



Appendix A – Addendum

Additional Green Belt parcels separated from the built-up area which have been defined and reviewed following the original parcel work undertaken by Ove Arup.


Parcel Information			
Parcel ID	315	Parcel Size	0.67 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?		Near but not on the edge of “Bradford City, Shipley, and Lower Baildon” Parcel is adjacent to Green Belt Parcel 62 which is connected to Bradford City on its southern boundary.	
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?		The parcel is separated from the large built-up area, but its southern boundary consists of a railway line, which is considered a defensible boundary.	
Criteria 3: Connection to large built up area?		The parcel is not directly connected to the large built up area.	
Overall for Purpose 1		Low	
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?		1a) No – but near	
Criteria 1b: is the parcel located in a gap between two defined towns?		1b) Technically Yes – Bradford City and Yeadon	
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?		1c) Technically Yes – Bradford City and Esholt	
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?		1d) Technically Yes – Bradford City and Yeadon	

Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low – outer edge of the parcel is formed by a minor road rather than the southern railway boundary. Small parcel overall and minor role in increasing the likelihood of neighbouring towns merging.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low – minimal physical or perceptual reduction in the distance between neighbouring towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Low – to a limited degree as positioned with an edge fronting the A658.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Low. The parcel contains a dwelling fronting the A658 and the frontage is fairly urbanised with street lighting and a stone wall. A strong linear tree line with gated entrance features further reinforces the urban edge nature of the parcel.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low – self-contained parcel which is more urban / residential in character.
Overall for Purpose 3	Low
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Separated from Bradford City edge (about 0.5 miles).
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Limited – the parcel is connected through a historic route into Bradford and contains a lodge building within its land area.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	No – unlikely to impact on views from and to.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	316	Parcel Size	54 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?		Near but not on the edge of “Bradford City, Shipley, and Lower Baildon” Parcel is adjacent to Green Belt Parcel 62 which is connected to Bradford City on its southern boundary.	
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?		The parcel is separated from the large built form, but is of significant strategic scale and the perception of urban sprawl may be a consideration.	
Criteria 3: Connection to large built up area?		Not directly connected to the large built up area, but forms a major Green Belt parcel within the context of the wider Green Belt on a key route to north east Bradford.	
Overall for Purpose 1		Moderate	
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?		1a) No – but near	
Criteria 1b: is the parcel located in a gap between two defined towns?		1b) Yes – Bradford City and Yeadon	

<p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1c) Yes – Bradford City and Esholt</p> <p>1d) Yes – Bradford City and Yeadon</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>The existing Green Belt boundary is defined by the urban edge and development of the parcel would introduce development within the Green Belt separated from the urban edge.</p> <p>Outer northern edge of the parcel is formed by a minor road rather than minor road and southern railway boundary. Eastern edge of the parcel is defined by a railway line and the western edge of the parcel by a minor road.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Development of the parcel's full extent would introduce a significant quantum of growth within a gap connecting Bradford with areas such as Yeadon, although the parcel is not substantially connected to the main road infrastructure. Introducing development would significantly reduce the distance between existing built form and new development / next major built form.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Limited risk mainly associated with connectivity to road infrastructure.</p>
<p>Overall for Purpose 2</p>	<p>Moderate</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>The parcel contains over 50% PDL with former water treatment works filter bed infrastructure a dominant feature of the parcel. The parcel does contain woodland and other forms of green infrastructure bounding the eastern edge of the parcel in particular, which are important features of the wider countryside and landscape.</p> <p>Moderate</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>The parcel is situated within the countryside although its character has been eroded significantly by its former infrastructure use. Full development of the parcel beyond the PDL area would encroach substantially on the remaining countryside character.</p> <p>Moderate</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?</p>	<p>Separated from Bradford City edge (about 0.5 miles).</p>
<p>Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.</p>	<p>Limited – the parcel is connected through a historic route into Bradford and contains a listed farmhouse within its land area.</p>

<p>Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.</p>	<p>The more elevated aspects of the parcel may have a role in the overall setting of the historic town. The PDL area is within a valley floor environment and of lower impact.</p> <p>The scale of any change may be a key defining feature and the elevated aspects of the site may have an impact in terms of views from the historic town.</p>
<p>Overall for Purpose 4</p>	<p>Moderate</p>
<p>Purpose 5</p>	<p>Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land</p>
<p>Criteria 1: Green Belt parcel assists in urban regeneration</p>	<p>Moderate</p>

Parcel Information			
Parcel ID	317	Parcel Size	34.8 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?		Near but not on the edge of “Bradford City, Shipley, and Lower Baildon” Parcel is adjacent to Green Belt Parcel 62 which is connected to Bradford City on its southern boundary.	
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?		The parcel is separated from the large built form, but is of significant strategic scale and the perception of urban sprawl may be a consideration.	
Criteria 3: Connection to large built up area?		Low Not directly connected to the large built up area, but forms a major Green Belt parcel within close proximity to North East Bradford.	
Overall for Purpose 1		Low	
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?		1a) No but near	
Criteria 1b: is the parcel located in a gap between two defined towns?		1b) Yes – Bradford City and Yeadon	
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?		1c) Yes – Bradford City and Esholt	

Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) Yes – Bradford City and Yeadon
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	The existing Green Belt boundary is defined by the urban edge and development of the parcel would introduce development within the Green Belt separated from the urban edge.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Development of the parcel's full extent would introduce a significant quantum of growth within a gap connecting Bradford with areas such as Yeadon, although the parcel is not substantially connected to the main road infrastructure. Development would significantly reduce the distance between existing built form and new development / next major built form.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Low risk as detached from primary road infrastructure.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	The parcel contains an operational water treatment facility which is a dominant feature of the area, although there are natural features including the watercourse and open land.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	The parcel is situated within the countryside although its character has been eroded by its current infrastructure use. Full development of the parcel would encroach on the remaining countryside character.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Separated from Bradford City edge (about 0.5 miles).
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Limited – heritage connections to part of the historic estate.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	The parcel is positioned within a valley floor environment and of potentially lower impact.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate