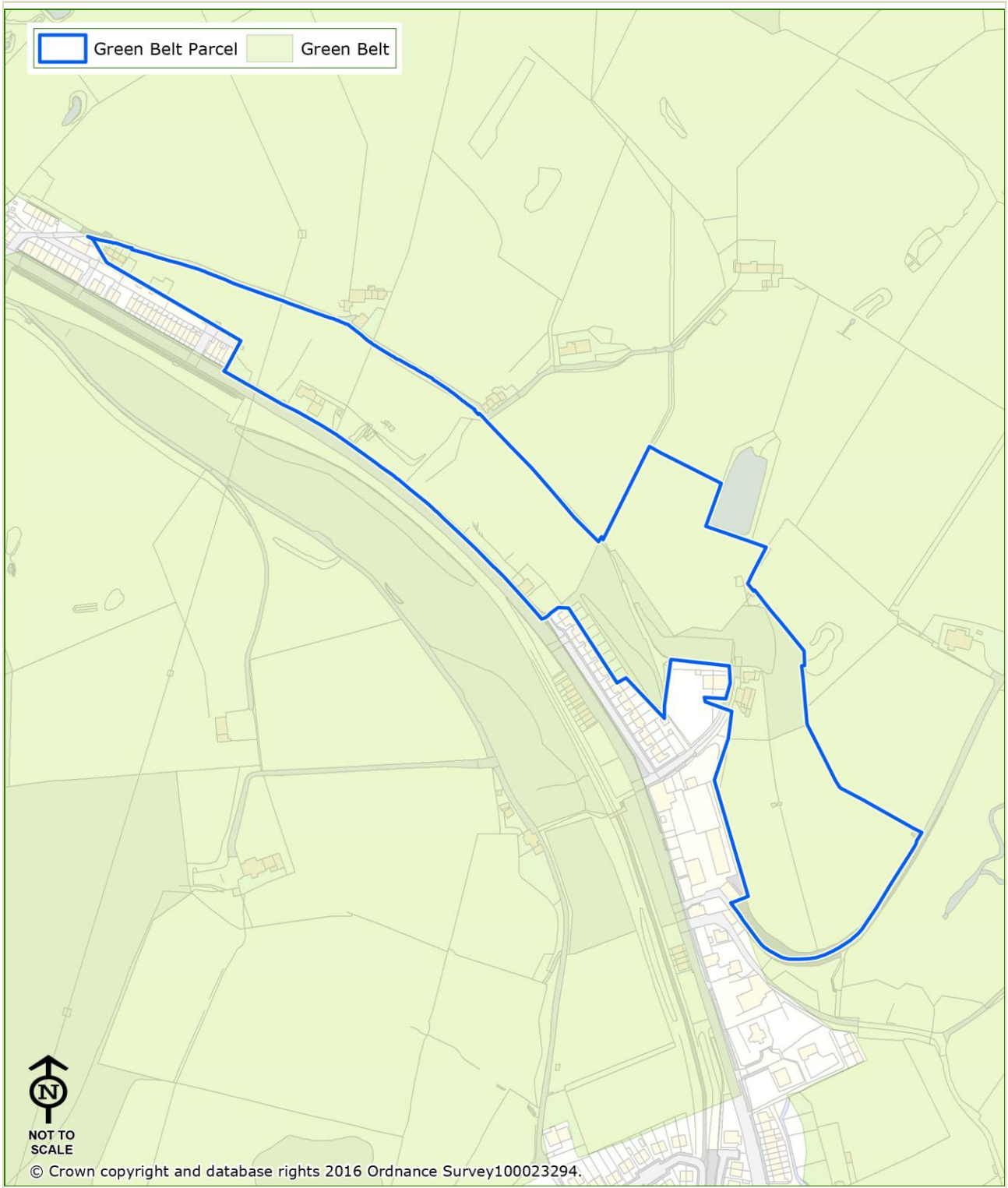
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

59

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 59

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Shawforth which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Strong

**Notes:**

This parcel is located between the settlements of Britannia (Bacup) and Shawforth and adjoins both settlement edges. The settlements are in close proximity (within 0.5km) however, due to the steep valley side topography of the parcel there is no intervisibility between the two. The parcel forms part of the settlement gap and, along with parcel P58 to the south, is of critical importance and plays an essential role in preventing the erosion of the physical gap between the two settlements. Any new urban development with parcel, and subsequent loss of openness, could lead to the physical coalescence and the perception of the town of Bacup merging with Shawforth.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Moderate

**Notes:**

There is a limited sense of encroachment within the parcel as a result of a petrol station/car garage located along the A671 and the visual influence of the neighbouring urban areas. The parcel comprises a steep bank of rough grazing land, it displays characteristics of the open countryside but lacks a strong rural character. The Green Belt designation in this parcel is considered to make an important contribution to safeguarding a large area of open countryside to the north from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Whitworth Square. In practice, this parcel has very little to no intervisibility with this historic settlement. The openness of the land within the parcel is not considered to be important to its setting or historic significance. Therefore, any new development that took place within the parcel is considered unlikely to affect the setting or special character of the historic settlements.

---

Land Parcel Ref: 59

Parcel Type:

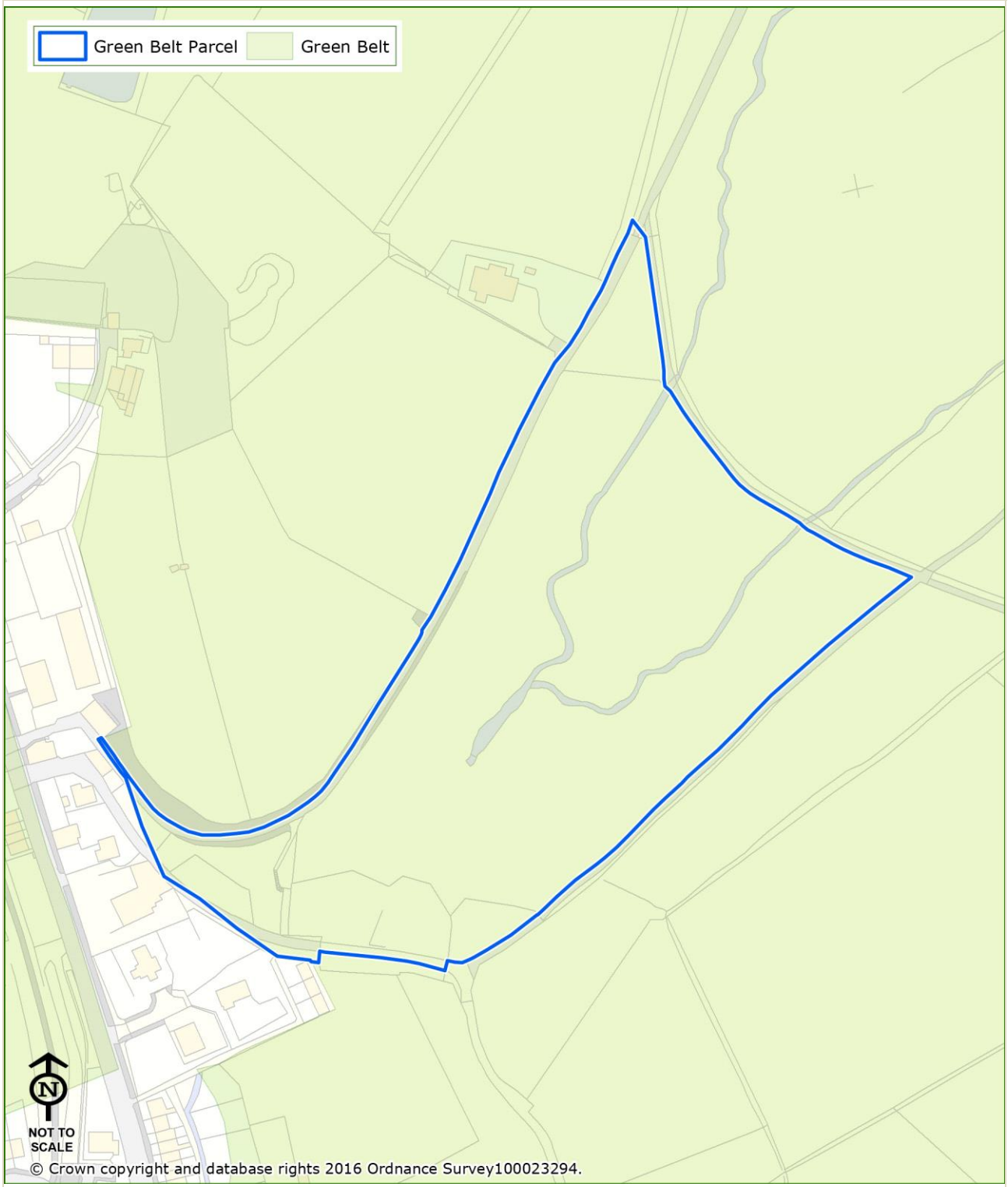
Green Belt Parcel

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 60

Parcel Type: Green Belt Parcel



Land Parcel Ref: 60

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Shawforth which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Weak

**Notes:**

The parcel on the edge of Shawforth. There is no intervisibility between Shawforth and the neighbouring town of Bacup due to the intervening steep sided valley. The parcel does not play a role in preventing the erosion of the visual gap between these settlements. However, any new urban development with the north of the parcel would lead to the erosion of the physical gap between the two settlements, but to a limited degree.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Weak

**Notes:**

There is a sense of encroachment within the parcel as a result of an area of hardstanding. The parcel comprises a steep bank of disturbed ground; it displays some characteristics of the open countryside but has a damaged rural character. The Green Belt designation in this parcel is considered to make an important contribution to safeguarding a large area of open countryside to the east from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed within purpose 4.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

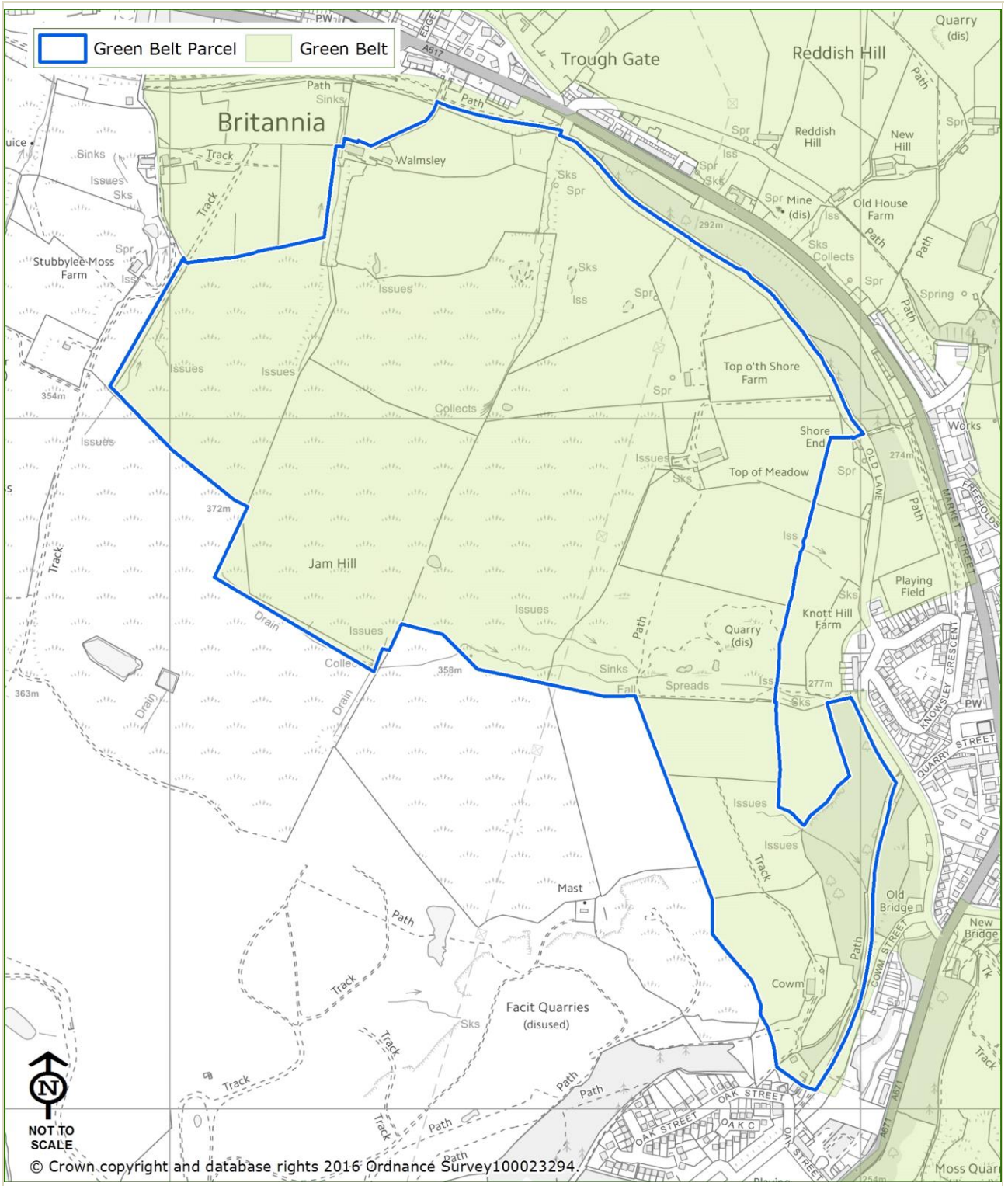
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

61

Parcel Type:

Green Belt Parcel





Land Parcel Ref: 61

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel does not lie adjacent to a large built up area. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Strong

**Notes:**

This parcel located between the settlements of Britannia (Bacup) and Shawforth as well as Shawforth and Whitworth. The settlements of Britannia and Shawforth are in close proximity (within 0.5km) however, due to the steep valley side topography of the parcel there is no intervisibility between the two. The parcel forms part of the settlement gap and, along with parcel P58 and P59, is of critical importance and plays an essential role in preventing the erosion of the physical gap between the two settlements. Any new urban development with parcel, and subsequent loss of openness, could lead to the physical coalescence and the perception of the town of Bacup merging with Shawforth. Additionally the parcel, along with P65, plays role in preventing the erosion of the physical gap between the settlements of Shawforth and Whitworth, but this is to a limited degree.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Strong

**Notes:**

This parcel is free of urban encroachment and displays strong characteristics of the open countryside and has an intact rural character. The high ground of Jam Hill, located within the parcel, has widespread visibility of the neighbouring settlements of Britannia and Shawforth. However, the visual influence of these settlements does not substantially detract from the parcel's rural character. The Green Belt designation in this parcel is considered to make an important contribution to safeguarding a large area of open countryside to the south and west from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** Weak

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Bacup Town Centre, and Whitworth Square. In practice, the high ground within this parcel has limited intervisibility with Bacup Town Centre. The openness of the parcel is not considered to form key part of the setting of this historic settlement but may form part of the wider setting; therefore effects of development within the parcel on the character of the historic settlements are likely to be limited.

---

Land Parcel Ref:

61

Parcel Type:

Green Belt Parcel

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

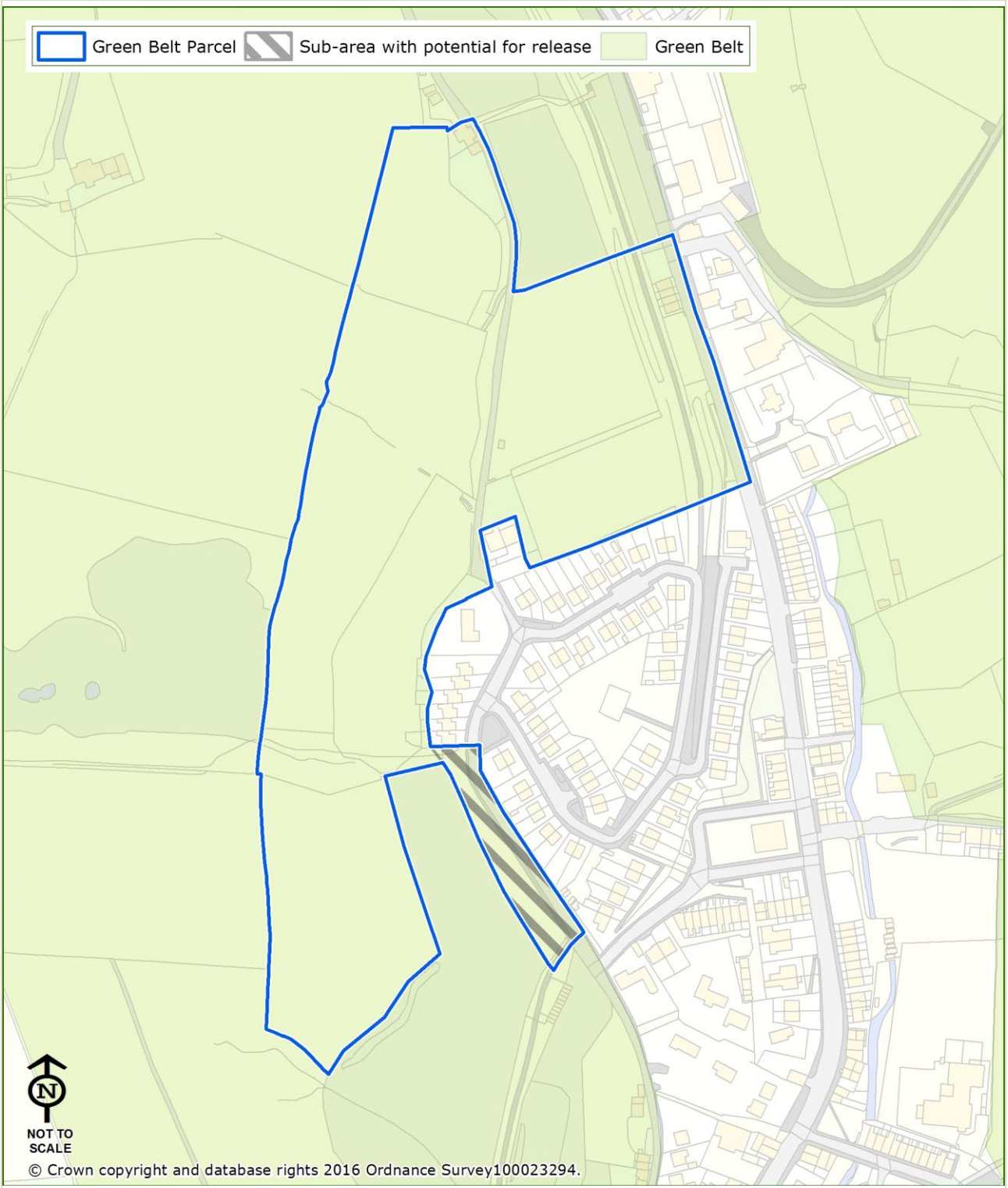
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 62

Parcel Type:

Green Belt Parcel

 Green Belt Parcel  Sub-area with potential for release  Green Belt



Land Parcel Ref: 62

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Shawforth which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Weak

**Notes:**

The parcel on the edge of Shawforth. There is no intervisibility between Shawforth and the neighbouring town of Bacup due to the intervening steep valley sides. The parcel does not play a role in preventing the erosion of the visual gap between these settlements. However, any new urban development with the north of the parcel would lead to the erosion of the physical gap between the two settlements.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Moderate

**Notes:**

The parcel is largely free of urban development, although there is a limited sense of encroachment within the parcel as a result of the visual influence of the adjoining settlement of Shawforth. The parcel comprises a steep bank of pastoral farmland; it displays strong characteristics of the open countryside but has a somewhat weakened rural character. The Green Belt designation in this parcel is considered to be making an important contribution to safeguarding of a large area of open countryside to the west from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed within purpose 4.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

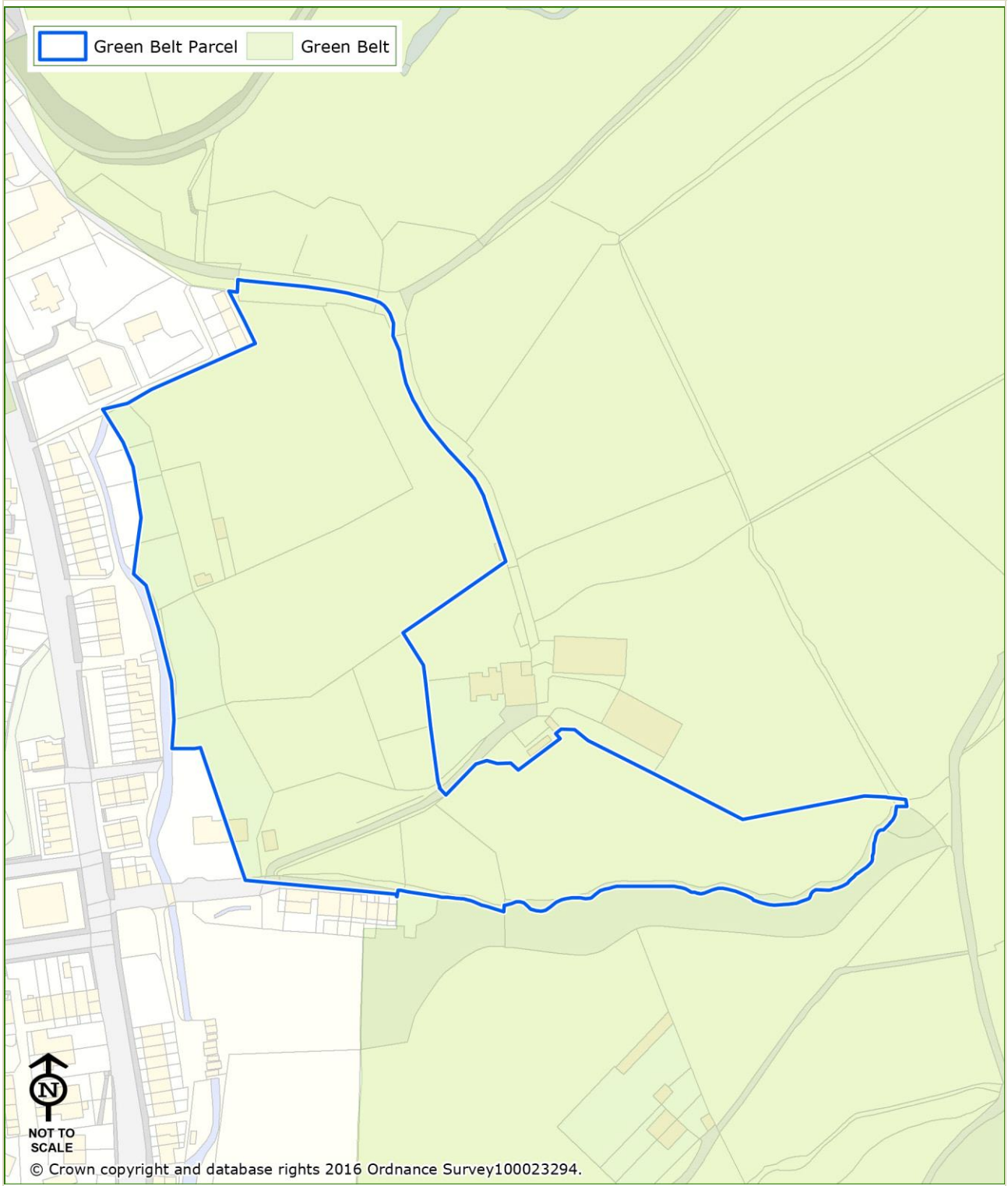
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

63

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 63

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Shawforth which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** No Contribution

**Notes:**

The parcel on the edge of Shawforth. There is no intervisibility between Shawforth and the neighbouring town of Bacup due to the intervening higher ground of Jam Hill. The parcel does not play a role in preventing the erosion of the visual or physical gap between these settlements.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Moderate

**Notes:**

This parcel is largely free of urban development, although there is a sense of encroachment within the parcel as a result of the visual influence of the adjoining settlement of Shawforth and the disturbed ground with the neighbouring parcel P60. The parcel comprises a steep bank of pastoral farmland; it displays characteristics of the countryside and has a relatively intact rural character. The Green Belt designation in this parcel is considered to be making an important contribution to safeguarding of a large area of open countryside to the east from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed within purpose 4.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

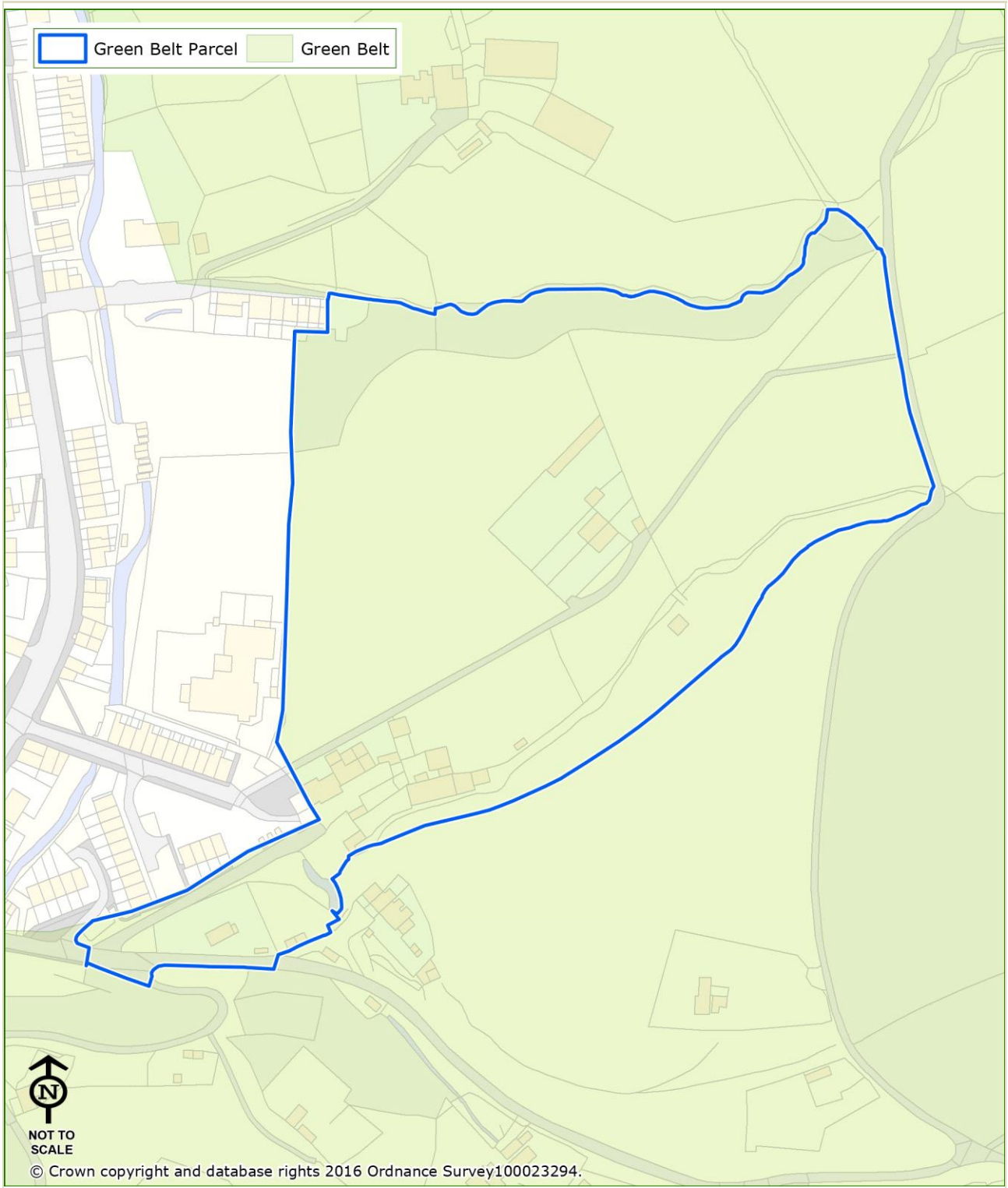
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

64

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 64

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Shawforth which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** No Contribution

**Notes:**

The parcel on the edge of Shawforth. There is no intervisibility between Shawforth and the neighbouring town of Bacup due to the intervening higher ground of Jam Hill. The parcel does not play a role in preventing the erosion of the visual or physical gap between these settlements.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Moderate

**Notes:**

There is a sense of encroachment within the parcel as a result of an a cluster of residential properties located in the south-west and a large detached residential property located within centre of the parcel. The parcel comprises undulating pastoral farmland and displays characteristics of the open countryside, however its rural character is weakened by encroachment. The Green Belt designation in this parcel is considered to be making an important contribution to safeguarding of a large area of open countryside to the east from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed within purpose 4.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

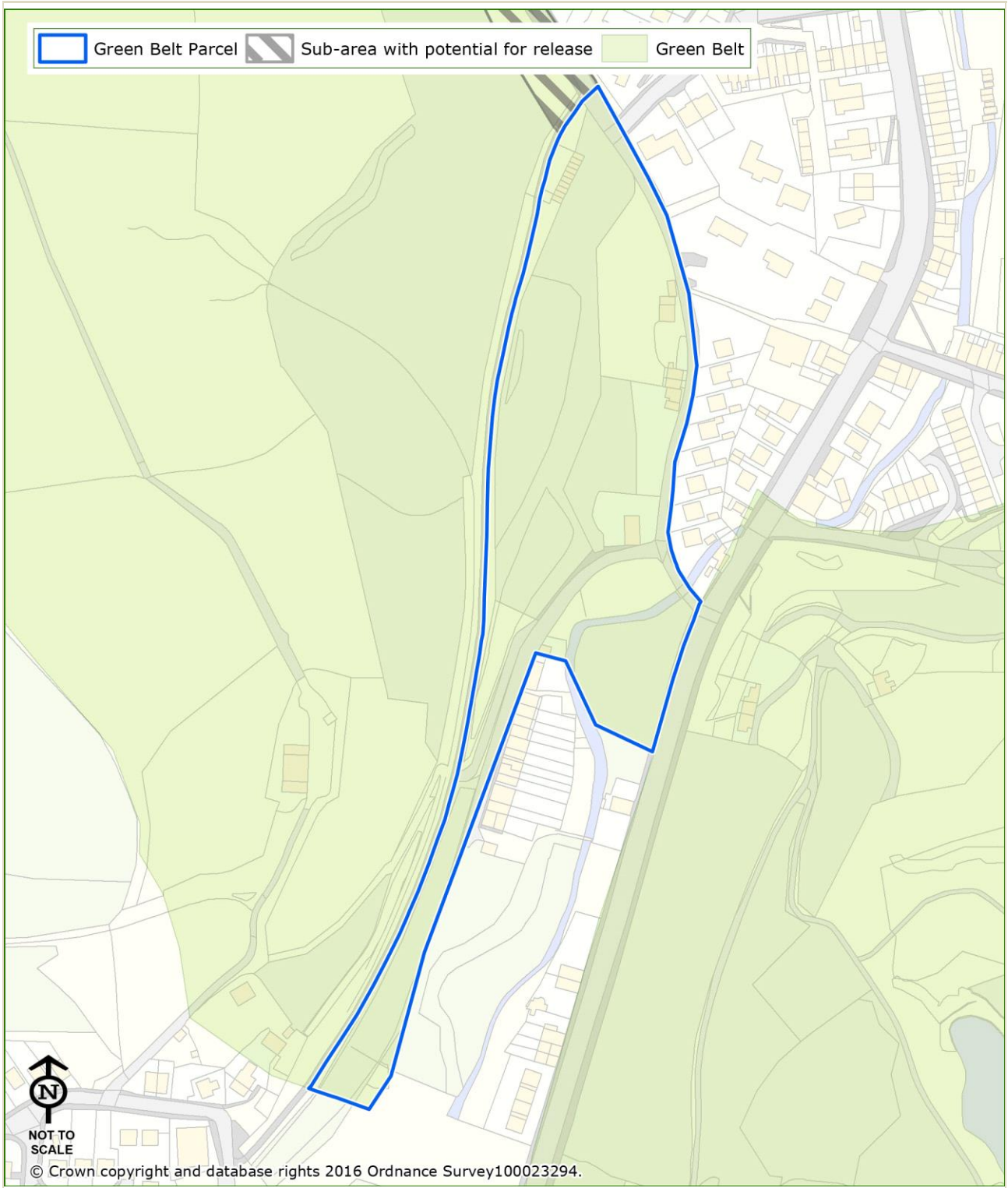
All parcels make an equally significant contribution to this purpose.



Land Parcel Ref: 65

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 65

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

The parcel lies adjacent to Shawforth which is not considered to be a large built up area assessed against purpose 1. Therefore, the parcel is not considered to contribute towards checking the unrestricted sprawl of large built up areas.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Weak

**Notes:**

The parcel on the edge of Shawforth. There is little intervisibility between Shawforth and the neighbouring town of Whitworth due to intervening steep valley sides. The parcel does not play a role in preventing the erosion of the visual gap between these settlements. However, any new urban development with the parcel may lead to the erosion of the physical gap between the two settlements.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Moderate

**Notes:**

There is a sense of encroachment within the parcel as a result of a small number of residential properties located along Old Lane and the visual influence of the adjoining settlement edge. It is a narrow parcel comprising steep land with areas of open green space and semi-mature woodland; it displays some of the characteristics of the open countryside but lacks an intact and strong rural character. The Green Belt designation in this parcel is considered to make an important contribution to safeguarding a large area of open countryside to the east from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed within purpose 4.

---

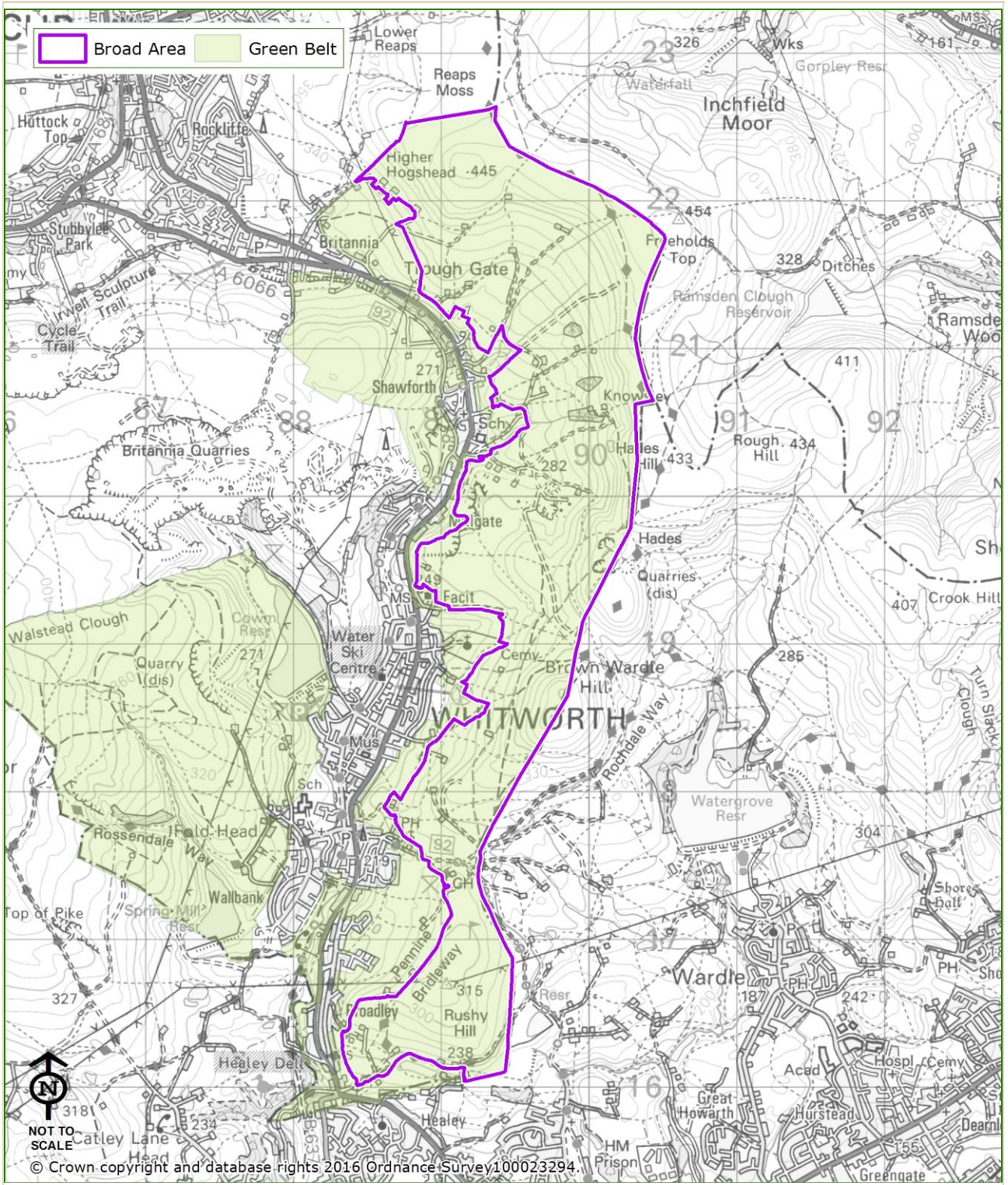
### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 66

Parcel Type:

Broad Area



Land Parcel Ref: 66

Parcel Type: Broad Area

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

This parcel is a Broad Area which is not adjacent to the urban edge as it is separated by intervening parcels. As the parcel does not lie adjacent to the urban edge, it has not been considered further in terms of the role it plays in checking the unrestricted sprawl of the large built up area.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** Strong

**Notes:**

This Broad Area is located between the settlements of Britannia/Bacup and Shawforth; Shawforth and Whitworth; and Whitworth and Rochdale. The parcel forms an area of higher ground to the east of these settlements and along with various other parcels contributes to the gaps between them and prevents the erosion of the physical and in some instances the visual separation. Any new development, and subsequent loss of openness, could lead to the physical coalescence of these settlements and the perception of merging.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Strong

**Notes:**

This is a Broad Area of open countryside that contains relatively little urban development. There is a sense of encroachment within the centre of the area due to large workings of the disused Landgate Quarry. This has weakened the rural character in this area, though the impact of this development on the overall character is relatively minimal. From the higher ground located within this area the neighbouring settlements of Shawforth and Whitworth, as well as the large built up area of Rochdale, are widely visible; however their visual influence is relatively limited. The area displays clear characteristics of the open countryside and has a largely intact rural character. The Green Belt designation in this area is considered to make a major contribution to safeguarding a large area of countryside from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** Strong

**Notes:**

Digital analysis, based on bare earth height data, indicates that this Broad Area is theoretically visible from the historic settlements of Bacup Town Centre, Littleborough, Milnrow, Rochdale Town Centre, Wardle, and Whitworth Square. In practice the higher ground located within this area has good intervisibility with Bacup Town Centre and excellent intervisibility with Whitworth Square. The area forms a key part of their setting and the openness of the land contributes positively to the historic significance and special character of these settlements. Additionally, the higher ground to the south-west has intervisibility with Littleborough,

Land Parcel Ref: 66

Parcel Type: Broad Area

Rochdale Town Centre, Wardle, and to a lesser degree Milnrow. The openness of land contributes to the setting and historic significance of these historic settlements. However, this is to a relatively limited degree due to intervening topography and intervening blocks of urban development.

---

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

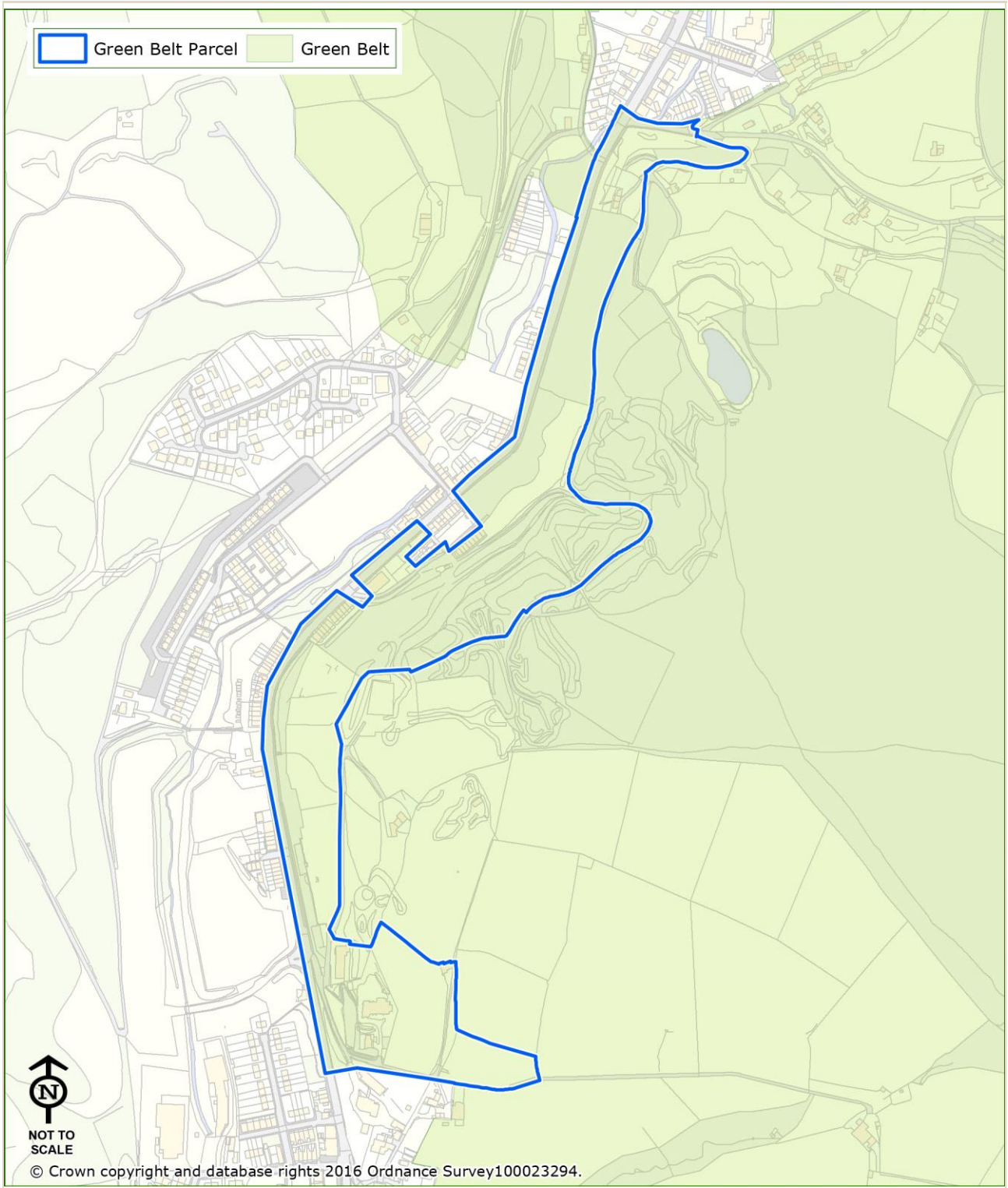
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

67

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 67

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Strong

**Notes:**

This parcel is adjacent to Whitworth which forms part of the large built up area of Rochdale. There are a limited number of urbanising features within the parcel; these include several rows of terrace houses located along the eastern side of the A671. The influence of these urbanising features on the sense of openness is very limited as they are set on the edge of an area steep agricultural and with tree belts and the foothills of moorland slopes.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: Strong

**Notes:**

This parcel is located between the settlements of Shawforth and Whitworth and adjoins both settlement edges. The settlements are in close proximity (within 1km) however, due to the steep valley side topography of the parcel and the intervening higher ground of Brown Hill there is no intervisibility between the two. The parcel forms part of the settlement gap which is of critical importance and plays an essential role in preventing the erosion of the physical gap between the two settlements. Any new urban development with parcel, and subsequent loss of openness, could lead to the physical coalescence and the perception of Shawforth merging with the town of Whitworth.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Moderate

**Notes:**

There is a limited sense of encroachment within the parcel as a result of several small rows of terrace houses located along the A671 and the visual impact of neighbouring settlement edge. The disused quarry working of Landgate Quarry to the north of the parcel also has a strong visual influence on the parcel and weakens the rural character in parts. However, despite this the parcel displays characteristics of the open countryside but lacks an intact rural character. The Green Belt designation in this parcel is considered to be making an important contribution to safeguarding a large area of open countryside to the east from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed within purpose 4.

---

Land Parcel Ref:

67

Parcel Type:

Green Belt Parcel

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

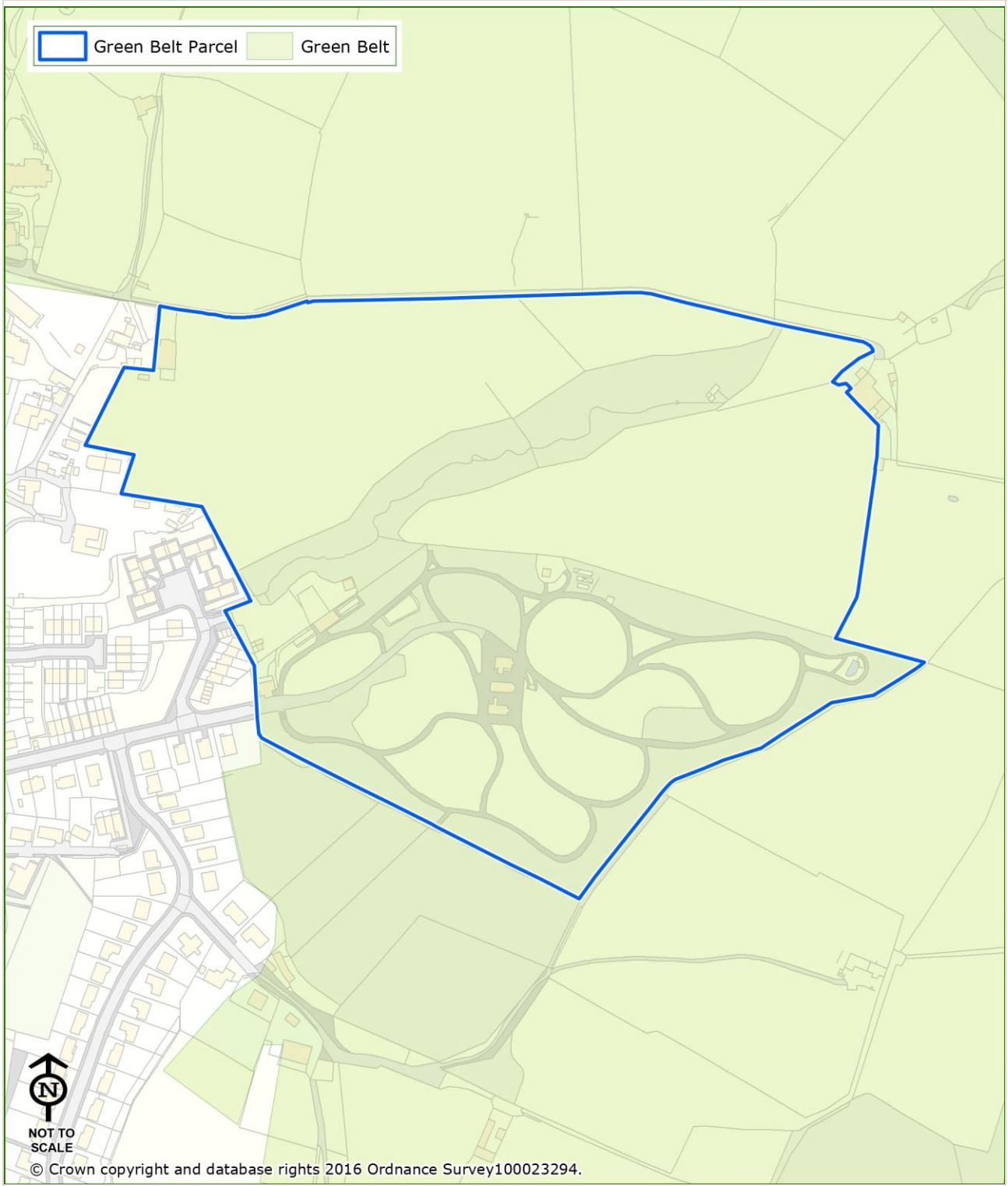


Land Parcel Ref:

68

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 68

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Strong

**Notes:**

This parcel is adjacent to Whitworth which forms part of the large built up area of Rochdale. There are a limited number of urbanising features within the parcel; these include small areas of hardstanding in the west. A large cemetery with a number of associated buildings and access occupies the southern half of the parcel, although this constitutes appropriate development within the Green Belt. The influence of urbanising features on the sense of openness within the parcel is very limited as they are set on the edge of an area of sloping agricultural land.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: Weak

**Notes:**

The parcel is on the edge of Whitworth. There is little intervisibility between Whitworth and the neighbouring settlement of Shawforth due to the steep valley topography and intervening higher ground of Brown Hill. The parcel does not play a role in preventing the erosion of the visual gap between these settlements. However, any new urban development in the north of the parcel may be perceived as eroding the physical gap between the two settlements, although this will be limited.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Moderate

**Notes:**

There is a sense of encroachment within the parcel as a result of a large cemetery in the south and area of hardstanding in the western boundary. The north of the parcel contains undulating farmland and displays clear characteristics of the open countryside, however the cemetery in the south weakens the rural character of the parcel. The Green Belt designation in this parcel is considered to be making an important contribution to safeguarding of a large area of open countryside to the east from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed within purpose 4.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

**Land Parcel Ref:**

68

**Parcel Type:**

Green Belt Parcel

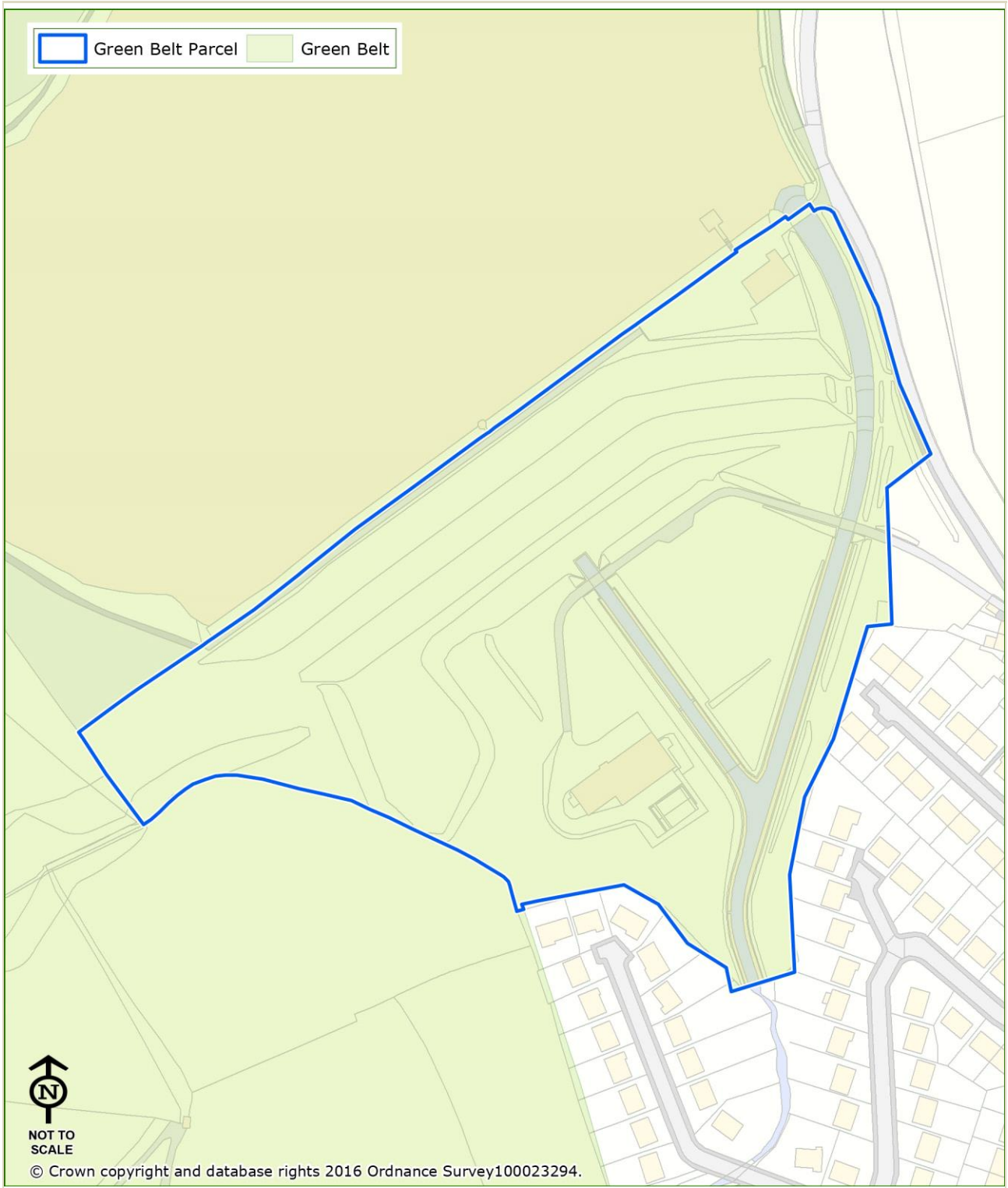
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

69

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 69

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Moderate

**Notes:**

This parcel is adjacent to Whitworth which forms part of the large built up area of Rochdale. There are a number of urbanising features within the parcel; these include buildings and infrastructure associated with Cown Reservoir and Whitworth Water Ski Centre. A large grass covered earth embankment which forms the dam wall of the reservoir is a dominant feature within the parcel. There is a relatively strong sense of openness in the parcel, although this is compromised in parts by infrastructure associated with the reservoir.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: No Contribution

**Notes:**

The parcel is adjacent to the settlement edge of Whitworth and lies between the Whitworth and the settlements of Bacup and Stacksteads in the north-west. There is no intervisibility between Whitworth and these settlements due to the intervening higher ground of Holden Moor, Brandwood Moor and Rooley Moor. The parcel does not play a role in preventing the erosion of the visual gap between these settlements. Any new urban development within this parcel may be perceived as eroding the physical gap between the two settlements, however due to the considerable distance this will be very limited.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Weak

**Notes:**

There is a sense of encroachment within the parcel as a result of the infrastructure and buildings associated with Cown Reservoir, which borders the parcel the west. The west of the parcel comprises a large grassy embankment of earth which forms part of the Reservoir dam wall. The parcel has areas of open green space and pockets of woodland; it displays some of the characteristics of the countryside but lacks rural character.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: Weak

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Whitworth Square. In practice, there is some intervisibility between the parcel and Whitworth Square. However the openness of the parcel is not considered to form key part of its immediate setting but may form part of the wider setting; therefore effects of development within the parcel on the character of the historic settlements would be very limited.

---

Land Parcel Ref: 69

Parcel Type: Green Belt Parcel

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

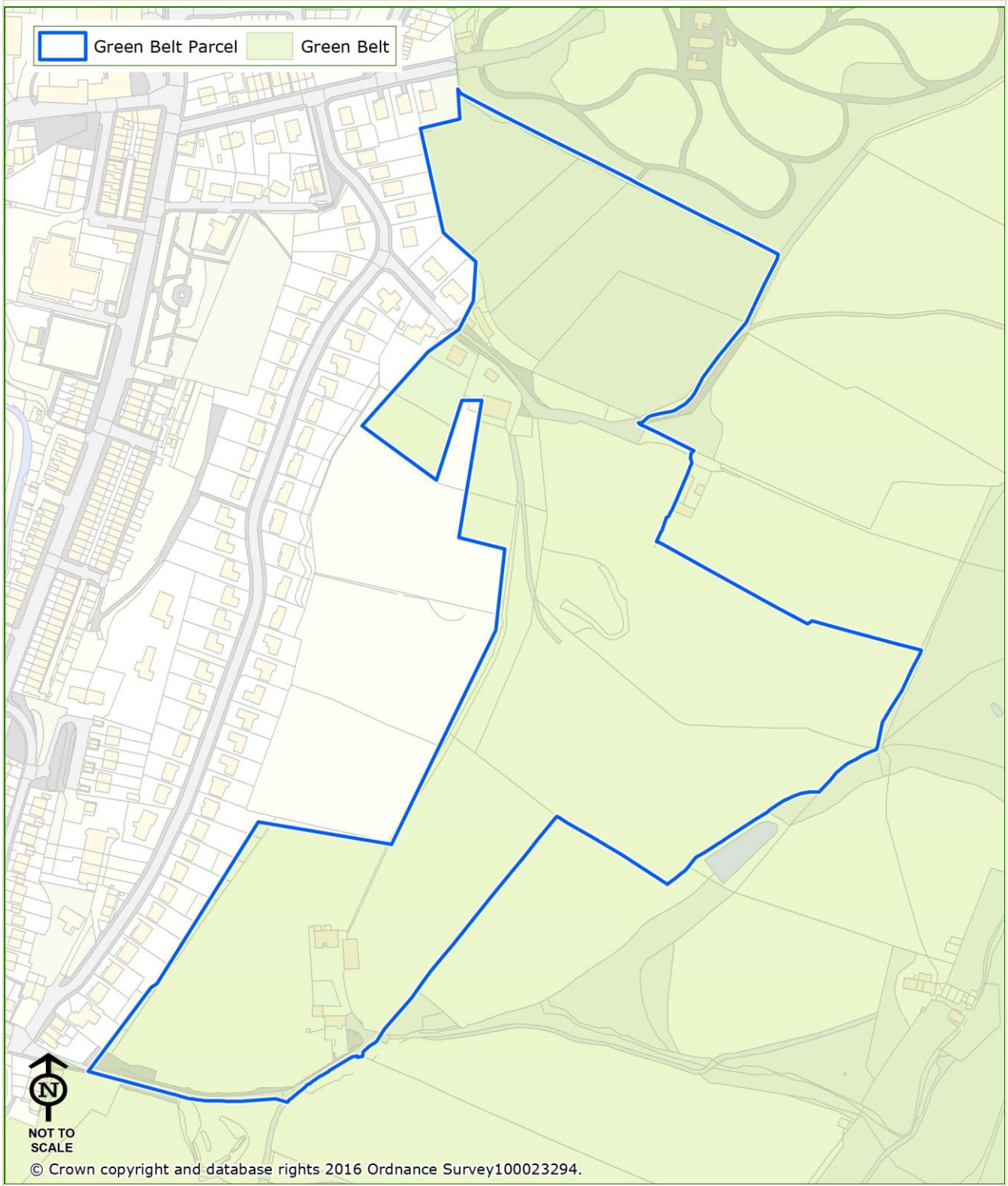
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

70

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 70

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Strong

**Notes:**

This parcel is adjacent to Whitworth which forms part of the large built up area of Rochdale. Urbanising features within the parcel are limited to a single detached property in the north-west. The influence of this urbanising feature on the sense of openness within the parcel is very limited as it set on the edge an area of steeply sloping agricultural land. The parcel also contains a number of horse stables and a farmstead, however these constitute appropriate development within Green Belt. The parcel has a strong sense of openness.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: No Contribution

**Notes:**

The parcel on the edge of Whitworth and does not lie directly between two settlements that are being considered under Purpose 2 for this assessment.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Strong

**Notes:**

There is a limited sense of encroachment within the parcel as a result of a detached residential property in the north-west and the visual impact of the neighbouring settlement of Whitworth. Despite this the parcel displays strong characteristics of the open countryside and has a relatively intact rural character. The Green Belt designation in this parcel is considered to be making an important contribution to safeguarding of a large area of open countryside to the east from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed within purpose 4.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

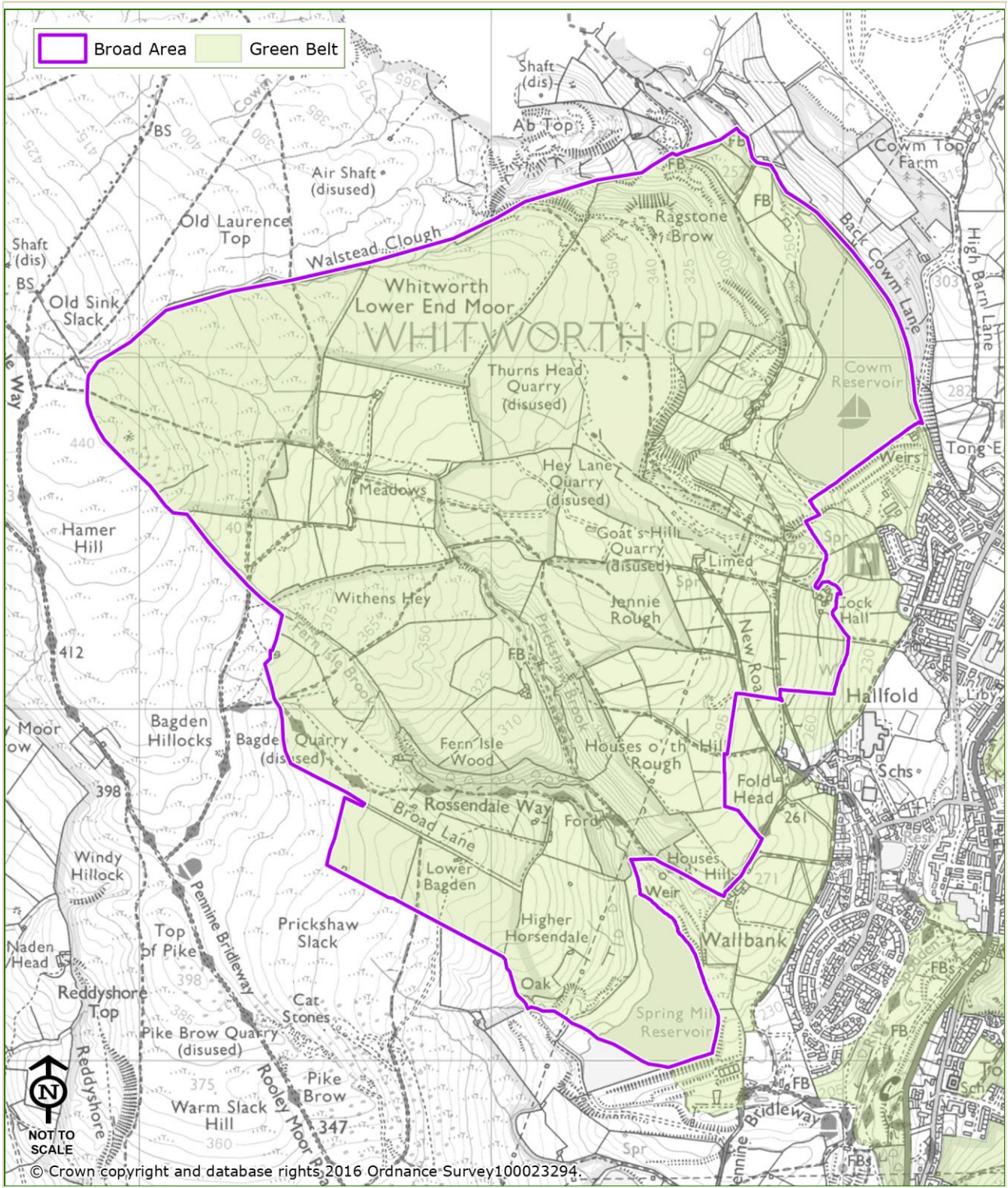
All parcels make an equally significant contribution to this purpose.



Land Parcel Ref: 71

Parcel Type:

Broad Area



Land Parcel Ref: 71

Parcel Type: Broad Area

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

**Rating:** Not Applicable

**Notes:**

This parcel is a Broad Area which is not adjacent to the urban edge as it is separated by intervening parcels. As the parcel does not lie adjacent to the urban edge, it has not been considered further in terms of the role it plays in checking the unrestricted sprawl of the large built up area.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

**Rating:** No Contribution

**Notes:**

This Broad Area is close to the settlement edge of Whitworth and lies between Whitworth and the settlements of Bacup and Stacksteads to the north-west. There is no intervisibility between Whitworth and these settlements due to the intervening higher ground of Holden Moor, Brandwood Moor and Rooley Moor. The parcel does not play a role in preventing the erosion of the visual gap between these settlements. Any new urban development within this parcel may be perceived as eroding the physical gap, although due to the considerable distance this will be very limited.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

**Rating:** Strong

**Notes:**

This is a broad area of countryside that contains relatively little urban development. The east of the area contains the Cowm and Spring Mill Reservoirs; these weaken the rural character in parts, though this is minimal. From the higher ground located within this area the neighbouring settlements of Shawforth and Whitworth are widely visible, although their visual influence is relatively limited. The area displays clear characteristics of the open countryside and has an intact rural character. The Green Belt designation in this area is considered to make a major contribution to safeguarding a large area of countryside from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

**Rating:** Moderate

**Notes:**

Digital analysis, based on bare earth height data, indicates that this Broad Area is theoretically visible from the historic settlements of Bacup Town Centre, Rochdale Town Centre, Wardle, and Whitworth Square. In practice the higher ground located within this area has good intervisibility with Whitworth Square. The area forms a part of its wider setting and the openness of the land contributes positively the historic significance and special character of this settlement, albeit to a relatively limited degree.

---

Land Parcel Ref:

71

Parcel Type:

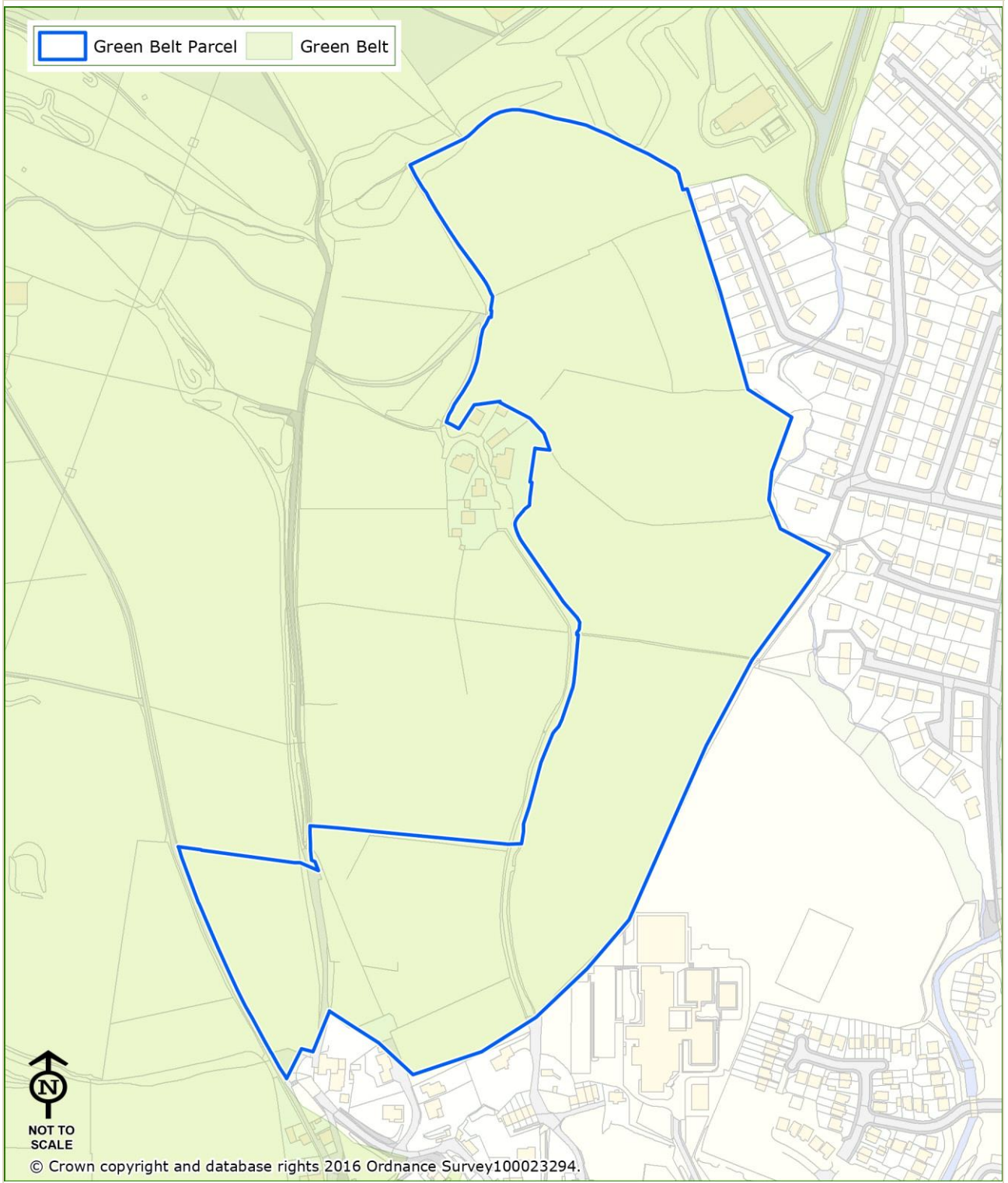
Broad Area

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 72

Parcel Type: Green Belt Parcel



Land Parcel Ref: 72

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Strong

**Notes:**

This parcel is adjacent to Whitworth which forms part of the large built up area of Rochdale. There are no urbanising features within the parcel. The parcel has a strong sense of openness due to a landscape composed of large sloping pastoral fields.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: No Contribution

**Notes:**

The parcel is adjacent to the settlement edge of Whitworth and lies between Whitworth and the settlements of Bacup and Stacksteads to the north-west. There is no intervisibility between Whitworth and these settlements due to the intervening higher ground and moorland slopes to the north-west. The parcel does not play a role in preventing the erosion of the visual gap between these settlements. Any new urban development within this parcel may be perceived as eroding the physical gap, although due to the considerable distance this will be very limited.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Strong

**Notes:**

This parcel is largely free of urban development, although there is a slight sense of encroachment within the parcel as a result of the visual influence of the neighbouring settlement of Whitworth, including the large Whitworth Community High School which abuts the parcel to the south-west. The parcel comprises a steeply sloping pastoral farmland; it displays strong characteristics of the open countryside and has a relatively intact rural character. The Green Belt designation in this parcel is considered to be making an important contribution to safeguarding of a large area of open countryside to the west from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: Moderate

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Whitworth Square. In practice, the elevated slopes within this parcel have good intervisibility with Whitworth Square. The openness of the land is considered to play a role and contributes positively to its setting and historical significance, albeit to a relatively limited degree.

---

Land Parcel Ref:

72

Parcel Type:

Green Belt Parcel

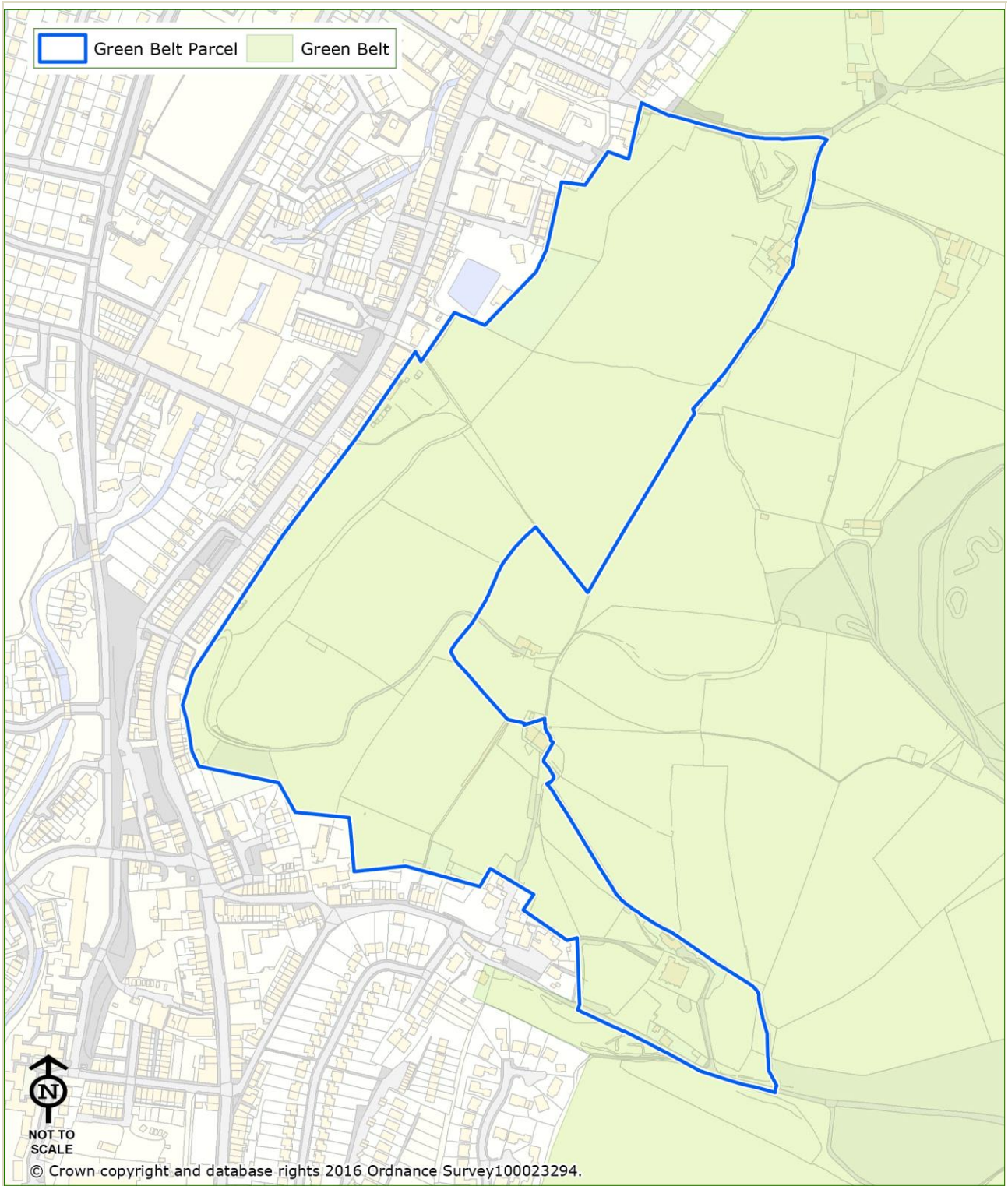
**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 73

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 73

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Strong

**Notes:**

This parcel is adjacent to Whitworth which forms part of the large built up area of Rochdale. There are few urbanising features within the parcel; urbanising features are limited to small areas of hard standing located along the urban edge to the west. The parcel also contains a small number of traditional stone built detached residences and a church in the south, and a single detached residency in the north. These features relate well with the existing urban area to the west and are not considered urban sprawl. The parcel has strong sense of openness due to a landcover comprising steep sloping pastoral fields and with occasional small lines of trees.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: No Contribution

**Notes:**

The parcel on the edge of Whitworth and does not lie directly between two settlements that are being considered under Purpose 2 for this assessment.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Strong

**Notes:**

There is a limited sense of encroachment within the parcel as a result of a small number of detached residential properties in the south and the visual impact of the neighbouring settlement of Whitworth. Despite this the parcel displays strong characteristics of the open countryside and has a relatively intact rural character. The Green Belt designation in this parcel is considered to be making an important contribution to safeguarding of a large area of open countryside to the east from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: Strong

**Notes:**

This parcel is located partly within the historic settlement Whitworth Square. The parcel forms a key part of its setting and the openness of the land contributes positively the historic significance and special character of the settlement.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.



Land Parcel Ref:

73

Parcel Type:

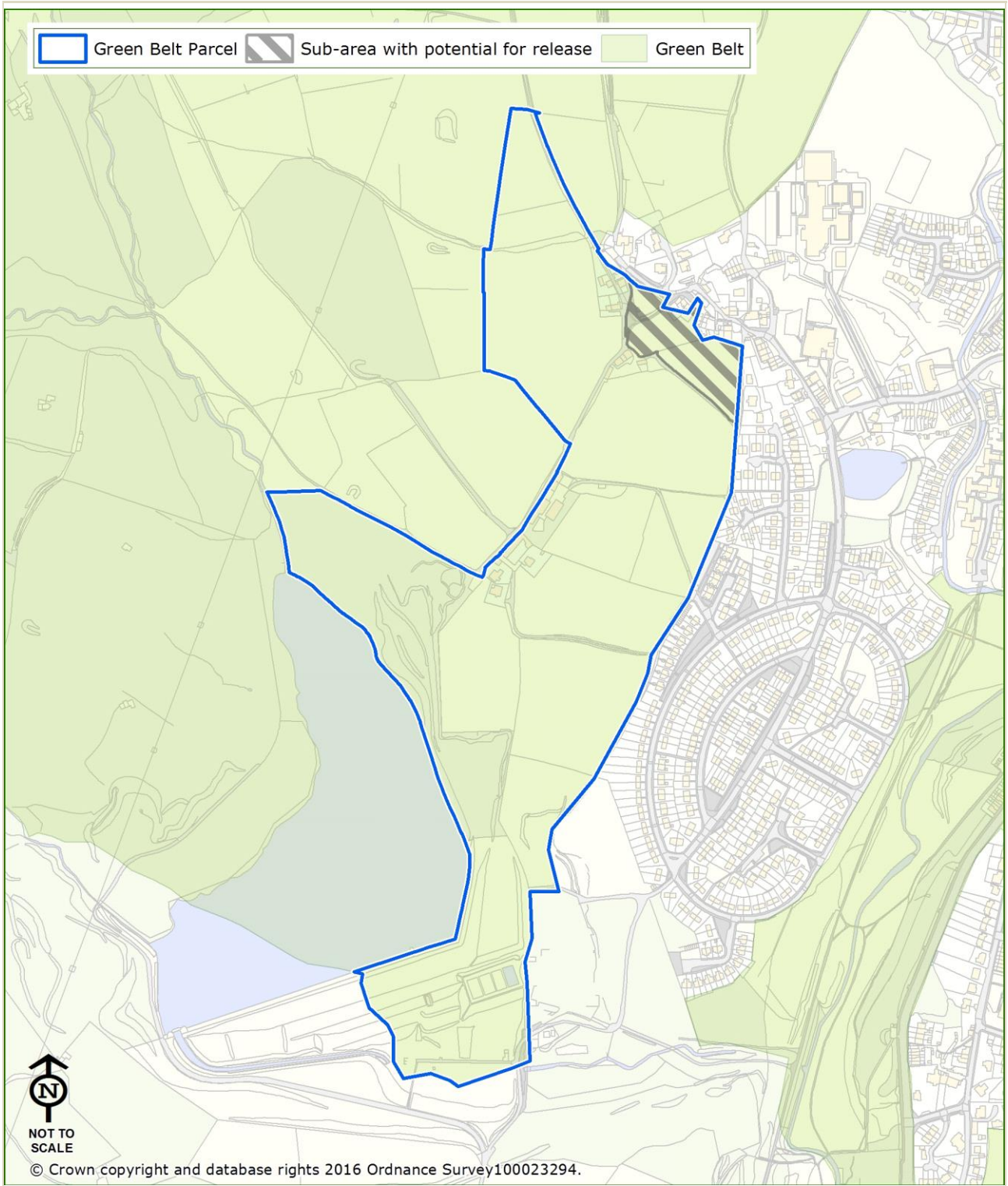
Green Belt Parcel

Land Parcel Ref:

74

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 74

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Strong

**Notes:**

This parcel is adjacent to Whitworth which forms part of the large built up area of Rochdale. There are few urbanising features within the parcel; urbanising features are limited to a small number of detached residences and an area of hard standing in the north. The parcel also contains a small cluster of residencies and a farm around Houses Hill; and buildings and infrastructure associated with Spring Mill Reservoir. These features are not considered to be urban sprawl. The parcel has strong sense of openness due to a landcover of sloping arable land.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: No Contribution

**Notes:**

The parcel is adjacent to the settlement edge of Whitworth and lies between Whitworth and the settlements of Bacup and Stacksteads to the north-west. There is no intervisibility between Whitworth and these settlements due to the intervening higher ground of Holden Moor, Brandwood Moor and Rooley Moor. The parcel does not play a role in preventing the erosion of the visual gap between these settlements. Any new urban development within this parcel may be perceived as eroding the physical gap, but due to the considerable distance this will be very limited.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Strong

**Notes:**

There is a limited sense of encroachment within the parcel as a result of a small number of detached residential properties in the north, the dam wall and infrastructure of Spring Mill Reservoir in the south, as well as the visual impact of the neighbouring settlement of Whitworth. Despite this the parcel displays strong characteristics of the countryside and has a relatively intact rural character. The Green Belt designation in this parcel is considered to be making an important contribution to safeguarding of a large area of open countryside to the west from encroachment

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: Moderate

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Rochdale Town Centre, and Whitworth Square. In practice, the elevated slopes within this parcel have good intervisibility with Whitworth Square. The openness of the land is considered to play a role and contributes positively to its setting and historical significance, albeit to a relatively limited degree.

---

Land Parcel Ref: 74

Parcel Type:

Green Belt Parcel

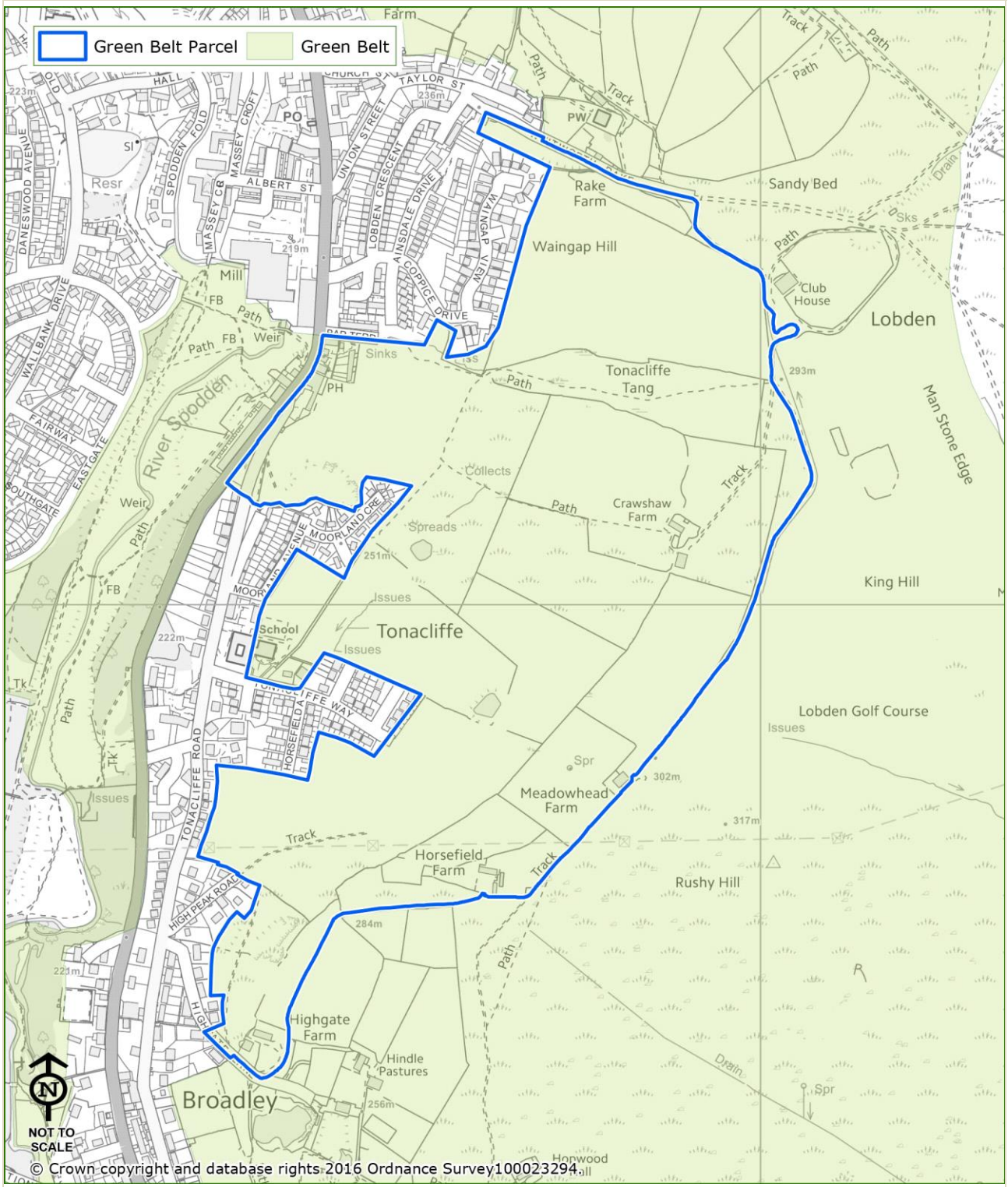
**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 75

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 75

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Strong

**Notes:**

This parcel is adjacent to Whitworth which forms part of the large built up area of Rochdale. There are few urbanising features within the parcel; urbanising features include a small number of terraced and detached properties located along Market Street to the west, a primary school along Tonacliffe Way to the west, and two detached properties on the south. The parcel also contains a farms and isolated properties located along the eastern boundary, although these are not considered as urban sprawl. The parcel has strong sense of openness due to a landcover of sloping farmland and open moorland.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: No Contribution

**Notes:**

The parcel on the edge of Whitworth and does not lie directly between two settlements that are being considered under Purpose 2 for this assessment.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Strong

**Notes:**

There is a limited sense of encroachment within the parcel as a result of a small cluster of properties in the north, a small number of detached properties in the south and a school located along the western boundary. Despite these urbanising features the parcel displays strong characteristics of the open countryside and has a relatively intact rural character. The Green Belt designation in this parcel is considered to be making an important contribution to safeguarding of a large area of open countryside to the east from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: Strong

**Notes:**

This parcel is located partly within the historic settlement Whitworth Square. The parcel forms a key part of its setting and the openness of the land contributes positively the historic significance and special character of the settlement.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

75

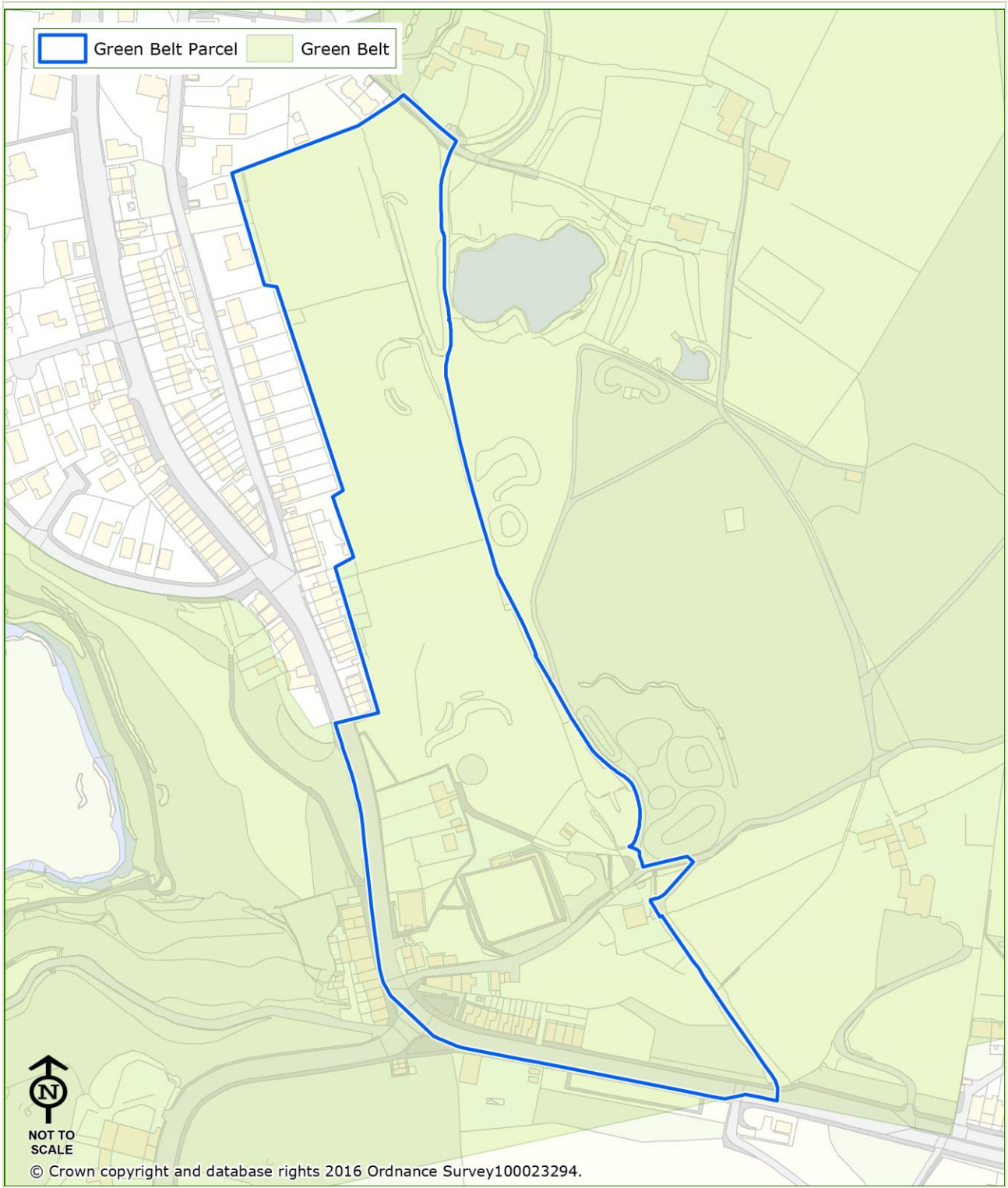
Parcel Type:

Green Belt Parcel

Land Parcel Ref: 76

Parcel Type:

Green Belt Parcel





Land Parcel Ref: 76

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Moderate

**Notes:**

This parcel is adjacent to Whitworth which forms part of the large built up area of Rochdale. There are some urbanising features within the parcel; features include a cluster of detached and terraced properties located around Market Street and Eding Rake in the south of the parcel. The north of the parcel has a sense of openness as it is relatively free of development and comprises steep sloping rough grazing land. To the south the sense of openness is compromised by existing urbanised development.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: Strong

**Notes:**

This parcel is adjacent to the southern urban edge of Broadley (defined as part of the larger urban area of Whitworth for the assessment of purpose 2). The parcel lies between Broadley and Healey (part of the larger built up area of Rochdale). The settlements are in very close proximity (within 0.5km), but there is limited intervisibility due to the intervening steep valley side topography of the parcel. The parcel, along with the neighbouring parcels P79 and P78, forms part of the gap between these settlements and is of critical importance. The parcel plays an essential role in preventing the merging and erosion of the visual and physical gap between settlements, although it is acknowledged that the settlements may be perceived as having already partly merged with the presence of ribbon development along Market Street (A671). The southern area of the parcel contains built development which has compromised its sense of openness, any new development taking place in this area of the parcel could lead to the perception of narrowing the gap and the physical coalescence of the two neighbouring towns.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Weak

**Notes:**

There is a sense of encroachment within the parcel as a result of a cluster of residential properties and recreational facilities that cover the southern half of the parcel, and the visual influence of the adjoining settlement edge. The parcel has open agricultural land in the north that displays characteristics of the countryside, although in the south these characteristics are weaker due to existing development. The parcel lacks an intact and strong rural character. The Green Belt designation in this parcel is considered to be making an important contribution safeguarding a large area of open countryside to the north and east from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: No Contribution

Land Parcel Ref: 76

Parcel Type: Green Belt Parcel

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Rochdale Town Centre. In practice, this parcel has very limited to no intervisibility with Rochdale Town Centre. The openness of the parcel is not considered to form key part of the setting of this historic settlement.

---

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

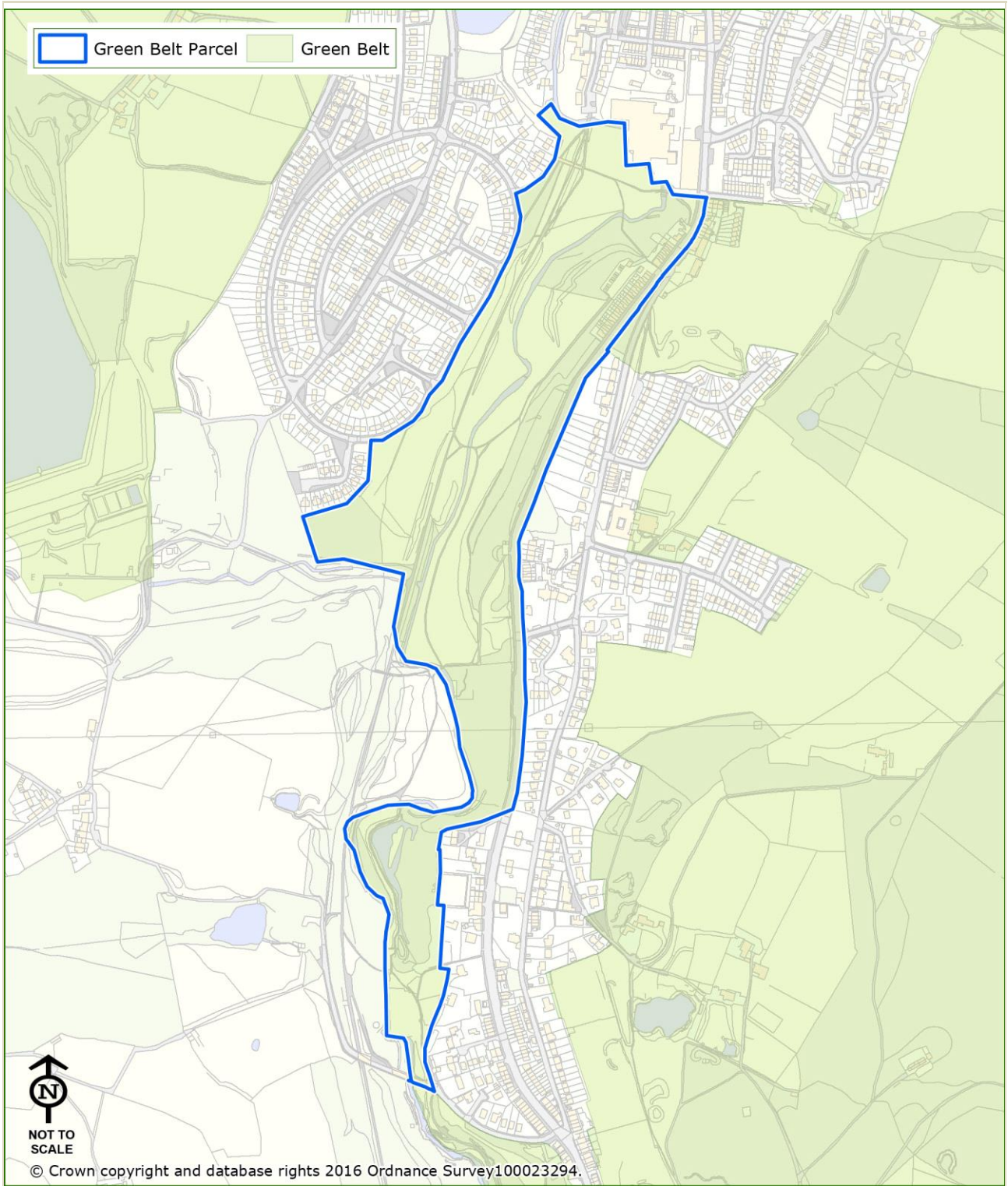
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

77

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 77

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Strong

**Notes:**

This parcel is adjacent to Whitworth which forms part of the large built up area of Rochdale. There are a few urbanising features within the parcel; urbanising features include a row of terraced houses with associated garages located along the western side of Market Street on the north-east boundary of the parcel. The parcel has a strong sense of openness as this urban development is set on the edge of an area characterised by the wooded valley of the River Spodden. The openness of the parcel remains relatively uncompromised by urban development.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: No Contribution

**Notes:**

The parcel does not lie directly between two settlements that are being considered under Purpose 2 for this assessment. The parcel lies partly between Whitworth and Broadley, though as Broadley has been defined as part of Whitworth for the assessment of purpose 2, this has not been taken into account in the rating.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Moderate

**Notes:**

There is a limited sense of encroachment within the parcel as a result of a row of terrace houses located along Market Street (A671) in the north-east. The majority of the parcel consists of the wooded banks of the River Spodden interspersed with areas of open rough grassland; it displays the characteristics of the open countryside, but lacks a strong rural character. The Green Belt designation within this parcel is considered to be making an important contribution to safeguarding of a large area of open countryside to the south-west from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: Weak

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Whitworth Square. In practice, this parcel has some intervisibility with Whitworth Square. However, the openness of the parcel is not considered to form key part of its historic setting but may form part of the wider setting; therefore effects of development within the parcel on the character of the significance of this historic settlement are likely to be limited.

---

Land Parcel Ref: 77

Parcel Type:

Green Belt Parcel

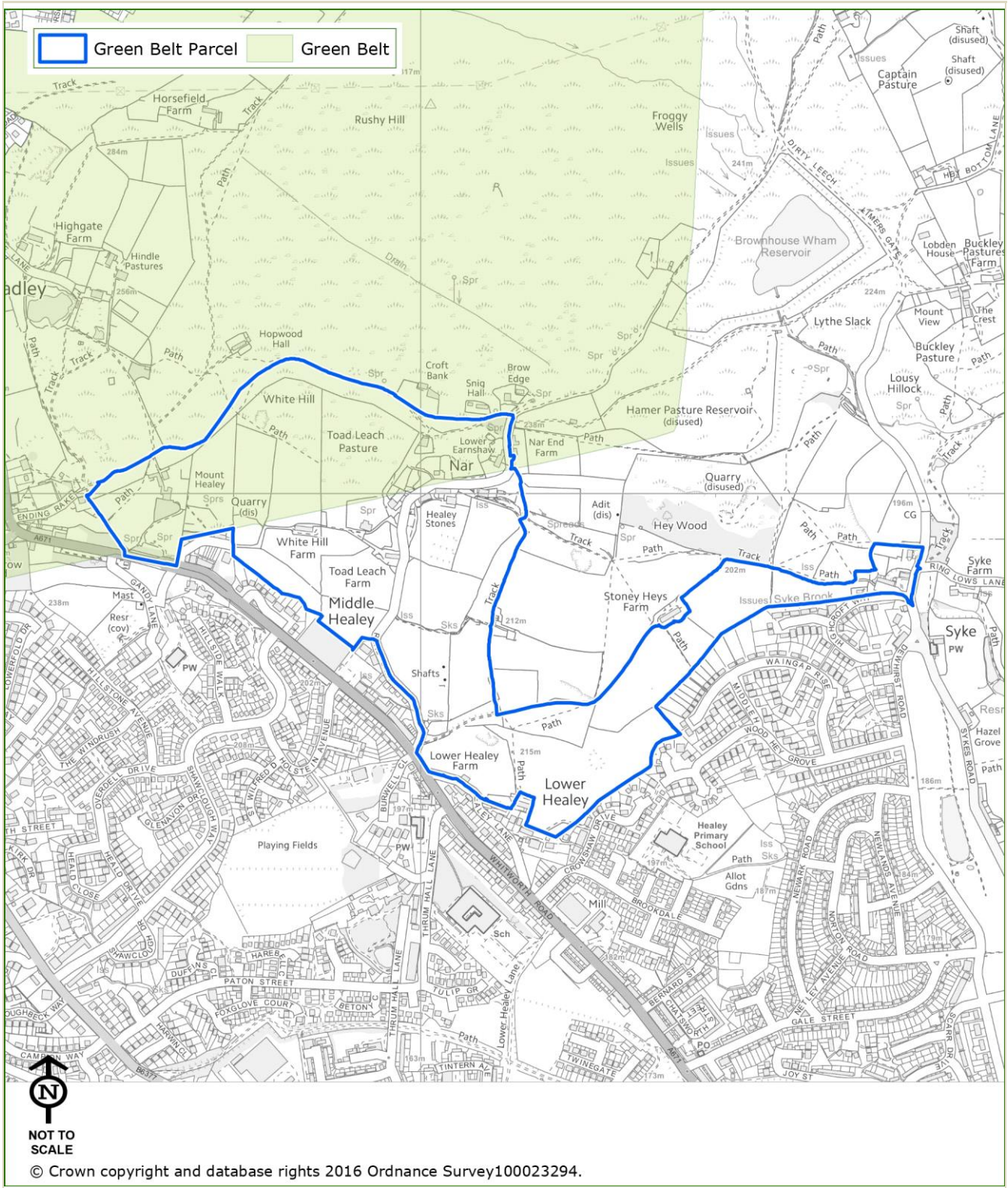
**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 78

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 78

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Strong

**Notes:**

This parcel is adjacent to Middle Healey and Lower Healy which form part of the large built up area of Rochdale. Urbanising features within the parcel include, a cluster of properties located within the small hamlet of Nar End, a single detached property in the east, and a single detached property in the west. The parcel has a strong sense of openness as these features are set within an area of sloping agricultural land. The senses of openness within the parcel is relatively uncompromised by urban development.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: Strong

**Notes:**

This parcel is adjacent to the northern urban edge of Middle Healey and Lower Healy (part of the larger built up area of Rochdale), the north-western extent of the parcel lies between Middle Healey and Broadley (defined as part of the larger urban area of Whitworth for the assessment of purpose 2). These settlements are in very close proximity (within 0.5km), but there is limited intervisibility due to the intervening higher ground located within the parcel. The parcel, along with the neighbouring parcels P76 and P79, forms part of the gap between these settlements that is of critical importance. The parcel plays an essential role in preventing the merging and erosion of the visual and physical gap between settlements, though it is acknowledged that the settlements may be perceived as having already partly merged with the presence of ribbon development along Market Street (A671). Any new development taking place within the north-western extent of the parcel could lead to the perception of narrowing the gap and the physical coalescence of the two neighbouring towns.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Strong

**Notes:**

There is a limited sense of encroachment within the parcel as a result of row of a small cluster of houses located within the small settlement of Nar End, a small number of residencies located in the eastern and western extremities of the parcel, and the visual influence of the adjoining settlement edge of Middle Healey and Lower Healy. However, despite these urbanising influences the parcel displays clear characteristics of the open countryside and has a relatively intact and strong rural character. The Green Belt designation within this parcel is considered to be making an important contribution to safeguarding of a large area of open countryside to the north from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: Weak

Land Parcel Ref: 78

Parcel Type: Green Belt Parcel

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Littleborough, Milnrow, and Rochdale Town Centre. In practice, this parcel has limited intervisibility with these historic settlements. The openness of the parcel is not considered to form key part of their immediate setting but could form part of the wider setting; therefore effects of development within the parcel on the character of the historic settlements would be limited.

---

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

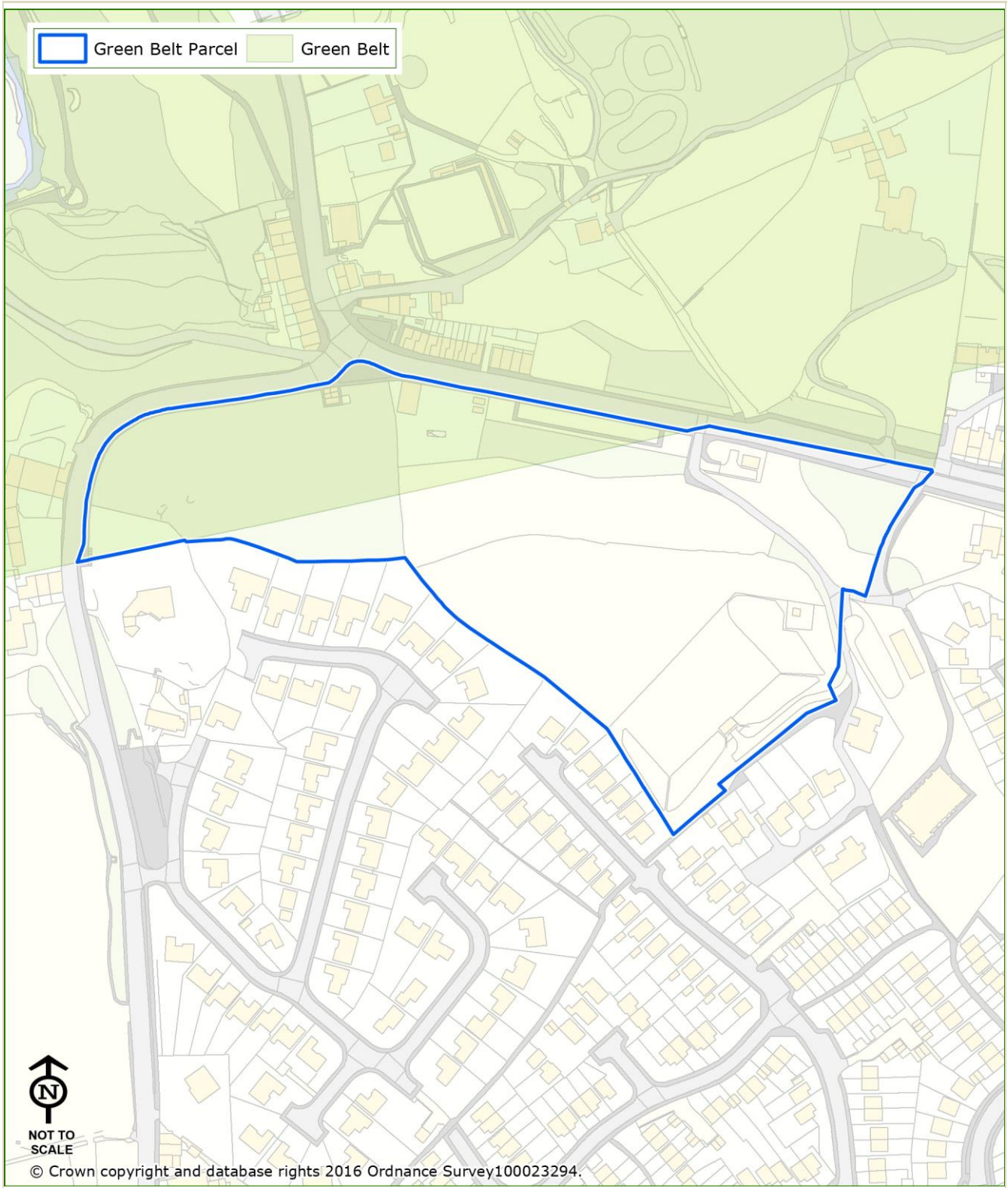


Land Parcel Ref:

79

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 79

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Strong

**Notes:**

This parcel is adjacent to Middle Healey and Lower Healy which form part of the large built up area of Rochdale. There are few urbanising features within the parcel; features are limited to a single detached property located along Market Street on the northern boundary of the parcel. The parcel has a relatively strong sense of openness which remains largely uncompromised by urban development.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: Strong

**Notes:**

This parcel is adjacent to the northern urban edge of Healey (part of the larger built up area of Rochdale) and lies between Healey and Broadley (defined as part of the larger urban area of Whitworth for the assessment of purpose 2). The settlements are in very close proximity (within 0.5km), but there is limited intervisibility due to the intervening steep valley side topography of the parcel. The parcel, along with the neighbouring parcels P76 and P78, forms part of the gap between these settlements and is of critical importance. The parcel plays an essential role in preventing the merging and erosion of the visual and physical gap between settlements, though it is acknowledged that the settlements may be perceived as having already partly merged with the presence of ribbon development along Market Street (A671). Any new development taking place within the parcel could lead to the perception of narrowing the gap and the physical coalescence of the two neighbouring towns.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Weak

**Notes:**

There is a sense of encroachment within the parcel as a result of the visual influence of the adjoining settlement edge of Healey. The parcel is a relatively small area of open green space with pockets of woodland; it displays some of the characteristics of the open countryside but lacks rural character.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Rochdale Town Centre. In practice, this parcel has limited intervisibility with Rochdale Town Centre. The openness of the parcel is not considered to form key part of the setting of this historic settlement.

---

Land Parcel Ref: 79

Parcel Type: Green Belt Parcel

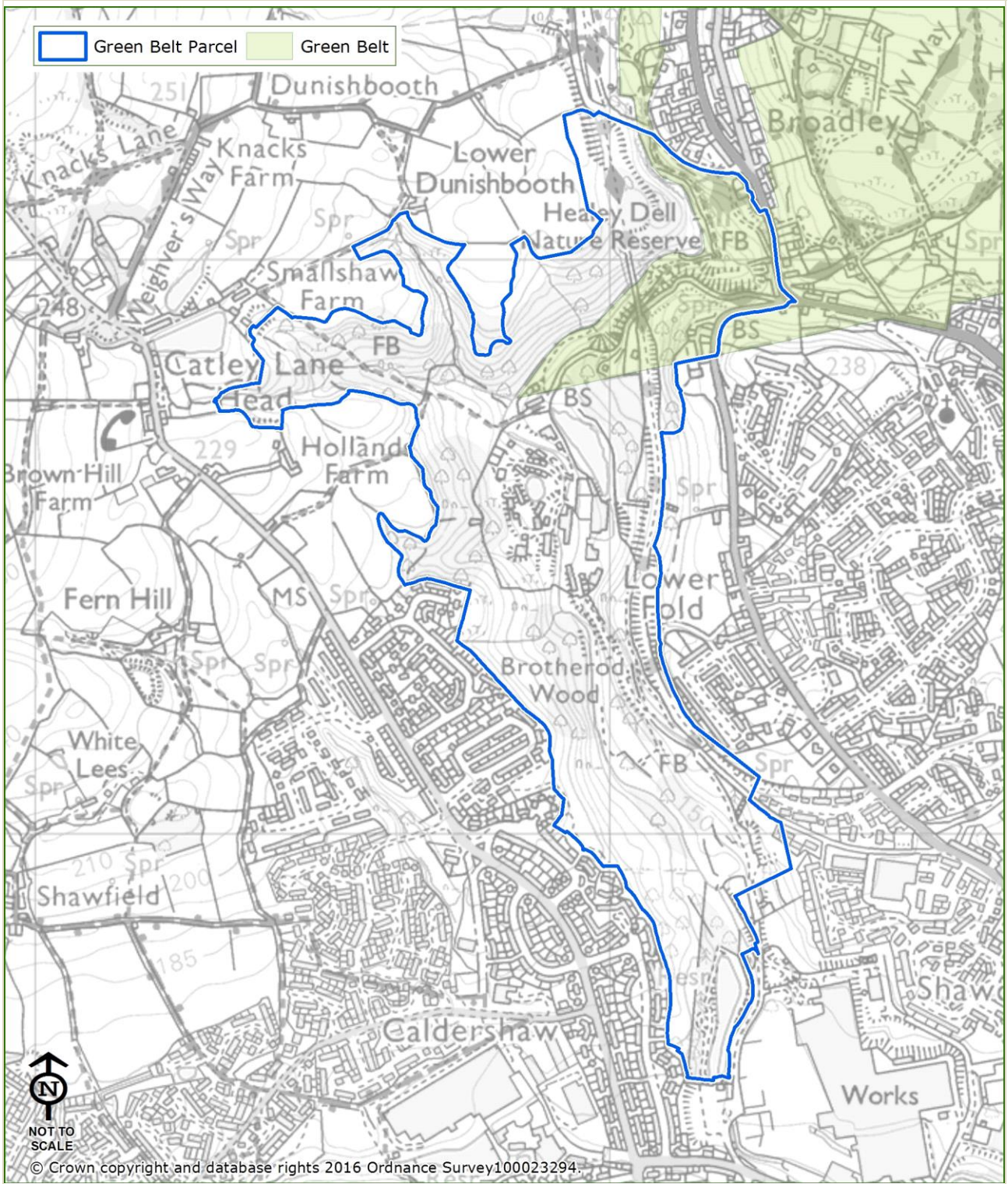
**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: 80

Parcel Type:

Green Belt Parcel



Land Parcel Ref: 80

Parcel Type: Green Belt Parcel

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Strong

**Notes:**

This parcel is adjacent Lower Fold and Caldershaw which form part of the large built up area of Rochdale. Urbanising features within the parcel include, a small cluster of residential and commercial properties located along Dell Road within the centre of the parcel, and a small row of terrace houses located along Market Street (A671) in the north-east of the parcel. The parcel has a strong sense of openness as these features are located within the mature deciduous woodland of Brother Wood which forms part of the Healey Dell Local Nature Reserve. The sense of openness within the parcel remains largely uncompromised by urban development.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: Strong

**Notes:**

This parcel is adjacent to the northern urban edge of Healey (part of the larger built up area of Rochdale). The far north-eastern extent of the parcel lies between Healey and Broadley (defined as part of the larger urban area of Whitworth for the assessment of purpose 2). These settlements areas are in very close proximity (within 0.5km), but there is limited intervisibility due to the intervening steep valley topography and wooded nature of the parcel. The parcel, along with the neighbouring parcels P76 and P79, forms part of the gap between the settlements that is of critical importance. The parcel plays an essential role in preventing the merging and erosion of the visual and physical gap between settlements, though it is acknowledged that the settlements may be perceived as having already partly merged with the presence of ribbon development along Market Street (A671). Any new development taking place within the north-western extent of the parcel could lead to the perception of narrowing the gap and the physical coalescence of the two neighbouring towns.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Strong

**Notes:**

There is a limited sense of encroachment within the parcel as a result of a small cluster of residential and commercial properties located along Dell Road within the centre of the parcel, and a small row of terrace houses located along Market Street (A671) in the north-east of the parcel. The majority of the parcel comprises the mature deciduous woodland dissected with small streams; despite urbanising influences it displays clear characteristics of the countryside and has a relatively intact and strong rural character. The Green Belt designation within this parcel is considered to be making an important contribution to safeguarding of a large area of open countryside to the north-east from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Land Parcel Ref: 80

Parcel Type: Green Belt Parcel

Rating: No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Rochdale Town Centre, and Whitworth Square. In practice, the parcel has very limited intervisibility with Whitworth Square and does not play role its setting or significance. This this largely due to visual screening provided by buildings, roads, and trees etc.; and the slope of the land.

---

**Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

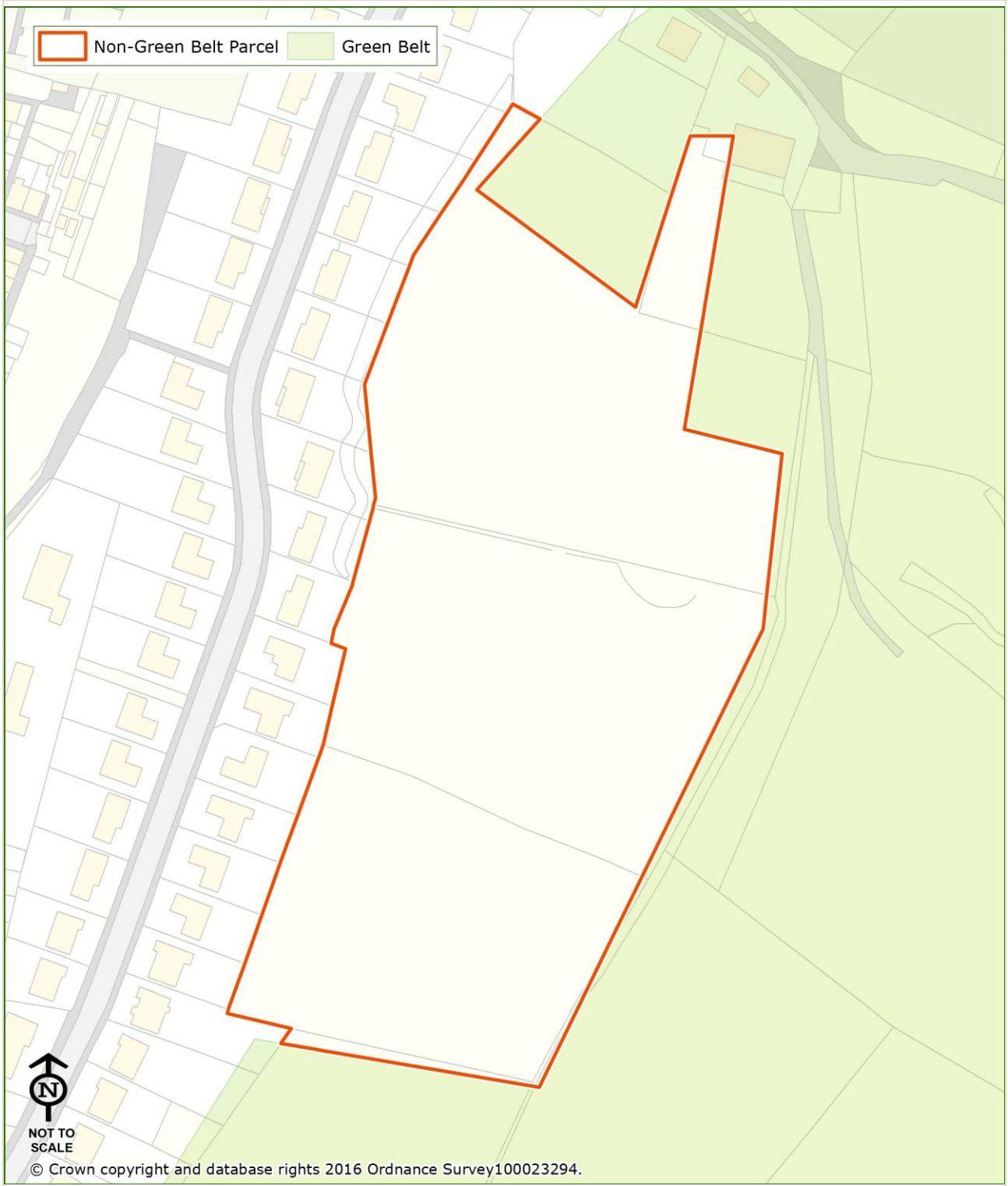
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref:

81

Parcel Type:

Non-Green Belt P



Land Parcel Ref: 81

Parcel Type: Non-Green Belt P

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Strong

**Notes:**

This parcel is adjacent to Whitworth which forms part of the large built up area of Rochdale. Urbanising features are limited a single garage building associated with a residency located on the western boundary of the parcel. The parcel has a strong sense of openness due to a landscape composed of large sloping pastoral fields.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: No Contribution

**Notes:**

The parcel on the edge of Whitworth and does not lie directly between two settlements that are being considered under Purpose 2 for this assessment.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Moderate

**Notes:**

There is a limited sense of encroachment within the parcel as a result of the visual impact of the neighbouring settlement of Whitworth. Despite this the parcel displays characteristics of the open countryside but has a weakened rural character. The Green Belt designation in this parcel is considered to be making an important contribution to safeguarding of a large area of open countryside to the east from encroachment.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: No Contribution

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is not theoretically visible from any of the historic settlements assessed within purpose 4.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

All parcels make an equally significant contribution to this purpose.

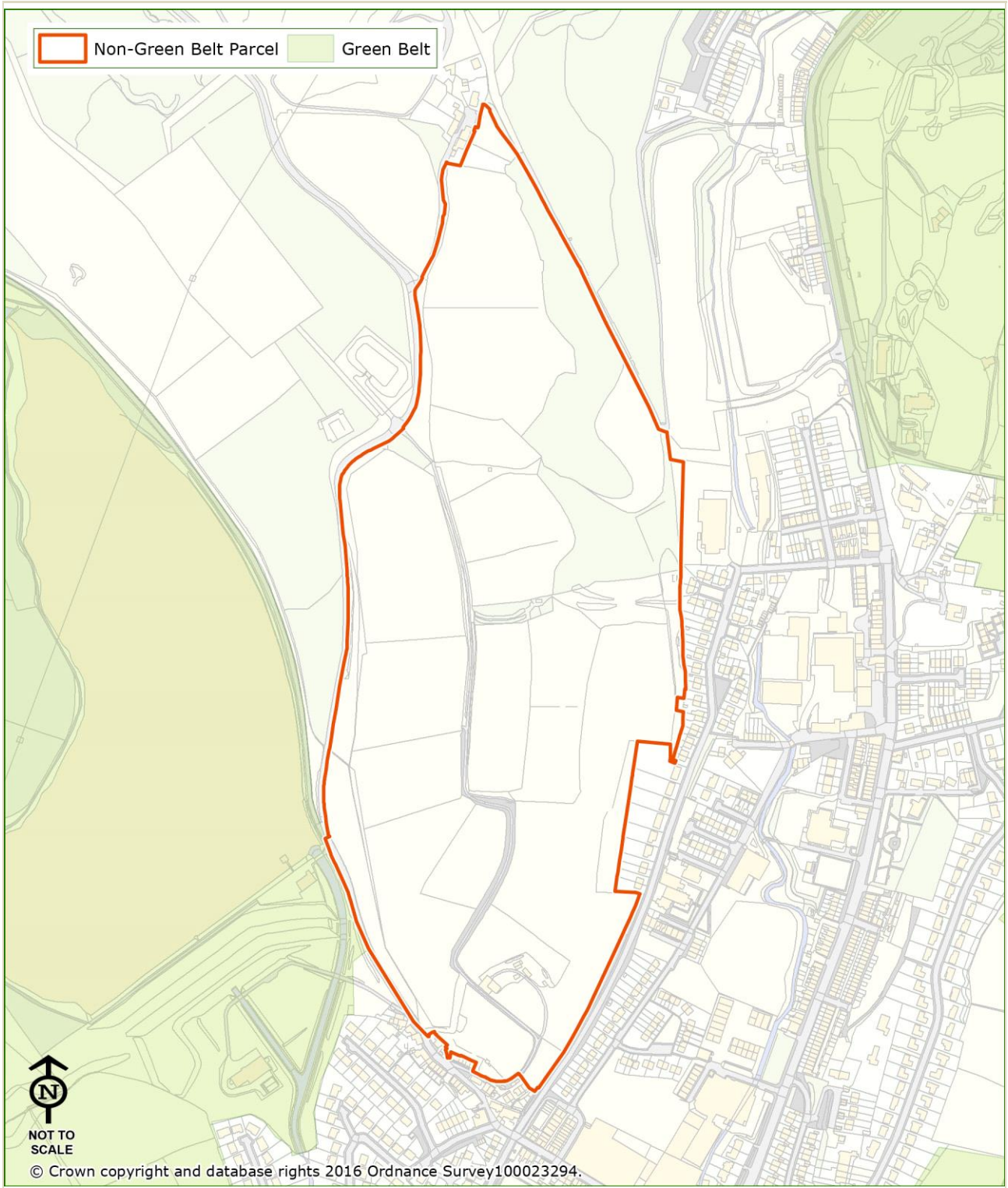


Land Parcel Ref:

82

Parcel Type:

Non-Green Belt P



Land Parcel Ref: 82

Parcel Type: Non-Green Belt P

---

### **Purpose 1 - To check the unrestricted sprawl of large built-up areas**

Rating: Strong

**Notes:**

This parcel is adjacent to Whitworth which forms part of the large built up area of Rochdale. Urbanising features are limited to small area of hardstanding and a number of associated small outbuildings. The parcel has a strong sense of openness as these urbanising features are set within an area of sloping agricultural land. The sense of openness within parcel remains largely uncompromised by urban development.

---

### **Purpose 2 - To prevent neighbouring towns merging into one another**

Rating: No Contribution

**Notes:**

The parcel is adjacent to the settlement edge of Whitworth and lies between Whitworth and the settlements of Bacup and Stacksteads to the north-west. There is no intervisibility between Whitworth and these settlements due to the intervening higher ground of Holden Moor, Brandwood Moor and Rooley Moor. The parcel does not play a role in preventing the erosion of the visual gap between these settlements. Any new urban development within this parcel may be perceived as eroding the physical gap, though due to the considerable distance this will be very limited.

---

### **Purpose 3 - To assist in the safeguarding of the countryside from encroachment**

Rating: Moderate

**Notes:**

There is a limited sense of encroachment within the parcel as a result of the visual impact of the neighbouring settlement of Whitworth. Despite this the parcel displays strong characteristics of the open countryside but has a somewhat weakened rural character in parts.

---

### **Purpose 4 - To preserve the setting and special character of historic towns**

Rating: Weak

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlement of Whitworth Square. In practice, the elevated slopes within this parcel have some intervisibility with Whitworth Square. The openness of the parcel is not considered to form key part of its immediate setting but may form part of the wider setting; therefore effects of development within the parcel on the character of the historic settlements would be limited.

---

### **Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

**Land Parcel Ref:**

82

**Parcel Type:**

Non-Green Belt P

All parcels make an equally significant contribution to this purpose.