Green Belt Purpose Analysis

Draft Borough Local Plan

November 2013

Royal Borough of Windsor and Maidenhead
Planning & Property Services
Town Hall
St Ives Road
Maidenhead
SL6 1RF

1 Introduction 1
2 Context 3
3 Approach of analysis 4
4 Results of Analysis 8
5 Conclusions 11

Appendices

A Glossary 13
B Analysis Criteria 14
C Analysis Maps 19

Contents

INTRODUCTION

1.1 The Borough Council is required to plan for the future of the Royal Borough with the preparation of a Borough Local Plan. The Borough Local Plan will seek to ensure that development is sustainable and reflects the best interests of residents and local businesses, setting out what type of development should take place, where this should occur and ensuring that necessary infrastructure is provided.

1.2 The purpose of this study is to consider how land within the Royal Borough contributes to the purposes of Green Belt as defined in the National Planning Policy Framework. It will be used alongside other studies looking at other specific subjects to inform the different implications of policy choices through the Borough Local Plan process.

1.3 For the avoidance of doubt, this study does not consider the appropriateness of future development requirements or consider amendments to the Green Belt. This study is therefore not a decision making document. A summary of what this study will and will not do is outlined below.

Study purpose at a glance	
What it will do	What it will not do
Analyse the contribution made by land to the purposes of Green Belt	Set future development requirements
	Amend the boundary of the Green Belt
	Allocate land for development

Table 1 Study purpose at a glance

Background

1.4 The whole of the Royal Borough, with the exception of the larger settlements, is designated part of the Metropolitan Green Belt surrounding London.[1] Figure 1 shows the extent of Green Belt in the Royal Borough.

1.5 The National Planning Policy Framework states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.[2] Green Belt serves five purposes[3] as set out below. The Green Belt purposes appear to be of equal importance in national terms with no indication of any hierarchy. Once established, Green Belts boundaries should only be altered in exceptional circumstances.

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

1 Approximately 83% of the Royal Borough's total geographical area is Green Belt. This amounts to around 16,500 hectares.
2 NPPF, paragraph 79.
3 NPPF, paragraph 81.

1.6 The National Planning Policy Framework expects Local Plans to meet objectively assessed needs unless any adverse impact or of doing so would significantly and demonstrably outweigh the benefits or specific policies indicate that development should be restricted. Green Belt is included in the example of policies which restrict development.[4]

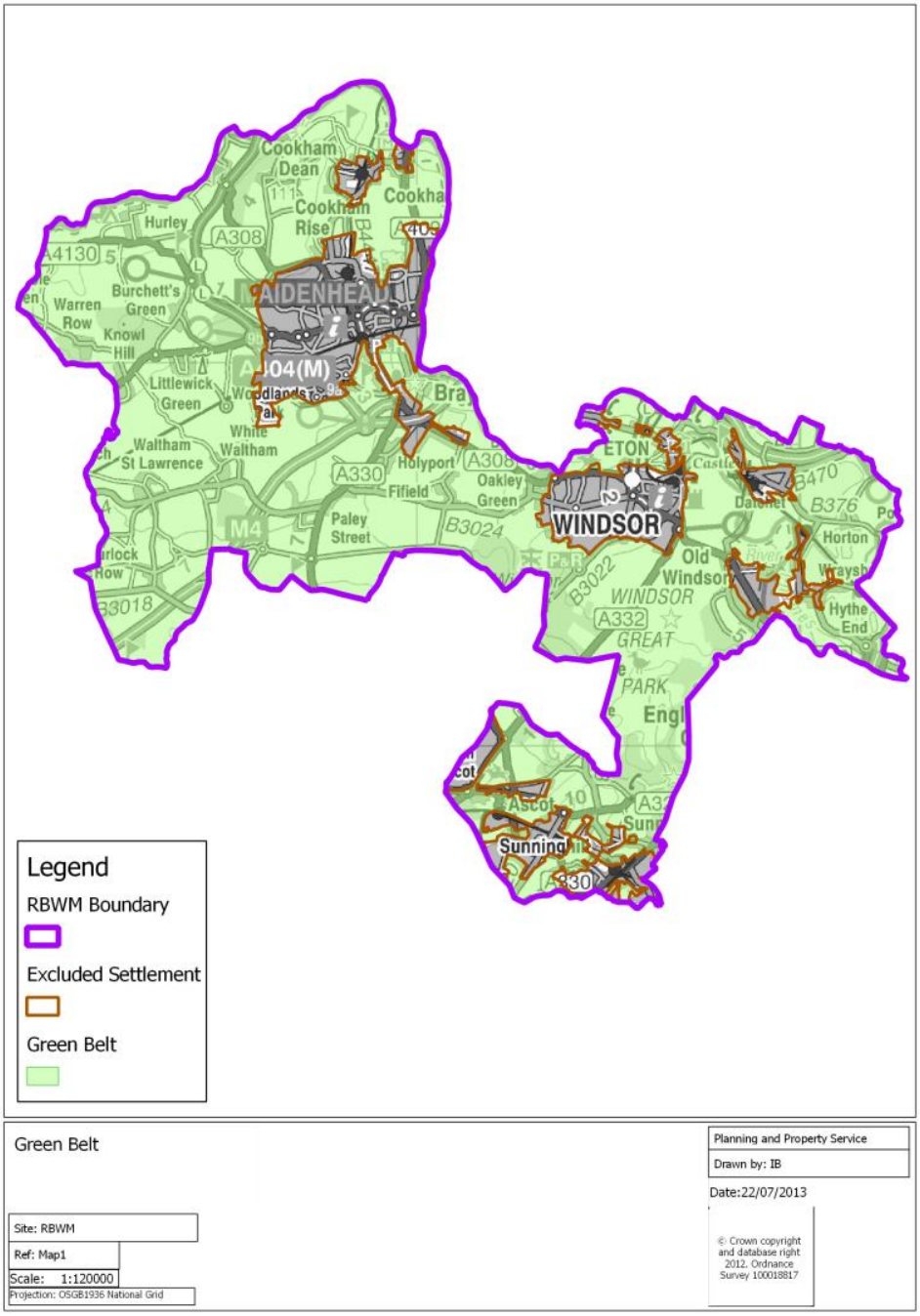

Figure 1 The extent of Green Belt in the Royal Borough

4 NPPF, paragraph 14 and footnote 9.

CONTEXT

History of the Green Belt

2.1 The Metropolitan Green Belt was the first to be established in 1959 with the primary purpose being to limit the Greater London built-up area and prevent its spread. Since this time the Green Belt has been extended to cover a larger area, including the Royal Borough. The inclusion of land within the Royal Borough was formally approved through the Berkshire County Development Plan (1974) with detailed boundaries defined by the Green Belt Local Plan for Berkshire (1985). The Green Belt has been successful in meeting the Green Belt purposes. Separation between settlements has been maintained and the majority of land remains open in character.

2.2 The Royal Borough of Windsor and Maidenhead Local Plan (1999) made a small number of minor adjustments to provide more rational and defensible boundaries.[5] In addition, at Sunningdale the boundary was rationalise following the transfer of land from the neighbouring Surrey Heath Borough Council and Runnymede Borough Council.

Best Practice Review

2.3 In order to develop a robust methodology for this study, the opportunity was taken to evaluate Green Belt studies undertaken elsewhere. The review included the studies listed below:

- Strategic Green Belt Review, South West Regional Assembly / Colin Buchanan and Partners (2006)
- Cheltenham Green Belt Review, Cheltenham Borough Council / Applied Environmental Research Centre (March 2007)
- Purbeck District Green Belt Review, Purbeck District Council (2010)
- Joint Core Strategy Green Belt Assessment, Tewkesbury Borough Council, Gloucester City Council, Cheltenham Borough Council / AMEC Environmental & Infrastructure (2011)

2.4 The findings of the review found that whilst there is no consistent model for undertaking a Green Belt, all studies focused on assessing land against the individual purposes of the Green Belt, using a form of scoring / grading system to indicate relative value or contribution. Some studies adopted a commentary based approach, whilst others drew on criteria and scoring. All studies assessed parcels of land however the scale at which the assessment occurred varied with some studies assessing very small areas of land whilst others grouped land into larger strategic segments.

5 As a result of a High Court Challenge under Section 287 of the Town and Country Planning Act 1990 to the adoption of the Local Plan, the inclusion of the site known as Poundfield, Cookham was removed from the Green Belt with effect from 3rd March 2001.

APPROACH OF ANALYSIS

3.1 This section outlines the approach used to assess how land within the Royal Borough contributes to the defined purposes of Green Belt.

Spatial extent and scale of analysis

3.2 The Royal Borough lies within the Metropolitan Green Belt and at no point forms its outer edge. This context therefore defines the study area as comprising the whole of the borough.

3.3 To ensure the analysis provided a strategic analysis of Green Belt, the borough was divided into 500m by 500m parcels. The size of the parcel was informed by an interpretation of local characteristics. The parcels themselves do not have any special meaning.

Analysis criteria

3.4 To ensure a transparent and consistent analysis, assessment criteria were identified. The identification of criteria drew upon the National Planning Policy Framework, relevant legislation such as that relating to nature conservation, and the evaluation of Green Belt studies undertaken elsewhere. Regard was also had to locally important characteristics.

Settlements

3.5 The Royal Borough is spatially characterised by the two main towns of Maidenhead and Windsor with a patchwork of surrounding villages. A number of these villages, like the main towns are excluded from the Green Belt. The appropriateness of the Green Belt boundary has been tested and supported through a number of public inquiries.

3.6 Whilst the defined purposes of Green Belt only refer directly to towns, settlement boundaries were defined as the area excluded from the Green Belt for both settlements within the borough and within neighbouring local authorities. This reflects the extent of Green Belt as approved. Criteria were not applied to smaller settlements washed over by the Green Belt. Consideration of affects on such smaller settlements is more appropriately considered through a finer grain character assessment and/or a site assessment exercise.

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

3.7 Unrestricted sprawl is the irregular and inefficient spread of an urban area. The methodology awards points so that land further from the edge of excluded settlements is seen as more important to preventing sprawl, thus encouraging compact settlement form in preference to more dispersed patterns which would have a greater impact. Additional points were awarded to land parcels which would prevent continued ribbon development in recognition that this is a particularly inefficient in its use of land.

Purpose 2: To prevent neighbouring towns merging into one another

3.8 The role land plays in preventing settlements from merging is related to their proximity. The methodology awards points so that land between excluded settlements is seen as more important. The importance increases with the narrowness of the gap.

Purpose 3: To assist in safeguarding the countryside from encroachment

3.9 Encroachment can be defined as the gradual advancement of an urban area beyond an acceptable or established limit. Given the strategic scale of the analysis, consideration of detailed boundaries fall outside the scope of the study. The methodology therefore considers the role land has in terms of countryside. Points are awarded so that land parcels which perform clear countryside functions is seen as more important than land which does not. Individual criteria reflect the stated aims within the National Planning Policy Framework to recognise the intrinsic character and beauty of the countryside, landscape, heritage and wildlife.

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

3.10 Windsor and Eton town centres and the surrounding area is a nationally important visitor destination. The tourism activity is largely, but not exclusively, drawn to the areas historic environment. The methodology awards points so that land which is important to the setting of Windsor Castle and Eton College is seen as important. Points are also awarded for other areas of historic importance such as conservation areas and historic parks and gardens.

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

3.11 By restricting the availability of land for development, all areas of Green Belt assist in urban regeneration by encouraging the recycling of derelict and underutilised land within excluded settlements. The methodology awards points to all areas of Green Belt on this basis. Notwithstanding this, land within the Green Belt but in proximity to areas in need to regeneration provides an opportunity to contribute to regeneration aspirations. Maidenhead town centre and High Street Ascot are recognised rejuvenation opportunities. The methodology therefore gives less points to these areas in compared to land elsewhere in the Green Belt.

3.12 A summary of the assessment criteria is provided below. Further explanation is contained in Appendix B: Analysis Criteria.

Assessment criteria at a glance	
Green Belt Purpose	Summary of criteria
1. To check the unrestricted sprawl of large built-up areas	• Distance from excluded settlement • Contribution to preventing ribbon development
2. To prevent neighbouring towns merging into one another	• Distance between excluded settlements
3. To assist in safeguarding the countryside from encroachment	• Nature conservation value • River Thames corridor • Presence of trees and woodland • Agricultural land classification • Landscape quality
4. To preserve the setting and special character of historic towns	• Setting of Windsor Castle and Eton College • Presence of historic assets

Assessment criteria at a glance	
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	• Contribution to urban regeneration • Distance to rejuvenation opportunities

Table 2 Assessment criteria at a glance

Scoring and interpretation

3.13 To allow for visual interpretation between land parcels, the scores have been colour coded from green, through yellow and orange to red. Land parcels where no score applies are shown as white.

3.14 The land parcels shown as green and yellow make a lower contribution to the specified Green Belt purpose than areas shown to be orange or red. Development in these areas would have the least impact for the specified purpose. Areas shown as being orange and red make a higher contribution to that the specified purpose. Accordingly development in these areas would have a greater impact on the specified purpose. The table below provides an aid to interpreting the maps. Comparison cannot be made between maps due to the differing number criterion used for each Green Belt purpose meaning that scores are not comparable.

3.15 It is important to note that in identifying the Green Belt purposes, the National Planning Policy Framework does not rank their importance or confirm their equality. In reality, the contribution of an individual land parcel will vary. For example, an area may be essential in preventing neighbouring towns from merging (purpose 2) but if neither of the settlements had historic attributes, the area would have no value in preserving the setting of historic towns (purpose 4). By individually reviewing each Green Belt purpose, the complexities of role can be appreciated.

Map interpretation		
Colour	Contribution to Green Belt Purpose	Comment
Red	Higher contribution to the specified Green Belt purpose	Development within these areas would have the greatest impact on the integrity of the Green Belt
Orange	Medium / higher contribution to the specified Green Belt purpose	-
Yellow	Medium / lower contribution to the specified Green Belt purpose	-
Green	Lower contribution to the specified Green Belt purpose	Development within these areas would have the least impact on the integrity of the Green Belt

Map interpretation		
White	No contribution to the specified Green Belt purpose	-

Table 3

RESULTS OF ANALYSIS

4.1 Maps showing the analysis for each Green Belt purpose are provided in Appendix C: Analysis Maps. The results show that:

- All land parcels contribute to at least three Green Belt purposes:
    - To check the unrestricted sprawl of large built-up areas
    - To assist in safeguarding the countryside from encroachment
    - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land
- There are a number of land parcels which significantly contribute to the Green Belt purpose of preventing neighbouring towns from merging into one another.
- There are a number of land parcels which significantly contribute to the Green Belt purpose of preserving the setting and special character of historic towns.

4.2 Further commentary is the results is provided below based around geographical location.

Maidenhead and surrounding area

4.3 Land around the edge of the excluded settlements of Maidenhead, Cookham Rise and Cookham score lowest with land away from the urban edge deemed more important for the the Green Belt purpose of checking of urban sprawl. However, the analysis shows the land between the excluded settlements of Cookham Rise and Cookham to score highest for 'preventing towns from merging' followed by land between Cookham Rise and Maidenhead, and Maidenhead and Windsor. Land elsewhere is not considered to constitute a gap between settlements.

4.4 While supporting the general principle of checking urban sprawl compared to land beyond the urban edge, development within the areas between Cookham Rise and Cookham, Cookham Rise and Maidenhead, and Maidenhead and Windsor would be in conflict with preventing towns from merging. The land between the most southern tip of Maidenhead and west Windsor (along the Windsor Road) also serves as a stop to linear development.

4.5 The criteria applied to assess 'safeguarding the countryside from encroachment' provide a complex result where the contribution made by individual land parcels varies over relatively short distances. In general terms, land to the north and west of Maidenhead scores highest for this Green Belt purpose. Land to the west, south west, and south of Maidenhead and land to the south of central Maidenhead scores lowest.

4.6 With regard to the 'historic environment' the area is not within the immediate setting of central Windsor. Parcels of land contributing to this Green Belt purpose reflect the presence of conservation areas and scheduled ancient monuments.

4.7 Whilst all land is considered to contribute towards the recycling of urban land, land to the south of central Maidenhead (south of Stafferton Way) scores lower to reflect its proximity Maidenhead Town Centre.

Windsor and surrounding area

4.8 Land around the edge of the excluded settlements of Windsor, Eton, Datchet, Old Windsor, and Wraysbury score lowest with land away from the urban edge deemed more important for the the Green Belt purpose of checking of urban sprawl. However, the analysis shows that the proximity of Eton, Eton Wick, Windsor, Datchet, Old Windsor and Wrasybury, leads to the land between them functions as a gap to prevent coalescence. The land between the excluded settlements of Eton and Eton Wick score highest for the Green Belt purpose of 'preventing towns from merging' followed by land between Datchet and Wraysbury.

4.9 While supporting the general principle of checking urban sprawl compared to land beyond the urban edge, development within these areas would be in conflict with preventing towns from merging.

4.10 The criteria applied to assess 'safeguarding the countryside from encroachment', provides a complex result where the contribution made by individual land parcels varies over relatively short distances. Notwithstanding this, the analysis shows clearly that the land to the south of Windsor scores highest for this Green Belt purpose. Land to the east of Datchet and Wraysbury and to the west of Windsor scores lower.

4.11 Unsurprisingly given the associations with the Crown, land to the north, east and south of Windsor scores highly with regard to the Green Belt purpose of preserving the setting and special character of historic towns'. Land to the west of Windsor and to the east of Datchet and Wraysbury is not considered to contribute to this Green Belt purpose.

Ascot, Sunninghill and Sunningdale

4.12 The Ascot areas is characterised by a historic core surrounded by interspersed suburban areas and open space. Under adopted Green Belt boundaries some of these suburban areas are defined as individual excluded settlements. In this respect, the Ascot, Sunninghill and Sunningdale area does not reflect a traditional settlement pattern.

4.13 With only small distances separating excluded settlements, the strategic scale of this study does not enable clear differentiation for the two Green Belt purposes of checking urban sprawl and preventing neighbouring towns from merging. All land parcels score low for urban sprawl and all gaps achieve the highest score. A more practical approach to analysing Green Belt purposes would be through a local assessment.

4.14 The criteria applied to assess 'safeguarding the countryside from encroachment' show that in general, land to vary less in score than compared to the Maidenhead and Windsor areas.

4.15 With regard to the 'historic environment' parcels of land contributing to this reflect the presence of conservation areas and scheduled ancient monuments.

4.16 Whilst all land is considered to contribute towards the recycling of urban land, land in proximity to the High Street, Ascot scores lower to reflect the emerging neighbourhood plan proposal seeking its rejuvenation.

Summary

4.17 The contribution an individual land parcel makes to the purposes of Green Belt is complex. A single land parcel might contribute to all five Green Belt purposes or fewer. The contribution of a land parcel cannot however be a matter of simple mathematics with some land parcels being fundamental to the achievement of a single purpose and not contributing others. In such circumstances, a land parcel might have no capacity to accommodate development without undermining the very purpose of Green Belt itself.

CONCLUSIONS

5.1 The purpose of this study is to consider how land within the Royal Borough contributes to the purposes of Green Belt as defined in the National Planning Policy Framework, namely:

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

5.2 The study demonstrates that all land within the adopted Green Belt contributes to achieving at least three of the five Green Belt purposes. It additionally identifies a number of areas which are fundamental to the Green Belt purposes of preventing neighbouring towns from merging and preserving the setting and special character of historic towns.

5.3 In accordance with the National Planning Policy Framework there is no case for altering the adopted Green Belt boundary unless exceptional circumstances are found to exist through the Borough Local Plan process.

5.4 Should it be appropriate in the light of other studies to consider the release of land from the Green Belt to meet development needs or community aspirations, the analysis in this study should be used to identify broad areas where finer grain analysis should be undertaken. This finer grain analysis should include detailed consideration of boundaries which has not been undertaken as part of this analysis.

Appendices

GLOSSARY

Glossary	
Excluded settlement	A settlement which is located within the general extent of the Green Belt but has been excluded from the designation. Green Belt planning policies do not apply to land within the settlement but do apply to the land around it.
Local Plan	The plan for the future development of the area, drawn up by the local authority.
Metropolitan Green Belt	The name given to the Green Belt which surrounds London.
National Planning Policy Framework	The publication which sets out national planning policies. Local Plans are required to be consistent with the National Planning Policy Framework.

Table 4

ANALYSIS CRITERIA

This section provides further details on the criteria utilised in this study so as to provide a transparent and consistent analysis.

General details

To allow for a robust spatial analysis, the Royal Borough was divided into 500m by 500m land parcels. The boundary of these parcels was based on Ordnance Survey national grids. To ensure objectivity, assessment criteria were identified from a review of national planning policy, national legislation and other Green Belt Review processes.

All distances used in the assessment were measured using Geographical Information System (GIS) software with imported Ordnance Survey base maps.

The standard approach to scoring considered whether the criteria was relevant to the majority of the particular land parcel. If necessary regard was also had to the centre point of any particular land parcel.

Settlement boundaries were applied to settlements excluded from the Green Belt so to reflect the reality of existing boundaries. Settlement boundaries within the Royal Borough were taken from those defined in the Royal Borough of Windsor and Maidenhead Local Plan (Incorporating Alterations Adopted June 2003).

Settlements outside the Royal Borough were considered relevant to the assessment when not separated by the physical barrier of the River Thames and were at their nearest point within 1km of the Royal Borough's boundary, e.g. Slough. Relevant settlement boundaries from adjoining local authorities were digitised using the adopted development plan.

Scoring details

To check the unrestricted sprawl of large built-up areas
<u>Distance From Excluded Settlement</u> 1 mark given to areas with a boundary less than 0.5km from an urban area. 3 marks given to areas with a boundary between 0.5km and 1km from an urban area. 5 marks given to areas with a boundary more than 1km from an urban area. Justification: Developing land near the urban edge, as opposed to land further a field, will encourage compact and planned urban form. Approach: Ordnance Survey base maps were used to measure distance from settlements excluded from the Green Belt.
<u>Preventing Continuous Ribbon Development</u> 5 marks given to areas which contain existing ribbon development and have potential to stop it developing further.

To check the unrestricted sprawl of large built-up areas
0 marks given to areas which contain no ribbon development. Justification: Preventing ribbon development discourages the 'unplanned' and inefficient expansion of settlements and will encourage compact and 'planned' urban form. Approach: Ordnance Survey base maps were studied to to determine areas where development extended out of a settlement in a linear form.

Table 5

To prevent neighbouring towns merging into one another
Distance Between Excluded Settlements 5 marks given to areas where two separate settlement boundaries are less than 0.5km apart. 3 marks given to areas where two separate settlement boundaries are between 0.5km and 1km apart. 1 mark given to areas where two separate settlement boundaries are between 1km and 2.5km apart. Justification: Developing land where existing settlements boundaries are closer will lead to settlements merging. This test has been applied between different settlements and has not been applied to gaps / green wedges into a settlement. The suitability of development in such locations is a sustainability consideration and not related to this Green Belt purpose. Approach: Ordnance Survey base maps were used to measure the distance between settlements excluded from the Green Belt. Points were only awarded to gaps between different settlements and not to areas which formed a gap or corridor into a single settlement.

Table 6

To assist in safeguarding the countryside from encroachment
Nature Conservation Value 5 marks given to areas with SAC / SPA / Ramsar / SSSI. 3 marks given to areas with WHS / LNR. 1 mark given to areas with no recognised designation. Justification: Discouraging development on land with recognised biodiversity interest will help safeguard this important function of the countryside. The hierarchy of importance needs to be recognised to reflect national policy and legislation.

To assist in safeguarding the countryside from encroachment

Approach: Boundaries of international and national nature conservation designations were taken from Nature England, with details of local nature conservation taken from Council systems. These data sets were then used to determine areas where the designations were present.

River Thames Corridor

5 marks given to areas within the defined River Thames Corridor.

0 marks given to areas outside the defined River Thames Corridor.

Justification: The River Thames flows through the Royal Borough for 25 miles making a unique contribution to the environment and forming one of the most significant landscape features. The River Thames Corridor is the area considered to form the setting of the river. .It includes stretches of scenic character and stretches with historic associations.

Approach: The River Thames Corridor includes the valley sides and crests which form a distinctive topographical feature, and the flat open floodplain where change would have a significant impact on views to and from the river. The boundary of the River Thames Corridor was taken from the RBWM Local Plan designation Setting of the Thames.

Trees and Woodland

5 marks given to areas with Ancient Woodland.

3 marks given to areas with other significant areas of woodland.

1 mark given to areas with no woodlands.

0 marks given to areas which have no trees.

Justification: The presence of trees and woodland is a particular feature of the borough. Discouraging development on land materially contributing to these features helps safeguard this important characteristic. The importance of ancient woodland needs to be recognised to reflect national policy. All areas score 1 point as they all contribute towards the presence of trees. The exception is areas that contain no trees such as open water.

Approach: Information on the presence of Ancient Woodland was taken from Natural England. Information on other significant areas of trees and woodlands was extracted form the Council's Phase 1 Habitat Survey. These data sets were then used to determine areas where the designations or features were present.

Agriculture

5 marks given to areas which predominantly contain agricultural land classifications 1 and 2.

3 marks given to areas which predominantly contain lower agricultural land classifications.

To assist in safeguarding the countryside from encroachment
0 marks given to areas which have no agricultural potential. Justification: Preventing development on areas of the most best and versatile agricultural land safeguards this important function of the countryside and contributes to national policy. Approach: Information on agricultural land classifications was taken from the government maintained MAGIC website. This data set was then used to determine areas where the designations were present.
<u>Landscape Quality</u> 5 marks given to areas which score highest from the Landscape Character Assessment summary (condition, strength, capacity). 3 marks given to areas which score medium from the Landscape Character Assessment summary (condition, strength, capacity). 1 mark given to areas which score low from the Landscape Character Assessment summary (condition, strength, capacity). Justification: Preventing development on areas recognised, as contributing most to landscape quality will help safeguarding the local environment. The Council has an adopted Landscape Character Assessment. Approach: Information on landscape quality was taken from the RBWM Landscape Character Assessment SPG. The scoring reflects the combined results of the condition, strength and capacity assessments.

Table 7

To preserve the setting and special character of historic towns
<u>Setting of Windsor Town Centre and Eton College</u> 5 marks given to areas which are considered to be within the setting of Windsor Castle or Eton College 0 marks given to areas not forming part of the setting of Windsor Castle or Eton College. Justification: The historic core of Windsor and Eton is the primary historic feature of the borough. Views and royal parkland provide the historic context of the Castle which would dominate the surrounding landscape. By encouraging development outside areas with a view would protect the historic setting. Approach: The views of the RBWM Conservation Officer were sought regarding the setting of Windsor Castle and Eton College.

To preserve the setting and special character of historic towns
Historic Features 5 marks given to areas which contain or are affected by a Conservation Areas, Historic Parks and Gardens or Scheduled Ancient Monuments. 0 marks given to areas without features. Justification: To protect the general historic environment, development should be discouraged from areas which contain, or are adjacent to, Conservation Areas, Historic Parks and Gardens and Scheduled Ancient Monuments. It is recognised that Conservation Area designation does not necessarily inhibit suitable development but in confirming this criteria regard has been had to the village nature of Conservation Areas in the Royal Borough's Green Belt. Significant development would be harmful in this circumstance. The settings of Listed Buildings are important but this is considered to be too fine a detail for a strategic study and is therefore excluded. Approach: Information on the presence of Historic Parks and Gardens and Scheduled Ancient Monuments was taken from English Heritage records. Information on Conservation Areas was taken from the RBWM Local Plan. These data sets were then used to determine areas where the designations or features were present.

Table 8

To assist in urban regeneration, by encouraging the recycling of derelict and other urban land
Urban Regeneration Marks given to all areas. 2 marks are given to areas in proximity to regeneration opportunities, with 5 marks being given to all other areas of the Green Belt. Justification: All areas of Green Belt prevent development and therefore contribute to development occurring in the unrestricted urban areas. Land in proximity to regeneration opportunities might be capable of accommodation development to achieve this objective. The influence of other parts of the Green Belt is not linked to location and therefore identical marks are given.

Table 9

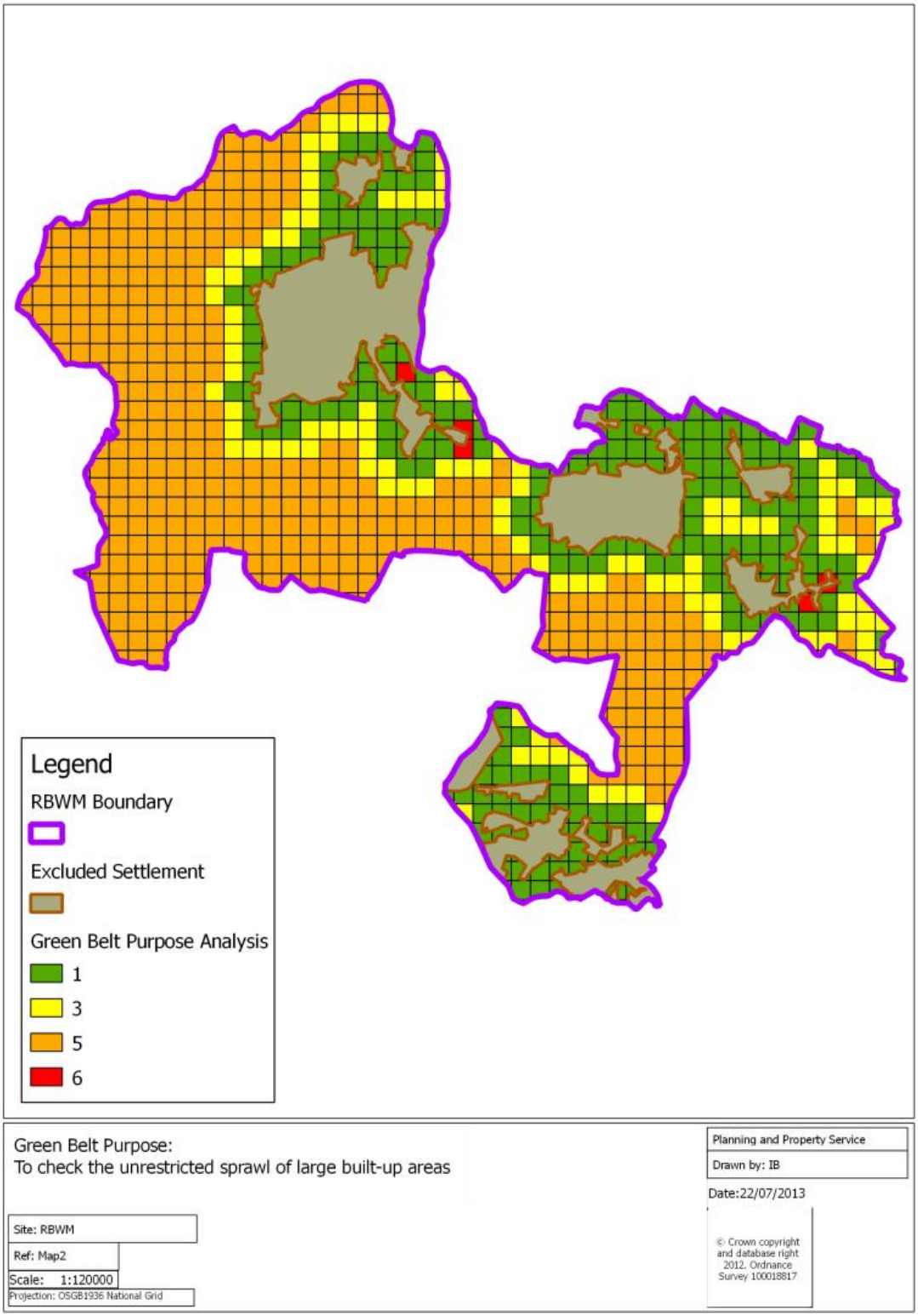

Figure 2 To check the unrestricted sprawl of large built up areas

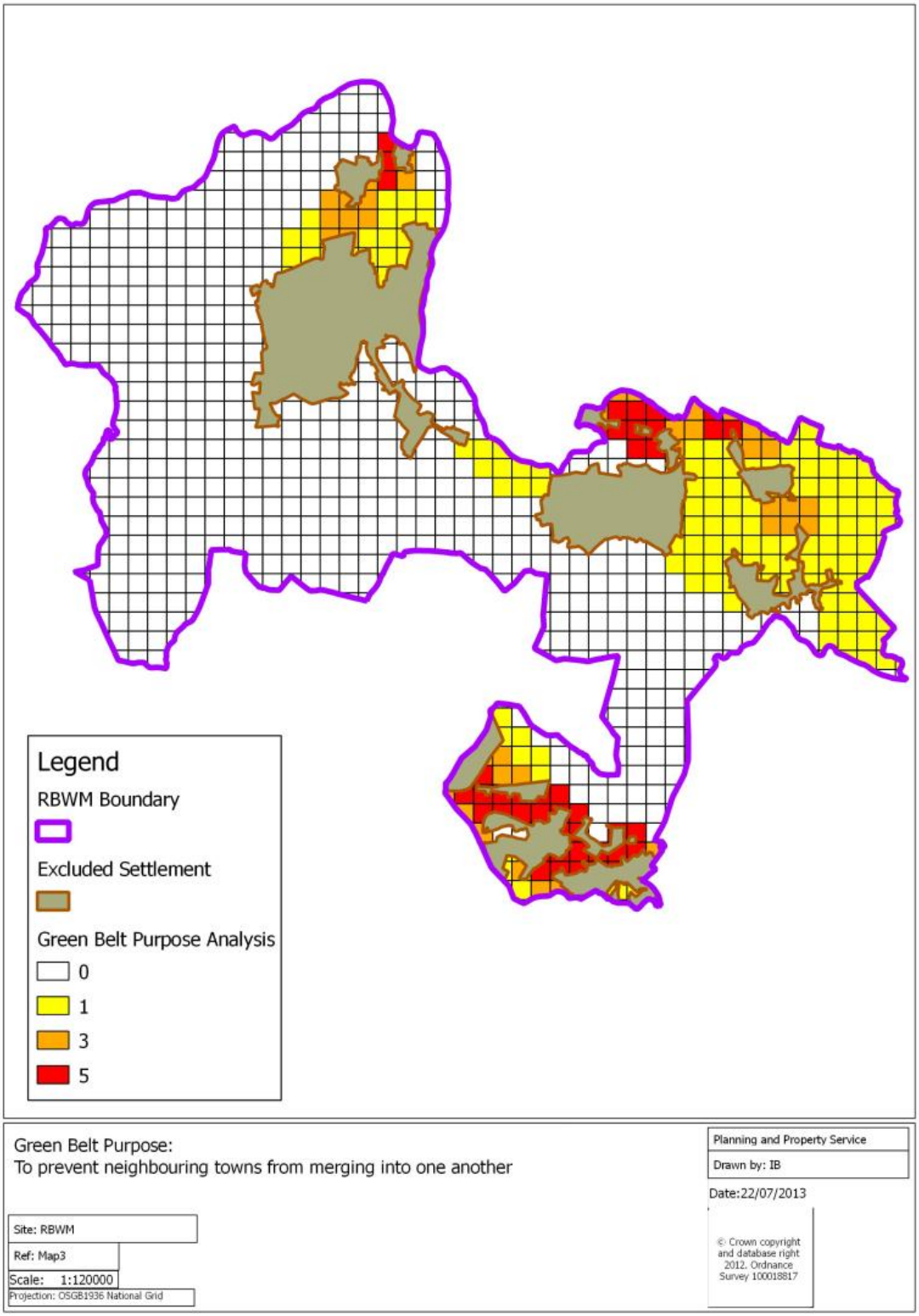

Figure 3 To prevent neighbouring towns from merging into one another

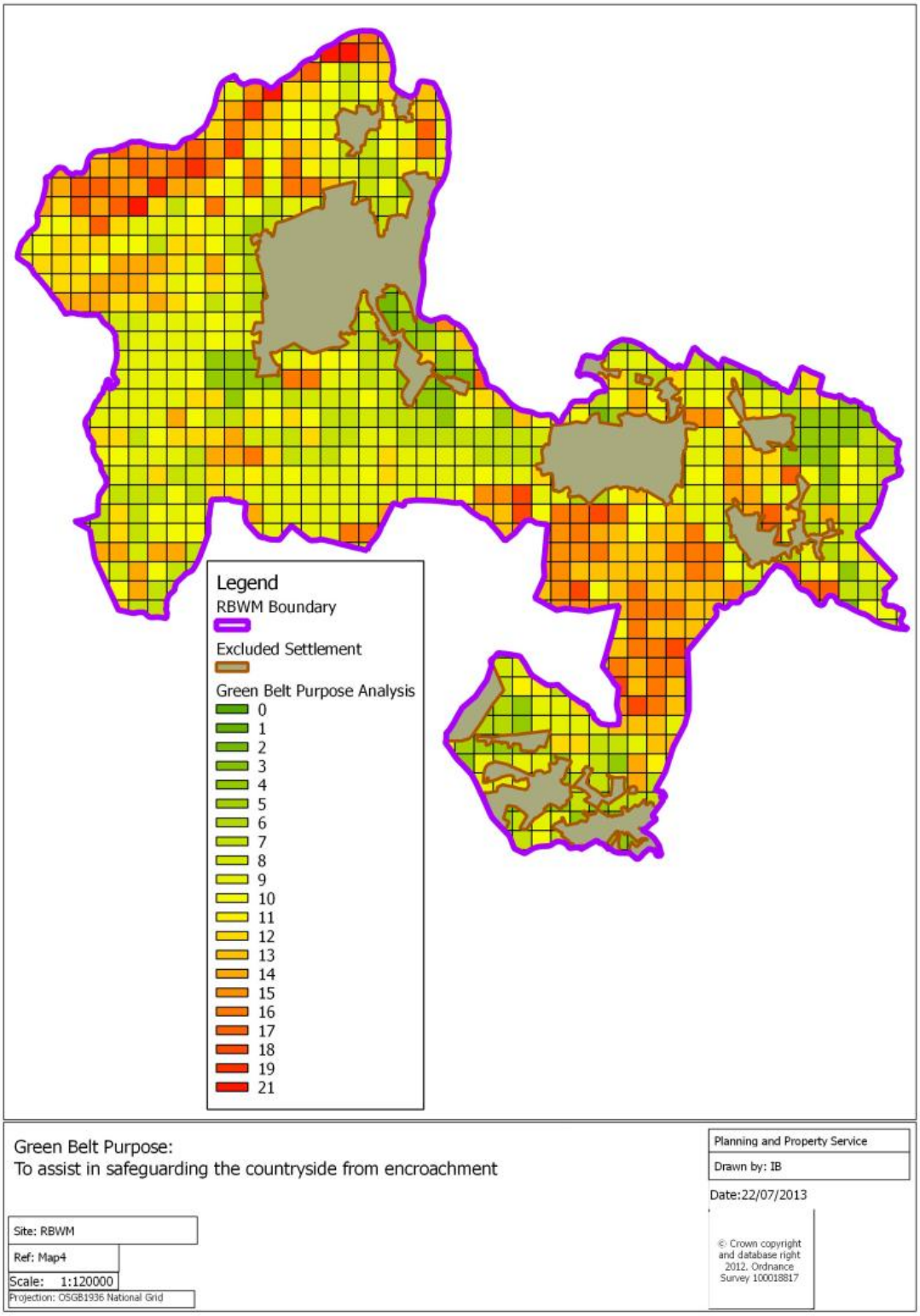

Figure 4 To assist in safeguarding the countryside from encroachment

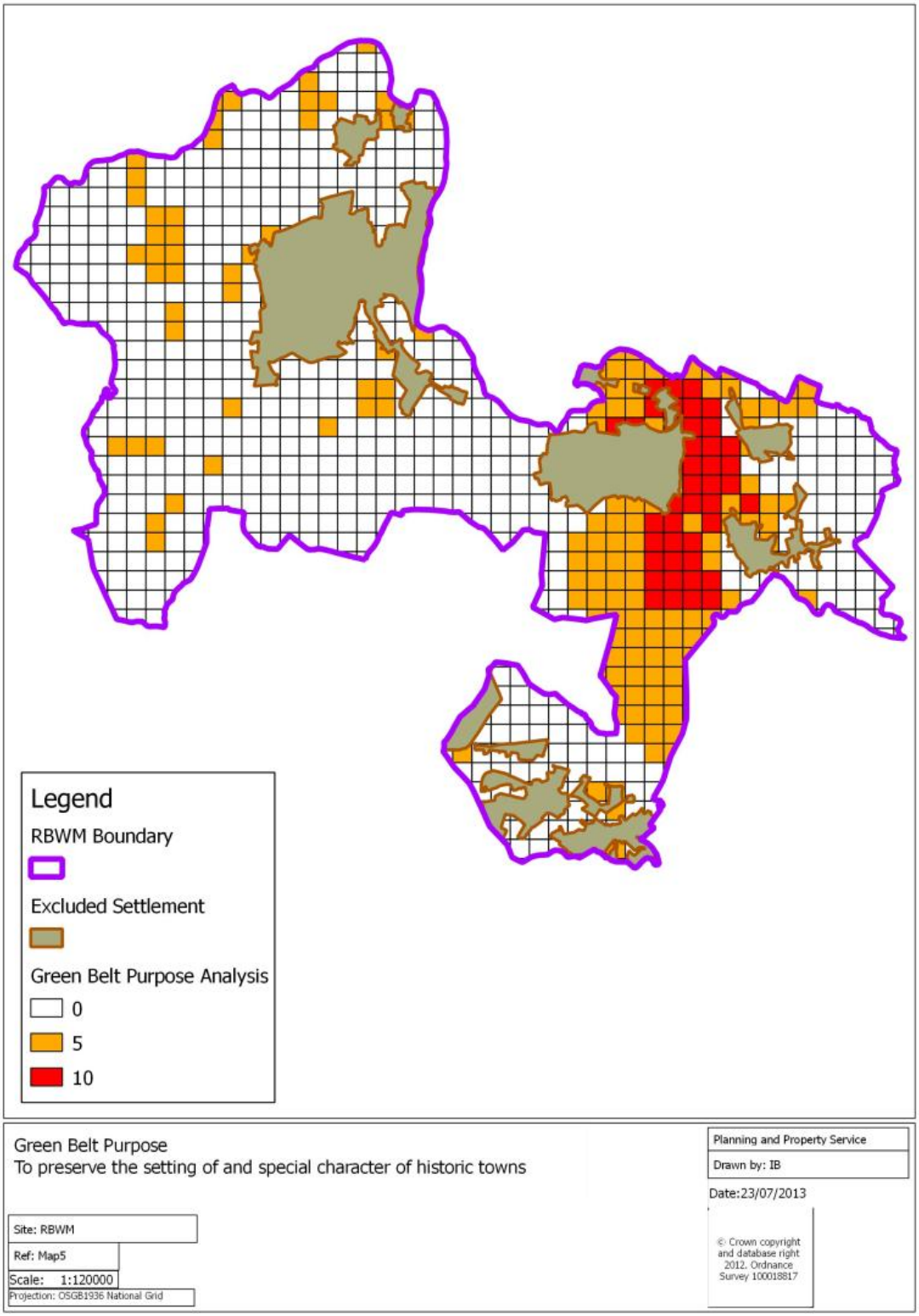

Figure 5 To preserve the setting of and special character of historic towns

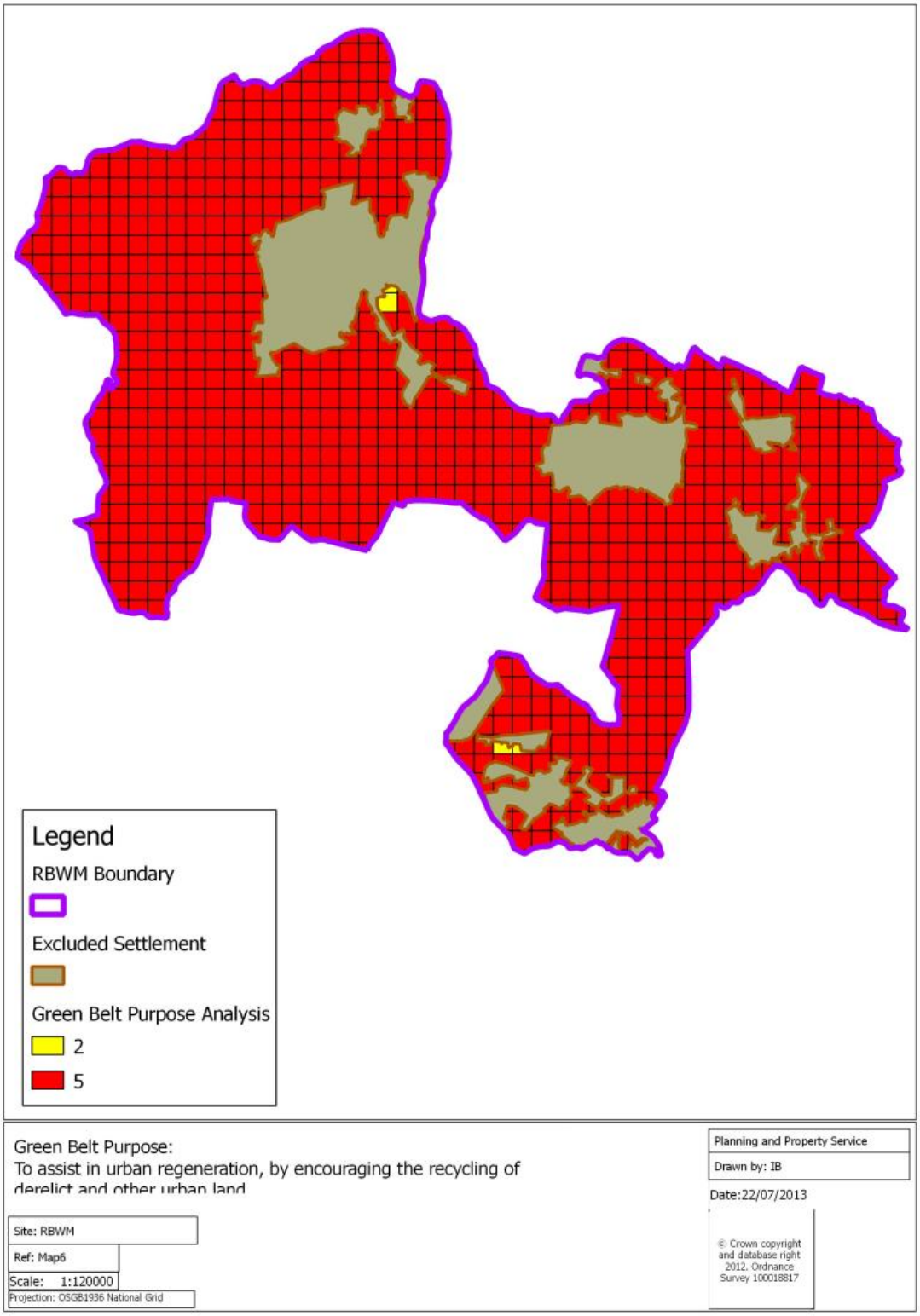

Figure 6 To assist in urban regeneration, by encouraging the recycling of derelict and other urban land