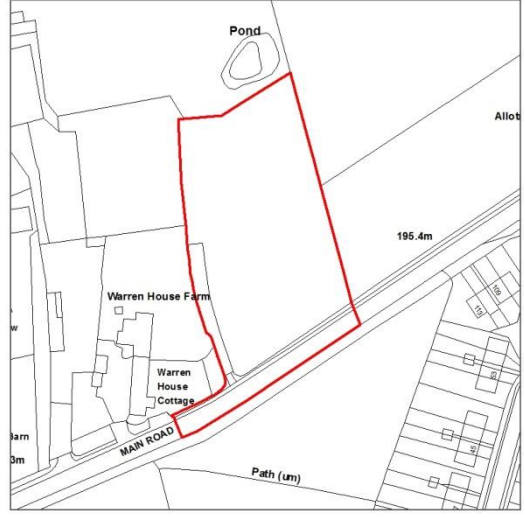





Appendix 14 Green Belt Parcel Assessment – Marsh Lane


Settlement	Marsh Lane	
Parcel Location	Land to the North of the B6056	
Parcel Reference	ML/GB/001	
Parcel Area (Ha)	0.614	Housing Yield: 18
Parcel Boundary		
Overall Scores	Purpose 1	Red
	Purpose 2	Amber
	Purpose 3	Red
	Purpose 4	Green
	Purpose 5	Amber
Overall Comments	<p>The parcel serves purposes 1 and 3 of Green Belt land. It therefore helps to prevent unrestricted sprawl and assists in safeguarding the countryside from encroachment.</p> <p>Overall Score: Red</p>	

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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	<p>The parcel is not contained by the urban area with only part of the western boundary adjacent to residential development.</p> <p>The parcel is separated from the urban area by the allotments that form parcel ML/GB/002.</p>	
1a Score	Red	<p><50% contained (Red)</p> <p><75% contained (Amber)</p> <p>>75% contained (Green)</p>
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	The southern boundary comprises the B6056. The remaining boundaries are weak and lack durability with the north and east boundaries comprising a mix of hedgerows and intermittent trees. The western boundary comprises a fence and the access road to the adjacent residential property.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	The release of the parcel would result in a weaker Green Belt boundary.	
1b Overall Score	Red	<p>Red (Weaker)</p> <p>Amber (No change)</p> <p>Green (Stronger)</p>
Overall Score	Red	

Purpose 2 – To prevent neighbouring towns from merging into one another		
Purpose 2a	The width of the strategic open gap between urban areas	
Comments	The parcel is approximately 1.8km from Apperknowle.	
Purpose 2a Score	Amber	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Amber	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	The parcel is not developed.	
Purpose 3a Score	Red	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	There are no buildings on the parcel.	
Purpose 3b	Land use observations	
Comments	The land is in agricultural use.	
Purpose 3b Score	Red	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	The release of the parcel would result in a weaker Green Belt boundary.	
Purpose 3c Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 4 – To preserve the setting and character of historic towns

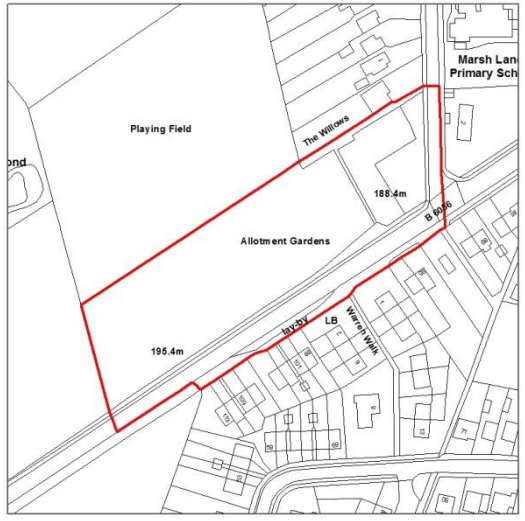

Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	<p>The parcel falls within the Moss Valley Conservation Area.</p> <p>Having regard to the location of the parcel and the traditional style of the adjacent building, it is considered that the parcel makes no contribution to the setting of a historical village.</p>	
Overall Score	Green	

Purpose 5 – Assist in urban regeneration



It is considered that all parcels in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt parcels and therefore all Green Belt parcels are awarded a consistent baseline score of **Amber**.

Other Parcel Specific Issues


Comments	
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Settlement	Marsh Lane	
Parcel Location	Land to the North of the B6056, South West of School Lane	
Parcel Reference	ML/GB/002	
Parcel Area (Ha)	1.007	Housing Yield: 27
Parcel Boundary	 	
Overall Scores	Purpose 1	Red
	Purpose 2	Amber
	Purpose 3	Red
	Purpose 4	Amber
	Purpose 5	Amber
Overall Comments	<p>The parcel serves purposes 1 and 3 of Green Belt land. It therefore helps to prevent unrestricted sprawl and assists in safeguarding the countryside from encroachment.</p> <p>Overall Score: Red</p>	


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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	This parcel is well contained with residential development present on the north, east and south boundaries.	
1a Score	Amber	<50% contained (Red) <75% contained (Amber) >75% contained (Green)
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	The parcel is bounded to the east by School Lane and residential development, to the south by Main Road (B6056) with residential development beyond and partially to the north by residential development. The remaining boundaries are considered to be weaker with a mature hedgerow to the west and an intermittent tree line to the north.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	The release of the parcel would marginally weaken the Green Belt boundary.	
1b Overall Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 2 – To prevent neighbouring towns from merging into one another

Purpose 2a	The width of the strategic open gap between urban areas	
Comments	The parcel is approximately 1.9km from Apperknowle.	
Purpose 2a Score	Amber	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Amber	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	The parcel is not developed.	
Purpose 3a Score	Red	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	The parcel accommodates a number of small sheds associated with allotment use.	
Purpose 3b	Land use observations	
Comments	The land is used as allotments and is considered to be in countryside use.	
Purpose 3b Score	Red	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	The release of the parcel would marginally weaken the Green Belt boundary.	
Purpose 3c Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 4 – To preserve the setting and character of historic towns

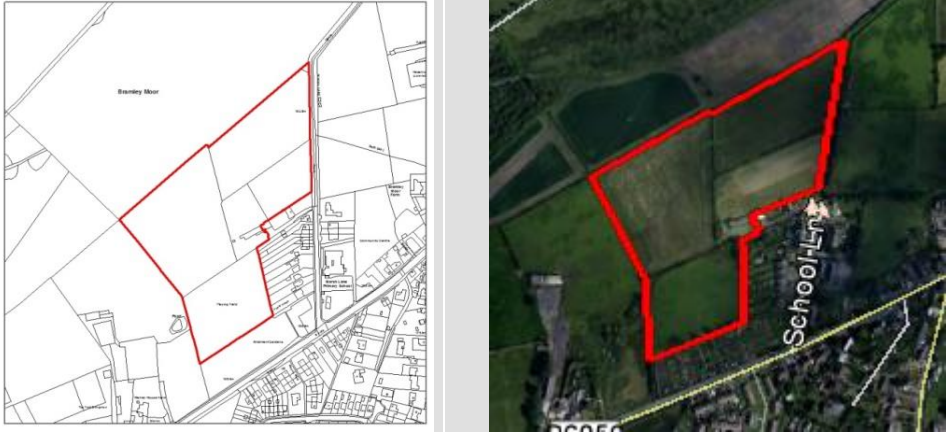
Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	<p>The parcel falls within the Moss Valley Conservation Area.</p> <p>Having regard to the location of the parcel adjacent to the main road through the village, it is considered that the parcel makes a limited contribution to the setting of a historical village.</p>	
Overall Score	Amber	

Purpose 5 – Assist in urban regeneration



It is considered that all parcels in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt parcels and therefore all Green Belt parcels are awarded a consistent baseline score of **Amber**.

Other Parcel Specific Issues


Comments	
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Settlement	Marsh Lane	
Parcel Location	Land to the North of the B6056, West of School Lane	
Parcel Reference	ML/GB/003	
Parcel Area (Ha)	4.441	Housing Yield: 120
Parcel Boundary		
Overall Scores	Purpose 1	Red
	Purpose 2	Amber
	Purpose 3	Red
	Purpose 4	Amber
	Purpose 5	Amber
Overall Comments	<p>The parcel serves purposes 1 and 3 of Green Belt land. It therefore helps to prevent unrestricted sprawl and assists in safeguarding the countryside from encroachment.</p> <p>Overall Score: Red</p>	


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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	The parcel is not contained by the urban area with only part of the eastern boundary adjoining residential development.	
1a Score	Red	<50% contained (Red) <75% contained (Amber) >75% contained (Green)
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	The boundaries generally comprise a mix of hedgerows and trees of varying strength and are considered to be weak and lacking in durability.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	The release of the parcel would weaken the Green Belt boundary.	
1b Overall Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 2 – To prevent neighbouring towns from merging into one another

Purpose 2a	The width of the strategic open gap between urban areas	
Comments	The release of the parcel would reduce the strategic open gap between Marsh Lane and Ridgeway to approximately 1.5km.	
Purpose 2a Score	Amber	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Amber	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	The parcel is not developed.	
Purpose 3a Score	Red	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	The parcel accommodates an agricultural building.	
Purpose 3b	Land use observations	
Comments	The land is in agricultural use.	
Purpose 3b Score	Red	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	The release of the parcel would weaken the Green Belt boundary.	
Purpose 3c Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 4 – To preserve the setting and character of historic towns


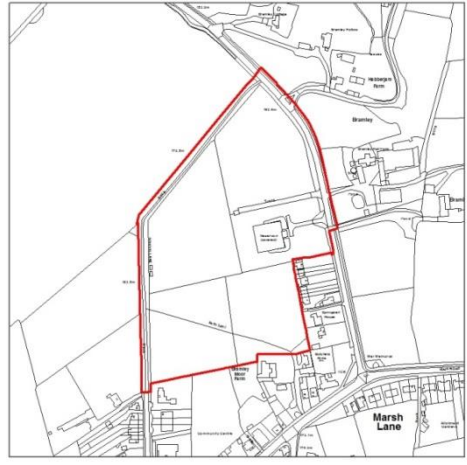
Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	<p>The parcel falls within the Moss Valley Conservation Area.</p> <p>Having regard to the location of the parcel and the traditional style of the adjacent buildings, it is considered that the parcel makes a limited contribution to the setting of a historical village.</p>	
Overall Score	Amber	

Purpose 5 – Assist in urban regeneration



It is considered that all parcels in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt parcels and therefore all Green Belt parcels are awarded a consistent baseline score of **Amber**.

Other Parcel Specific Issues

Comments	
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Settlement	Marsh Lane	
Parcel Location	Land to the West of Ford Road	
Parcel Reference	ML/GB/004	
Parcel Area (Ha)	5.072	Housing Yield: 137
Parcel Boundary	 	
Overall Scores	Purpose 1	Red
	Purpose 2	Amber
	Purpose 3	Red
	Purpose 4	Amber
	Purpose 5	Amber
Overall Comments	<p>The parcel serves purposes 1 and 3 of Green Belt land. It therefore helps to prevent unrestricted sprawl and assists in safeguarding the countryside from encroachment.</p> <p>Overall Score: Red</p>	

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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	This parcel is not contained by the urban area to the north and west, with only parts of the east and south boundaries adjoining residential development.	
1a Score	Red	<50% contained (Red) <75% contained (Amber) >75% contained (Green)
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	The parcel is bounded to the east by Ford Road and to the west by School Lane, both have hedges. Elements of the east and southern boundaries comprise residential development and hedgerows.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	The release of the parcel would weaken the Green Belt boundary.	
1b Overall Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 2 – To prevent neighbouring towns from merging into one another		
Purpose 2a	The width of the strategic open gap between urban areas	
Comments	The release of the parcel would reduce the strategic open gap between Marsh Lane and Ridgeway to approximately 1.3km.	
Purpose 2a Score	Amber	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Amber	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	One field within the parcel is developed as a water treatment reservoir. This is approximately 15% of the parcel.	
Purpose 3a Score	Amber	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	The parcel accommodates a number of small temporary animal shelters.	
Purpose 3b	Land use observations	
Comments	The land is in agricultural use.	
Purpose 3b Score	Red	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	The release of the parcel would weaken the Green Belt boundary.	
Purpose 3c Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 4 – To preserve the setting and character of historic towns

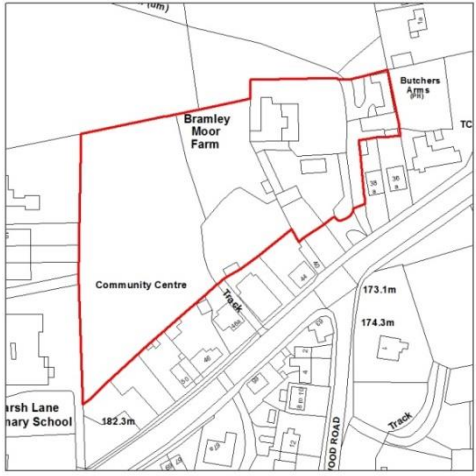

Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	<p>The parcel falls within the Moss Valley Conservation Area.</p> <p>Having regard to the location of the parcel on the periphery of Marsh Lane, it is considered that the parcel makes a limited contribution to the setting of a historical village.</p>	
Overall Score	Amber	

Purpose 5 – Assist in urban regeneration


It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore all Green Belt sites are awarded a consistent baseline score of **Amber**.

Other Site Specific Issues

Comments	
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Settlement	Marsh Lane	
Parcel Location	Land and buildings at Bramley Moor Farm	
Parcel Reference	ML/GB/005	
Parcel Area (Ha)	0.988	Housing Yield: 0
Parcel Boundary	 	
Overall Scores	Purpose 1	Green
	Purpose 2	Green
	Purpose 3	Amber
	Purpose 4	Green
	Purpose 5	Amber
Overall Comments	<p>The parcel does not robustly Green Belt purposes.</p> <p>Overall Score: Amber</p>	

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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	The parcel is well contained on its western, southern and eastern boundaries by residential development.	
1a Score	Green	<50% contained (Red) <75% contained (Amber) >75% contained (Green)
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	The parcel is bounded by urban development to the east, south and west. The northern boundary comprises a mix of mature hedgerow and wooden fence, which is considered to be weaker.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	The release of the parcel would neither strengthen nor weaken the Green Belt boundary.	
1b Overall Score	Green	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Green	

Purpose 2 – To prevent neighbouring towns from merging into one another		
Purpose 2a	The width of the strategic open gap between urban areas	
Comments	The parcel is approximately 1.6km from Ridgeway, however, it is separated by the existing built up area.	
Purpose 2a Score	Amber	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	No	
Reduce Score?	Yes	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Green	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	Approximately 25% of the parcel is developed with a number of small agricultural buildings and a small residential property.	
Purpose 3a Score	Amber	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	The residential property is 19 th century. The other buildings are used for agricultural purposes for the storage of equipment and shelter for animals.	
Purpose 3b	Land use observations	
Comments	The land is predominately in agricultural use.	
Purpose 3b Score	Red	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	The release of the parcel would neither strengthen nor weaken the Green Belt boundary.	
Purpose 3c Score	Amber	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Amber	

Purpose 4 – To preserve the setting and character of historic towns

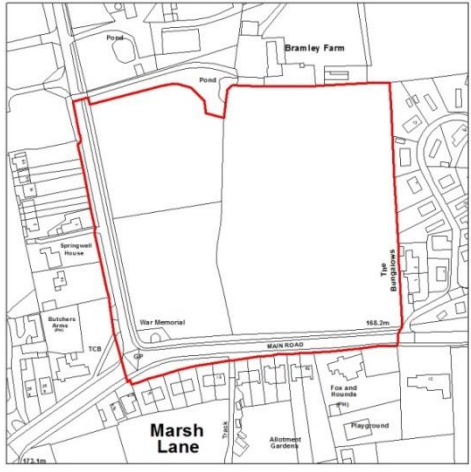

Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	<p>The parcel falls within the Moss Valley Conservation Area.</p> <p>Having regard to the location and the mix of building style immediately adjacent, it is considered that the parcel does not contribute to the setting and character of a historic village.</p>	
Overall Score	Green	

Purpose 5 – Assist in urban regeneration


It is considered that all parcels in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt parcels and therefore all Green Belt parcels are awarded a consistent baseline score of **Amber**.

Other Parcel Specific Issues


Comments	
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Settlement	Marsh Lane	
Parcel Location	Land to the North of the B6056, East of Ford Road	
Parcel Reference	ML/GB/006	
Parcel Area (Ha)	3.156	Housing Yield: 85
Parcel Boundary	 	
Overall Scores	Purpose 1	Amber
	Purpose 2	Amber
	Purpose 3	Red
	Purpose 4	Green
	Purpose 5	Amber
Overall Comments	<p>The parcel serves purpose 3 of Green Belt land and assists in safeguarding the countryside from encroachment.</p> <p>Overall Score: Red</p>	



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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	This parcel is well contained by the urban area of Marsh Lane, with residential development located along the south and west boundaries. The land to the east accommodates a residential caravan park.	
1a Score	Amber	<50% contained (Red) <75% contained (Amber) >75% contained (Green)
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	The parcel is bounded by Ford Road to the west and Main Road (B6056) to the south. A residential caravan park forms the eastern boundary and a farmstead is located to the north.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	The release of the parcel would neither weaken nor strengthen the Green Belt boundary.	
1b Overall Score	Amber	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Amber	

Purpose 2 – To prevent neighbouring towns from merging into one another

Purpose 2a	The width of the strategic open gap between urban areas	
Comments	The parcel is approximately 0.6km from Eckington. However, it is separated by a residential caravan park and it is no closer than the existing built up area.	
Purpose 2a Score	Amber	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Amber	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	The parcel is not developed.	
Purpose 3a Score	Red	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	There are no buildings present on the parcel.	
Purpose 3b	Land use observations	
Comments	The land is in agricultural use.	
Purpose 3b Score	Red	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	The release of the parcel would neither weaken nor strengthen the Green Belt boundary.	
Purpose 3c Score	Amber	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 4 – To preserve the setting and character of historic towns

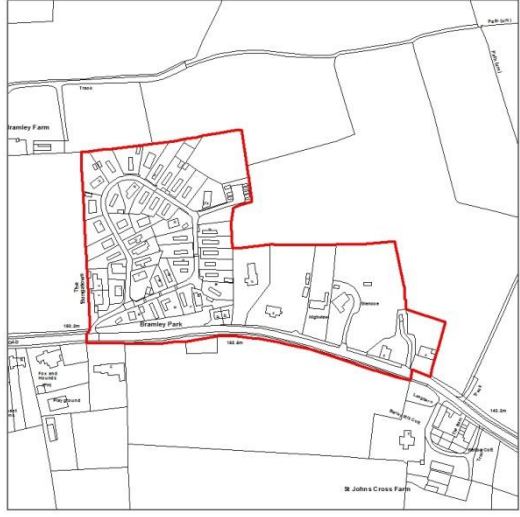

Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	The parcel falls within the Moss Valley Conservation Area. Having regard to the location of the parcel and the mixed appearance of surrounding development, it is not considered that the parcel makes a limited contribution to the setting and character of a historic village.	
Overall Score	Amber	

Purpose 5 – Assist in urban regeneration


It is considered that all parcels in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt parcels and therefore all Green Belt parcels are awarded a consistent baseline score of **Amber**.

Other Parcel Specific Issues

Comments	
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Settlement	Marsh Lane	
Parcel Location	Land to the North of the B6056	
Parcel Reference	ML/GB/007	
Parcel Area (Ha)	3.784	Housing Yield: 102
Parcel Boundary	 	
Overall Scores	Purpose 1	Red
	Purpose 2	Amber
	Purpose 3	Amber
	Purpose 4	Amber
	Purpose 5	Amber
Overall Comments	<p>The parcel serves purpose 1 of Green Belt land and therefore helps to prevent the unrestricted sprawl of built up areas.</p> <p>Overall Score: Red</p>	

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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	The parcel is not contained by the urban area, only a small part of the southern boundary touches the built up area of Marsh Lane.	
1a Score	Red	<50% contained (Red) <75% contained (Amber) >75% contained (Green)
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	The parcel is bounded by Main Road (B6056) to the south. The remaining boundaries comprise hedgerows of varying strength interspersed with trees; these boundaries also contain gaps and are considered to lack durability.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	The release of the parcel would weaken the Green Belt boundary.	
1b Overall Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 2 – To prevent neighbouring towns from merging into one another		
Purpose 2a	The width of the strategic open gap between urban areas	
Comments	The parcel is substantially developed (over 70%) and therefore does not fulfil the function of a strategic open gap. Notwithstanding this, the gap between the parcel and Eckington is approximately 0.3km.	
Purpose 2a Score	Amber	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	Yes	
Reduce Score?	Yes	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Amber	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	The parcel is developed.	
Purpose 3a Score	Green	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	The parcel is partially developed with a residential caravan park. The remaining area comprises traditional residential development.	
Purpose 3b	Land use observations	
Comments	The land is in residential use.	
Purpose 3b Score	Green	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	The release of the parcel would weaken the Green Belt boundary.	
Purpose 3c Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Amber	

Purpose 4 – To preserve the setting and character of historic towns



Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	The parcel falls within the Moss Valley Conservation Area. Having regard to the location and the existing development, it is considered that the parcel does not contribute to the setting and character of a historic village.	
Overall Score	Amber	

Purpose 5 – Assist in urban regeneration



It is considered that all parcels in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt parcels and therefore all Green Belt parcels are awarded a consistent baseline score of **Amber**.

Other Parcel Specific Issues

Comments	
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Settlement	Marsh Lane	
Parcel Location	Land to the South of the B6056	
Parcel Reference	ML/GB/008	
Parcel Area (Ha)	2.020	Housing Yield: 55
Parcel Boundary		
Overall Scores	Purpose 1	Red
	Purpose 2	Red
	Purpose 3	Red
	Purpose 4	Green
	Purpose 5	Amber
Overall Comments	<p>The parcel serves purposes 1 - 3 of Green Belt land. It therefore helps to prevent unrestricted sprawl, prevents neighbouring towns from merging into one another and assists in safeguarding the countryside from encroachment.</p> <p>Overall Score: Red</p>	


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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	The parcel is only adjacent to the urban area to the west. The other boundaries are either open countryside or sporadic development.	
1a Score	Red	<50% contained (Red) <75% contained (Amber) >75% contained (Green)
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	The parcel is bounded to the east and by residential development and to the north by Main Road (B6056) with residential development beyond. The eastern boundary is formed partially by residential development and a weak hedgerow and fence. The southern boundary comprises a hedgerow and is this is considered to be weak and lacking durability.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	The release of the parcel would weaken the Green Belt boundary.	
1b Overall Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 2 – To prevent neighbouring towns from merging into one another

Purpose 2a	The width of the strategic open gap between urban areas	
Comments	The parcel is approximately 0.4 km from Eckington.	
Purpose 2a Score	Red	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Red	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	The parcel is not developed.	
Purpose 3a Score	Red	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	There are no buildings on the parcel.	
Purpose 3b	Land use observations	
Comments	The land is in agricultural use.	
Purpose 3b Score	Red	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	The release of the parcel would weaken the Green Belt boundary.	
Purpose 3c Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 4 – To preserve the setting and character of historic towns

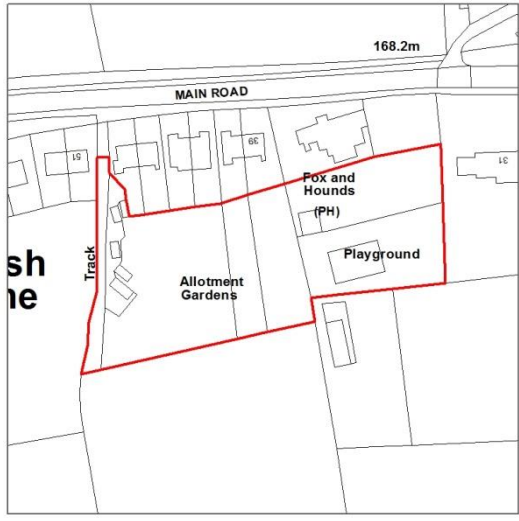

Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	<p>The parcel is adjacent the Moss Valley Conservation Area.</p> <p>Having regard to the location and the nature of the surrounding development, it is not considered that the parcel contributes to the setting and character of a historical village.</p>	
Overall Score	Green	

Purpose 5 – Assist in urban regeneration

It is considered that all parcels in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt parcels and therefore all Green Belt parcels are awarded a consistent baseline score of **Amber**.

Other Parcel Specific Issues

Comments	
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Settlement	Marsh Lane	
Parcel Location	Land to the South of the B6056	
Parcel Reference	ML/GB/009	
Parcel Area (Ha)	0.482	Housing Yield: 0
Parcel Boundary	 	
Overall Scores	Purpose 1	Amber
	Purpose 2	Amber
	Purpose 3	Amber
	Purpose 4	Green
	Purpose 5	Amber
Overall Comments	<p>The parcel does not robustly serve the purposes of Green Belt land.</p> <p>Overall Score: Amber</p>	



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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	The parcel abuts the urban area on the northern and eastern boundaries. The other boundaries are open countryside.	
1a Score	Amber	
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	The parcel is bounded by urban development to the north and east. The remaining boundaries lack strength and durability and comprise mature hedgerows.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	The release of the parcel would neither strengthen nor weaken the Green Belt boundary.	
1b Overall Score	Amber	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Amber	

Purpose 2 – To prevent neighbouring towns from merging into one another

Purpose 2a	The width of the strategic open gap between urban areas	
Comments	The parcel is approximately 0.6km from Eckington. However, the parcel is separated from Eckington by the existing built up area. It will not reduce the strategic open gap.	
Purpose 2a Score	Red	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	No	
Reduce Score?	Yes	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Amber	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	Approximately 25% of the parcel is developed.	
Purpose 3a Score	Green	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	There are a number of small buildings present used for storage of equipment and animal shelter.	
Purpose 3b	Land use observations	
Comments	The developed area is used as a car park and children's play area for the adjacent public house. The remainder of the land is in agricultural use.	
Purpose 3b Score	Amber	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	The release of the parcel would neither strengthen nor weaken the Green Belt boundary.	
Purpose 3c Score	Amber	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Amber	

Purpose 4 – To preserve the setting and character of historic towns


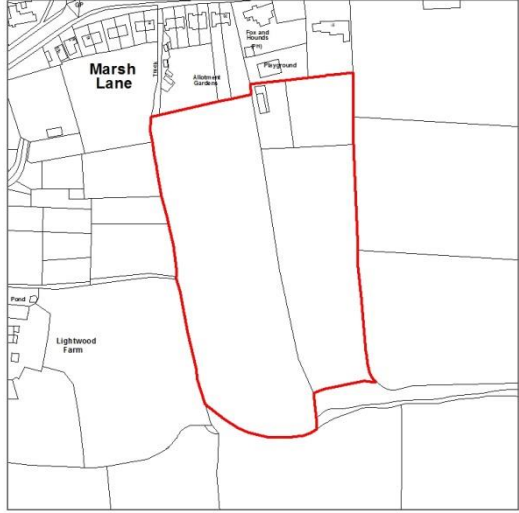
Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	The parcel is not located within or adjacent to a Conservation Area and does not therefore help to preserve the setting or character of an historic village.	
Overall Score	Green	

Purpose 5 – Assist in urban regeneration


It is considered that all parcels in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt parcels and therefore all Green Belt parcels are awarded a consistent baseline score of **Amber**.

Other Parcel Specific Issues

Comments	
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Settlement	Marsh Lane	
Parcel Location	Land to the South of the B6056	
Parcel Reference	ML/GB/010	
Parcel Area (Ha)	3.104	Housing Yield: 84
Parcel Boundary	 	
Overall Scores	Purpose 1	Red
	Purpose 2	Red
	Purpose 3	Red
	Purpose 4	Green
	Purpose 5	Amber
Overall Comments	<p>The parcel serves purposes 1 - 3 of Green Belt land. It therefore helps to prevent unrestricted sprawl, prevents neighbouring towns from merging into one another and assists in safeguarding the countryside from encroachment.</p> <p>Overall Score: Red</p>	

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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	This parcel is detached from the urban area of Marsh Lane with only part of the north boundary adjoining existing residential development.	
1a Score	Red	<50% contained (Red) <75% contained (Amber) >75% contained (Green)
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	The parcel is bounded by a mix of weak hedgerows and fencing.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	The release of the parcel would weaken the Green Belt boundary.	
1b Overall Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 2 – To prevent neighbouring towns from merging into one another		
Purpose 2a	The width of the strategic open gap between urban areas	
Comments	The release of the parcel would reduce the strategic open gap between southern areas of Marsh Lane and the settlement of Eckington to approximately 0.6km.	
Purpose 2a Score	Red	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Red	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	Less than 10% of the parcel is developed.	
Purpose 3a Score	Red	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	The buildings are stables.	
Purpose 3b	Land use observations	
Comments	The land is in agricultural use.	
Purpose 3b Score	Red	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	The parcel is bounded by a mix of weak hedgerows and fencing. The release of the parcel would weaken the Green Belt boundary.	
Purpose 3c Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 4 – To preserve the setting and character of historic towns

Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	The parcel is not located within or adjacent to a Conservation Area and does not therefore help to preserve the setting or character of an historic village.	
Overall Score	Green	

Purpose 5 – Assist in urban regeneration



It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore all Green Belt sites are awarded a consistent baseline score of **Amber**.

Other Site Specific Issues

Comments	
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Settlement	Marsh Lane	
Parcel Location	Land to the South of the B6056, East of Lightwood Road	
Parcel Reference	ML/GB/011	
Parcel Area (Ha)	1.954	Housing Yield: 53
Parcel Boundary		
Overall Scores	Purpose 1	Red
	Purpose 2	Red
	Purpose 3	Red
	Purpose 4	Amber
	Purpose 5	Amber
Overall Comments	<p>The parcel serves purposes 1 - 3 of Green Belt land. It therefore helps to prevent unrestricted sprawl, neighbouring towns from merging into one another and protect the countryside from encroachment.</p> <p>Overall Score: Red</p>	

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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	<p>The northern boundary of the parcel adjoins the settlement boundaries and urban development of Marsh Lane. The boundaries to the west and south adjoin sporadic development that is not within the settlement boundaries. It is therefore considered that the parcel is not contained by urban development.</p> <p>The parcel is separated from the urban area by ML/GB/0012.</p>	
1a Score	Red	<p><50% contained (Red) <75% contained (Amber) >75% contained (Green)</p>
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	<p>The northern boundary comprises a mix of residential development and Main Road (B6056). The eastern boundary comprises a mix of intermittent residential development, domestic curtilage and vacant land separated by a mix of hedgerows and fencing. The boundaries to the east and south comprise hedgerows of varying strengths.</p>	
Purpose 1b	How does this compare to the existing boundary?	
Comments	<p>The release of the parcel would result in a weaker Green Belt boundary.</p>	
1b Overall Score	Red	<p>Red (Weaker) Amber (No change) Green (Stronger)</p>
Overall Score	Red	

Purpose 2 – To prevent neighbouring towns from merging into one another		
Purpose 2a	The width of the strategic open gap between urban areas	
Comments	The release of the parcel would reduce the strategic open gap between southern areas of Marsh Lane and the settlement of Eckington to approximately 0.7km.	
Purpose 2a Score	Red	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Red	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	Less than 10% of the parcel is developed.	
Purpose 3a Score	Red	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	There are small agricultural buildings present on the parcel.	
Purpose 3b	Land use observations	
Comments	Land is used for agricultural purposes.	
Purpose 3b Score	Red	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	The release of the parcel would result in a weaker Green Belt boundary.	
Purpose 3c Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 4 – To preserve the setting and character of historic towns

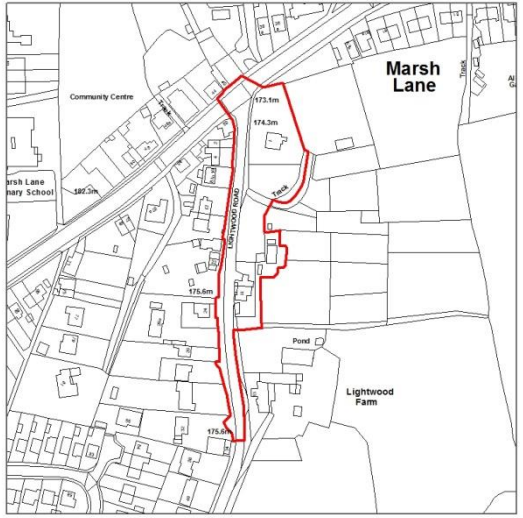
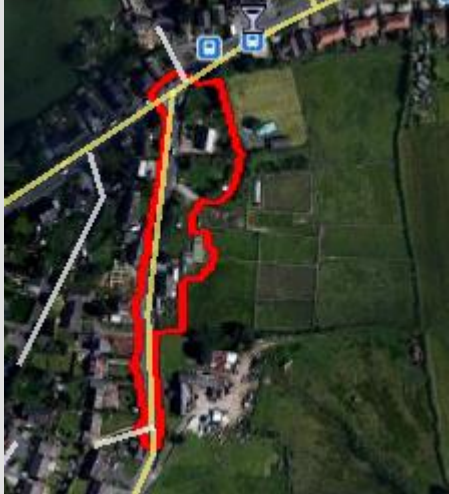
Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	<p>The northern boundary of the parcel is adjacent to the Moss Valley Conservation Area.</p> <p>Having regard to the location of the parcel it is considered that the parcel makes a limited contribution to the setting and character of a historic village.</p>	
Overall Score	Amber	

Purpose 5 – Assist in urban regeneration


It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore all Green Belt sites are awarded a consistent baseline score of **Amber**.

Other Site Specific Issues


Comments	
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Settlement	Marsh Lane	
Parcel Location	Land to the East of Lightwood Road	
Parcel Reference	ML/GB/012	
Parcel Area (Ha)	0.590	Housing Yield: 0
Parcel Boundary	 	
Overall Scores	Purpose 1	Red
	Purpose 2	Amber
	Purpose 3	Amber
	Purpose 4	Green
	Purpose 5	Amber
Overall Comments	<p>The parcel serves purpose 1 of Green Belt land in preventing unrestricted sprawl.</p> <p>Overall Score: Red</p>	



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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	The western and northern boundaries of the parcel are adjacent to the urban area of Marsh Lane. It is considered that the parcel is partly contained by the urban area.	
1a Score	Amber	<50% contained (Red) <75% contained (Amber) >75% contained (Green)
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	The parcel is bounded to the west by Lightwood Road and to the north by Main Road. The remaining boundaries comprise a mix of hedgerows of varying strengths, trees, fences and walls and overall lack strength and durability.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	The release of the parcel would result in a weaker Green Belt boundary.	
1b Overall Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 2 – To prevent neighbouring towns from merging into one another

Purpose 2a	The width of the strategic open gap between urban areas	
Comments	Approximately 60% of the parcel is developed and it therefore does not perform the function of a strategic open gap. Notwithstanding this the release of the parcel would reduce the strategic open gap between southern areas of Marsh Lane and the settlement of Eckington to approximately 0.8km.	
Purpose 2a Score	Red	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	Yes	
Reduce Score?	Yes	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Amber	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	Approximately 60% of the parcel is developed.	
Purpose 3a Score	Green	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	The parcel accommodates a number of dwellings and small buildings used for agricultural purposes.	
Purpose 3b	Land use observations	
Comments	The land is used for a mix of residential and countryside purposes.	
Purpose 3b Score	Amber	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	The release of the parcel would result in a weaker Green Belt boundary.	
Purpose 3c Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Amber	

Purpose 4 – To preserve the setting and character of historic towns

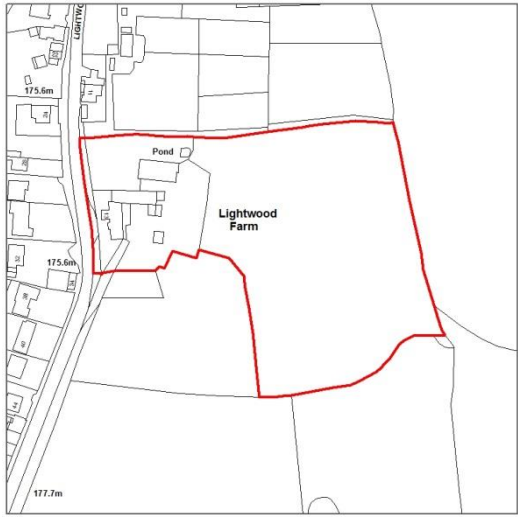

Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	<p>The northern boundary of the parcel is adjacent to the Moss Valley Conservation Area.</p> <p>Having regard to the location of the parcel it is considered that the parcel does not contribute to the setting and character of a historical village.</p>	
Overall Score	Green	

Purpose 5 – Assist in urban regeneration



It is considered that all parcels in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt parcels and therefore all Green Belt parcels are awarded a consistent baseline score of **Amber**.

Other Parcel Specific Issues

Comments	
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Settlement	Marsh Lane	
Parcel Location	Land to the East of Lightwood Road	
Parcel Reference	ML/GB/013	
Parcel Area (Ha)	1.544	Housing Yield: 42
Parcel Boundary		
Overall Scores	Purpose 1	Red
	Purpose 2	Red
	Purpose 3	Red
	Purpose 4	Green
	Purpose 5	Amber
Overall Comments	<p>The parcel serves purposes 1 - 3 of Green Belt land. It therefore helps to prevent unrestricted sprawl, prevents neighbouring towns from merging into one another and assists in safeguarding the countryside from encroachment.</p> <p>Overall Score: Red</p>	

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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	The parcel is not contained by the urban area, with only part of the western boundary adjoining residential development.	
1a Score	Red	<50% contained (Red) <75% contained (Amber) >75% contained (Green)
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	The parcel is bounded to the west by a stone wall and Lightwood Road. The remaining boundaries comprise hedgerows of varying strength and lacking in durability.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	The release of the parcel would result in a weaker Green Belt boundary.	
1b Overall Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 2 – To prevent neighbouring towns from merging into one another		
Purpose 2a	The width of the strategic open gap between urban areas	
Comments	The release of the parcel would reduce the strategic open gap between southern areas of Marsh Lane and the settlement of Eckington to approximately 0.8km.	
Purpose 2a Score	Red	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Red	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	Approximately 20% of the parcel is developed as a farm yard with house.	
Purpose 3a Score	Amber	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	The farm buildings (19 th century) are in residential and agricultural use.	
Purpose 3b	Land use observations	
Comments	The parcel is used for a combination of residential and agricultural purposes.	
Purpose 3b Score	Red	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	The release of the parcel would result in a weaker Green Belt boundary.	
Purpose 3c Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 4 – To preserve the setting and character of historic towns

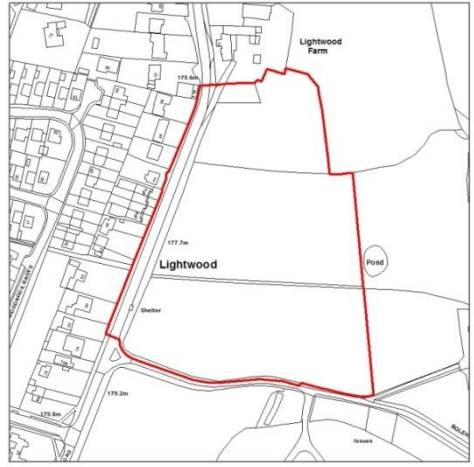

Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	The parcel is not located within or adjacent to a Conservation Area and does not therefore help to preserve the setting or character of an historic village.	
Overall Score	Green	

Purpose 5 – Assist in urban regeneration


It is considered that all parcels in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt parcels and therefore all Green Belt parcels are awarded a consistent baseline score of **Amber**.

Other Parcel Specific Issues


Comments	
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Settlement	Marsh Lane	
Parcel Location	Land to the East of Lightwood Road, North of Bolehill Lane	
Parcel Reference	ML/GB/014	
Parcel Area (Ha)	2.874	Housing Yield: 78
Parcel Boundary	 	
Overall Scores	Purpose 1	Red
	Purpose 2	Red
	Purpose 3	Red
	Purpose 4	Green
	Purpose 5	Amber
Overall Comments	<p>The parcel serves purposes 1 - 3 of Green Belt land. It therefore helps to prevent unrestricted sprawl, prevents neighbouring towns from merging into one another and assists in safeguarding the countryside from encroachment.</p> <p>Overall Score: Red</p>	


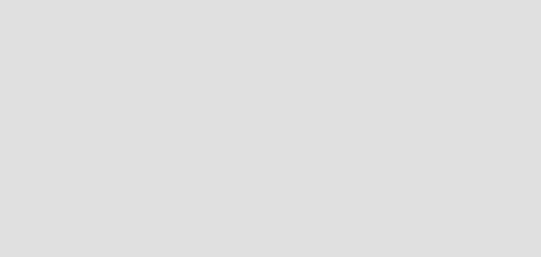
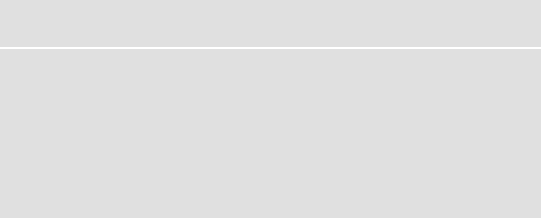

Purpose 1 – To check the unrestricted sprawl of large built-up areas

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	The parcel is not contained by the urban area, only the western boundary adjoins residential development.	
1a Score	Red	<50% contained (Red) <75% contained (Amber) >75% contained (Green)
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	The parcel is bounded to the west by Lightwood Road, to the south by Bolehill Lane and a dwelling/farmstead borders the parcel to the north. The eastern boundary comprises a mix of hedgerow and trees of varying strengths, however this lacks durability.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	The release of the parcel would result in a weaker Green Belt boundary.	
1b Overall Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 2 – To prevent neighbouring towns from merging into one another

Purpose 2a	The width of the strategic open gap between urban areas	
Comments	The release of the parcel would reduce the strategic open gap between southern areas of Marsh Lane and the settlement of Eckington to approximately 0.9km.	
Purpose 2a Score	Red	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Red	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	The parcel is not developed.	
Purpose 3a Score	Red	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	There are no buildings on the parcel.	
Purpose 3b	Land use observations	
Comments	The land is in agricultural use.	
Purpose 3b Score	Red	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	The release of the parcel would result in a weaker Green Belt boundary.	
Purpose 3c Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 4 – To preserve the setting and character of historic towns

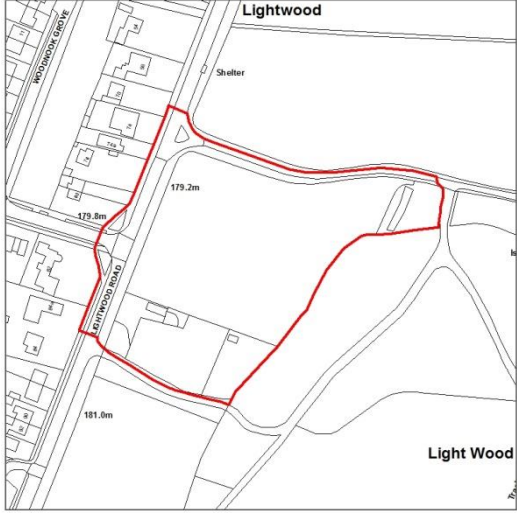

Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	The parcel is not located within or adjacent to a Conservation Area and does not therefore help to preserve the setting or character of an historic village.	
Overall Score	Green	

Purpose 5 – Assist in urban regeneration


It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore all Green Belt sites are awarded a consistent baseline score of **Amber**.

Other Site Specific Issues

Comments	
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Settlement	Marsh Lane	
Parcel Location	Land to the East of Lightwood Road, South of Bolehill Lane	
Parcel Reference	ML/GB/015	
Parcel Area (Ha)	1.368	Housing Yield: 37
Parcel Boundary		
Overall Scores	Purpose 1	Red
	Purpose 2	Red
	Purpose 3	Red
	Purpose 4	Green
	Purpose 5	Amber
Overall Comments	<p>The parcel serves purposes 1 - 3 of Green Belt land. It therefore helps to prevent unrestricted sprawl, prevents neighbouring towns from merging into one another and assists in safeguarding the countryside from encroachment.</p> <p>Overall Score: Red</p>	

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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	The parcel is not contained by the urban area, only the western boundary adjoins residential development.	
1a Score	Red	<50% contained (Red) <75% contained (Amber) >75% contained (Green)
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	The parcel is bounded by Lightwood Road to the west and Bolehill Lane to the north. The eastern boundary comprises dense vegetation comprising a mix of hedgerows, small trees and shrubs. The southern boundary comprises a combination of hedgerow and access track. Surrounded. Both the east and south boundaries are weak and lack durability.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	The release of the parcel would result in a weaker Green Belt boundary.	
1b Overall Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 2 – To prevent neighbouring towns from merging into one another		
Purpose 2a	The width of the strategic open gap between urban areas	
Comments	The release of the parcel would reduce the strategic open gap between southern areas of Marsh Lane and the settlement of Eckington to approximately 0.9km.	
Purpose 2a Score	Red	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Red	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	Approximately 15% of the parcel is developed.	
Purpose 3a Score	Amber	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	Small buildings associated with agriculture.	
Purpose 3b	Land use observations	
Comments	The parcel is predominately in agricultural use.	
Purpose 3b Score	Red	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	The release of the parcel would result in a weaker Green Belt boundary.	
Purpose 3c Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 4 – To preserve the setting and character of historic towns

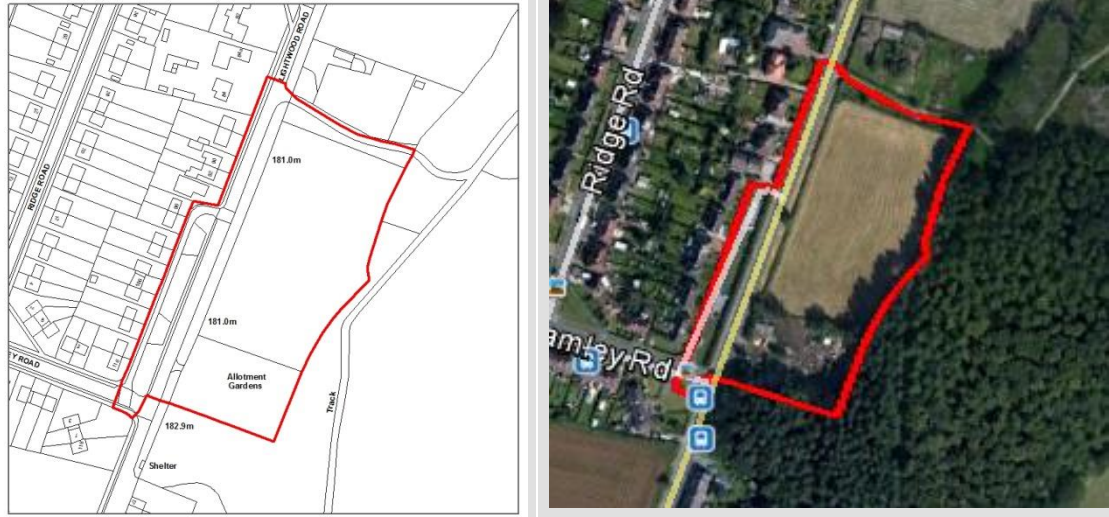
Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	The parcel is not located within or adjacent to a Conservation Area and does not therefore help to preserve the setting or character of an historic village.	
Overall Score	Green	

Purpose 5 – Assist in urban regeneration


It is considered that all parcels in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt parcels and therefore all Green Belt parcels are awarded a consistent baseline score of **Amber**.

Other Parcel Specific Issues

Comments	
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Settlement	Marsh Lane	
Parcel Location	Land to the East of Lightwood Road and Bramley Road	
Parcel Reference	ML/GB/016	
Parcel Area (Ha)	1.405	Housing Yield: 38
Parcel Boundary		
Overall Scores	Purpose 1	Red
	Purpose 2	Amber
	Purpose 3	Red
	Purpose 4	Green
	Purpose 5	Amber
Overall Comments	<p>The parcel serves purposes 1 and 3 of Green Belt land. It therefore helps to prevent unrestricted sprawl and assists in safeguarding the countryside from encroachment.</p> <p>Overall Score: Red</p>	

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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	This parcel is not contained by the urban area only the western boundary is adjacent to residential development of Marsh Lane.	
1a Score	Red	<50% contained (Red) <75% contained (Amber) >75% contained (Green)
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	The parcel is bounded to the west by Lightwood Road and to the east and south by dense woodland. The northern boundary comprises a hedgerow and access track and lacks durability and strength.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	The release of the parcel would result in a weaker Green Belt boundary.	
1b Overall Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 2 – To prevent neighbouring towns from merging into one another		
Purpose 2a	The width of the strategic open gap between urban areas	
Comments	The release of the parcel would reduce the strategic open gap between southern areas of Marsh Lane and the settlement of Eckington to approximately 1.1km.	
Purpose 2a Score	Amber	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Amber	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	Approximately 10% of the parcel is used for selling agricultural products and produce.	
Purpose 3a Score	Red	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	There are a number of small buildings used for the storage of items associated with the agricultural use.	
Purpose 3b	Land use observations	
Comments	Land to the north is used for agricultural purposes. Land to the south is used as a small business.	
Purpose 3b Score	Red	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	The release of the parcel would result in a weaker Green Belt boundary.	
Purpose 3c Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 4 – To preserve the setting and character of historic towns

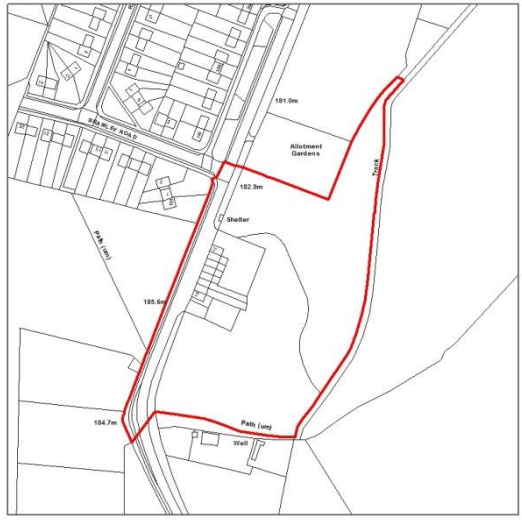
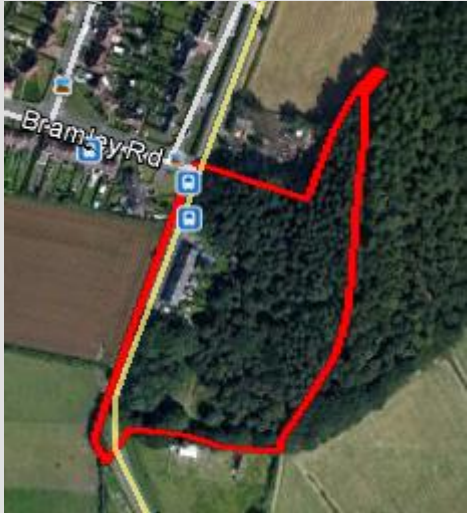
Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	The parcel is not located within or adjacent to a Conservation Area and does not therefore help to preserve the setting or character of an historic village.	
Overall Score	Green	

Purpose 5 – Assist in urban regeneration

It is considered that all parcels in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt parcels and therefore all Green Belt parcels are awarded a consistent baseline score of **Amber**.

Other Parcel Specific Issues

Comments	
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Settlement	Marsh Lane	
Parcel Location	Land to the East of Lightwood Road	
Parcel Reference	ML/GB/017	
Parcel Area (Ha)	1.857	Housing Yield: 50
Parcel Boundary	 	
Overall Scores	Purpose 1	Red
	Purpose 2	Amber
	Purpose 3	Red
	Purpose 4	Green
	Purpose 5	Amber
Overall Comments	<p>The parcel serves purposes 1 and 3 of Green Belt land. It therefore helps to prevent unrestricted sprawl and assists in safeguarding the countryside from encroachment.</p> <p>Overall Score: Red</p>	

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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	The parcel is separate from the urban area of Marsh Lane with only part of the western boundary abutting residential development.	
1a Score	Red	<50% contained (Red) <75% contained (Amber) >75% contained (Green)
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	The parcel is bounded to the west by Lightwood Road. The remaining boundaries comprise mature trees that form the woodland, with further woodland to the east and open agricultural land to the north and south.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	The release of the parcel would result in a weaker Green Belt boundary.	
1b Overall Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 2 – To prevent neighbouring towns from merging into one another		
Purpose 2a	The width of the strategic open gap between urban areas	
Comments	The release of the parcel would reduce the strategic open gap between southern areas of Marsh Lane and the settlement of Eckington to approximately 1.2km.	
Purpose 2a Score	Amber	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Amber	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	Approximately 10% of the parcel is developed.	
Purpose 3a Score	Red	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	The building comprises 19 th century dwellings.	
Purpose 3b	Land use observations	
Comments	The land is predominately woodland, with an element of residential use.	
Purpose 3b Score	Red	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	The release of the parcel would result in a weaker Green Belt boundary.	
Purpose 3c Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 4 – To preserve the setting and character of historic towns


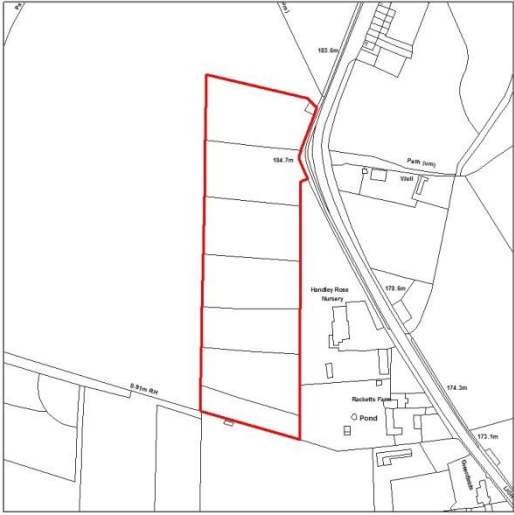
Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	The parcel is not located within or adjacent to a Conservation Area and does not therefore help to preserve the setting or character of an historic village.	
Overall Score	Green	

Purpose 5 – Assist in urban regeneration


It is considered that all parcels in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt parcels and therefore all Green Belt parcels are awarded a consistent baseline score of **Amber**.

Other Parcel Specific Issues


Comments	
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Settlement	Marsh Lane	
Parcel Location	Land to the West of Lightwood Road	
Parcel Reference	ML/GB/018	
Parcel Area (Ha)	1.552	Housing Yield: 42
Parcel Boundary	 	
Overall Scores	Purpose 1	Red
	Purpose 2	Amber
	Purpose 3	Red
	Purpose 4	Green
	Purpose 5	Amber
Overall Comments	<p>The parcel serves purposes 1 and 3 of Green Belt land. It therefore helps to prevent unrestricted sprawl and assists in safeguarding the countryside from encroachment.</p> <p>Overall Score: Red</p>	



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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	The parcel is detached and is separated from the urban area of Marsh Lane by ML/GB/019.	
1a Score	Red	<50% contained (Red) <75% contained (Amber) >75% contained (Green)
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	The parcel is bounded by hedgerows. Beyond the hedgerow on the eastern boundary is a nurseery and plant centre and Lightwood Road.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	The release of the parcel would result in a weaker Green Belt boundary.	
1b Overall Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 2 – To prevent neighbouring towns from merging into one another

Purpose 2a	The width of the strategic open gap between urban areas	
Comments	The release of the parcel would not result in the reduction of the strategic open gap between Marsh Lane and Apperknowle. Notwithstanding this, the parcel is approximately 1.8km from Apperknowle.	
Purpose 2a Score	Amber	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Amber	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	The parcel is not developed.	
Purpose 3a Score	Red	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	There are no buildings on the parcel.	
Purpose 3b	Land use observations	
Comments	The land is in agricultural use.	
Purpose 3b Score	Red	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	The release of the parcel would result in a weaker Green Belt boundary.	
Purpose 3c Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 4 – To preserve the setting and character of historic towns

Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	The parcel is not located within or adjacent to a Conservation Area and does not therefore help to preserve the setting or character of an historic village.	
Overall Score	Green	

Purpose 5 – Assist in urban regeneration


It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore all Green Belt sites are awarded a consistent baseline score of **Amber**.

Other Site Specific Issues


Comments	
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Settlement	Marsh Lane	
Parcel Location	Land to the West of Bramley Moor Lane	
Parcel Reference	ML/GB/019	
Parcel Area (Ha)	8.291	Housing Yield: 199
Parcel Boundary		
Overall Scores	Purpose 1	Red
	Purpose 2	Amber
	Purpose 3	Red
	Purpose 4	Green
	Purpose 5	Amber
Overall Comments	<p>The parcel serves purposes 1 and 3 of Green Belt land. It therefore helps to prevent unrestricted sprawl and assists in safeguarding the countryside from encroachment.</p> <p>Overall Score: Red</p>	



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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	Part of the northern boundary abuts the urban area otherwise the parcel is not contained by Marsh Lane.	
1a Score	Red	<50% contained (Red) <75% contained (Amber) >75% contained (Green)
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	The parcel is bounded by Bramleymoor Lane to the west and partially by Lightwood Road to the east. The remaining boundaries comprise small hedgerows and wire/pole fencing which lack strength and durability.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	The release of the site would weaken the Green Belt boundary.	
1b Overall Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 2 – To prevent neighbouring towns from merging into one another

Purpose 2a	The width of the strategic open gap between urban areas	
Comments	The release of the parcel would reduce the strategic open gap between Marsh Lane and Apperknowle to approximately 1.6km	
Purpose 2a Score	Amber	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Amber	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	Less than 10% of the parcel is developed.	
Purpose 3a Score	Red	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	The buildings comprise small units for storage and animal shelter.	
Purpose 3b	Land use observations	
Comments	The land is in agricultural use.	
Purpose 3b Score	Red	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries?	
Comments	The release of the site would weaken the Green Belt boundary.	
Purpose 3c Score	Red	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 4 – To preserve the setting and character of historic towns


Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	The parcel is not located within or adjacent to a Conservation Area and does not therefore help to preserve the setting or character of an historic village.	
Overall Score	Green	

Purpose 5 – Assist in urban regeneration


It is considered that all parcels in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt parcels and therefore all Green Belt parcels are awarded a consistent baseline score of **Amber**.

Other Parcel Specific Issues

Comments	<p>This parcel forms a large agricultural parcel to the south west of Marsh Lane urban area.</p> <p>Bramley Moor Lane borders the parcel to its western edge. The parcel is divided into Separate fields for grazing animals and electricity pylons run through the parcel (north to south).</p>
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Settlement	Marsh Lane	
Parcel Location	Land to the South of the B6056, East of Bramley Moor Lane	
Parcel Reference	ML/GB/020	
Parcel Area (Ha)	9.813	Housing Yield: 236
Parcel Boundary		
Overall Scores	Purpose 1	Red
	Purpose 2	Amber
	Purpose 3	Red
	Purpose 4	Green
	Purpose 5	Amber
Overall Comments	<p>The parcel serves purposes 1 and 3 of Green Belt land. It therefore helps to prevent unrestricted sprawl and assists in safeguarding the countryside from encroachment.</p> <p>Overall Score: Red</p>	

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

Purpose 1a	How well contained by the urban area is the parcel?	
Comments	The eastern boundary of the parcel adjoins the urban area of Marsh Lane. However the parcel is not contained by the built up area.	
1a Score	Red	<50% contained (Red) <75% contained (Amber) >75% contained (Green)
Purpose 1b	Does the parcel have strong and defensible boundaries?	
Comments	The parcel is bounded by Bramleymoore Lane to the west, Main Road (B6056) to the north and residential development to the east. The southern boundary comprises a weak field boundary with sporadic shrubs and lacks durability.	
Purpose 1b	How does this compare to the existing boundary?	
Comments	The release of the parcel would neither strengthen nor weaken the Green Belt boundary.	
1b Overall Score	Amber	Red (Weaker) Amber (No change) Green (Stronger)
Overall Score	Red	

Purpose 2 – To prevent neighbouring towns from merging into one another		
Purpose 2a	The width of the strategic open gap between urban areas	
Comments	The release of the parcel would reduce the strategic urban gap between Marsh Lane and Apperknowle to approximately 1.6km.	
Purpose 2a Score	Amber	Gap of <1km (Red) Gap of 1km-2km (Amber) Gap of >2km (Green)
Purpose 2b	Would removal from the Green Belt reduce the strategic gap?	
Comments	Yes	
Reduce Score?	No	Projects no further than existing urban area reduce score by one category
Purpose 2c	Is the parcel substantially covered by more than 50% of built development?	
Comments	No	
Reduce Score?	No	If the parcel is covered by >50% of built development reduce score by one category
Overall Score	Amber	

Purpose 3 - To assist in safeguarding the countryside from encroachment

Purpose 3a	What percentage of the parcel is covered in development?	
Comments	Less than 10% of the parcel is developed.	
Purpose 3a Score	Red	Less than 10% (Red) 10-25% (Amber) Greater than 25% (Green)
Purpose 3b	Building use (and age)	
Comments	There are no buildings present on the parcel.	
Purpose 3b	Land use observations	
Comments	The land is predominately in agricultural use.	
Purpose 3b Score	Red	Countryside Use (Red) Partial Countryside Use (Amber) Non Countryside Use (Green)
Purpose 3c	Does the parcel have strong and defensible boundaries compared to the existing boundaries?	
Comments	The parcel is bounded by Bramleymoor Lane to the west, Main Road (B6056) to the north and residential development to the east. The southern boundary comprises a weak field boundary with sporadic shrubs and lacks durability. The release of the parcel would neither strengthen nor weaken the Green Belt boundary.	
Purpose 3c Score	Red	
Overall Score	Red	

Purpose 4 – To preserve the setting and character of historic towns

Purpose 4	Does the parcel preserve the setting of an historic town, village or park?	
Comments	<p>The northern boundary of the parcel is adjacent to the Moss Valley Conservation Area.</p> <p>Having regard to the location of the parcel and the traditional style of some farm buildings on this northern boundary, it is considered that the parcel makes no contribution to the setting of a historical village.</p>	
Overall Score	Green	

Purpose 5 – Assist in urban regeneration

It is considered that all parcels in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt parcels and therefore all Green Belt parcels are awarded a consistent baseline score of **Amber**.

Other Parcel Specific Issues

Comments	
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