

Note re Green Belt Additions

1. This note has been produced by the GMCA on behalf of the 9 Places for Everyone (PfE) authorities.
2. At the Examination in Public (EiP) session on Green Belt Additions (Matters 25, 26, and 32) on Thursday 9 March 2023, the GMCA outlined how it intended to approach the matter of Green Belt Additions. That approach is set out in this note.
3. PfE as submitted for examination proposes 49 additions to the Green Belt (Appendix B).
4. Paragraph 140 of the National Planning Policy Framework (NPPF) sets the same “exceptional circumstances” test for adding land to an existing Green Belt as it does for releasing land from an existing Green Belt. The Framework does not elaborate in relation to adding land to an existing Green Belt (whereas it does in relation to releasing land from an existing Green Belt, and in relation to establishing an entirely new Green Belt). Nor does the National Planning Practice Guidance (NPPG) provide any guidance on the subject of adding land to an existing Green Belt.
5. Paragraph 143 f) of the NPPF explains that Green Belt boundaries should be defined “*..clearly, using physical features that are readily recognisable and likely to be permanent.*”
6. In Solihull MBC v Gallagher Estates Ltd¹ the Court of Appeal confirmed the legal principles which apply where it is proposed to add land to an existing Green Belt. In essence, in order to demonstrate exceptional circumstances for adding land to an existing Green Belt there needs to be a *fundamental change* in circumstances since the time when the extent of the Green Belt was established previously and the land in question was not included in the Green Belt.
7. This is an exacting legal test.
8. The Greater Manchester Green Belt was established in 1984 in the Greater Manchester Green Belt Local Plan. In the case of some of the 9 constituent PfE authorities the extent of the Green Belt has been re-considered in subsequent development plans.
9. The 8 PfE plan-making authorities who propose adding land to the Green Belt in PfE (i.e.all except Manchester) have rigorously reviewed whether the proposed Green Belt additions meet the exacting legal test and / or involve resolving an existing boundary anomaly where the existing Green Belt boundary does not follow a readily recognisable feature.
10. The outcome of this review is set out in the attached schedule which indicates that it is concluded that 8 of the proposed Green Belt additions satisfy the legal test (these are marked “FC” in the schedule) and 12 involve resolving an existing boundary anomaly (these are marked “AB” in the schedule). 3 of the proposed additions are considered to involve both a fundamental change and

¹ [2014] EWCA Civ 1610 See document GMCA 80 see paragraphs 28 – 37

an anomalous boundary. In total therefore it is considered that 17 of the 49 proposed additions meet either the fundamental change test and / or would resolve an anomalous boundary.

11. The other 32 proposed additions are not considered to meet either the fundamental change test and / or involve resolving an anomalous boundary. The examining inspectors have the GMCA's matters [hearing] statements in respect of all of these.

Schedule of Green Belt Additions

District	Green Belt Addition ID		Anomalous Boundary	Fundamental change
Bury	GBA05	Pigs Lea Brook 2	AB	
Bury	GBA12	Woolfold, Bury	AB	
Bury	GBA14	Chesham, Bury	AB	
Rochdale	GBA19	Land to west of Stakehill Business Park		FC
Rochdale	GBA25	Land at Summit, Heywood	AB	
Salford	GBA26	Land South East of Slack Brook Open Space	AB	FC
Salford	GBA28	Part of Logistics North Country Park	AB	FC
Salford	GBA29	Land West of Burgess Farm	AB	FC
Tameside	GBA31	Fox Platt, Mossley	AB	
Tameside	GBA32	Manor Farm Close, Waterloo, Ashton-under-Lyne	AB	
Tameside	GBA35	Woodview, South View, Carrbrook, Stalybridge	AB	
Tameside	GBA37	Broadbottom Road, Broadbottom		FC
Tameside	GBA39	Cemetery Road, Denton	AB	
Tameside	GBA40	Hyde Road, Mottram		FC
Tameside	GBA41	Ashworth Lane, Mottram		FC
Trafford	GBA43	Midlands Farm, Moss Lane		FC
Wigan	GBA44	Land off Fir Tree Street, Ince	AB	