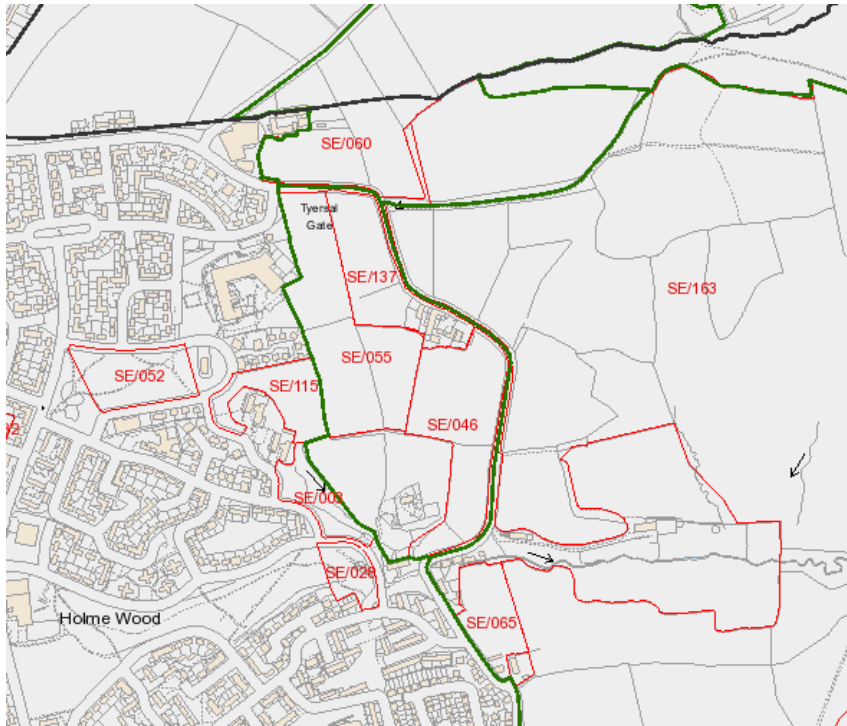



Site Specific Green Belt Assessment					
<b>Site Reference:</b>	EM114	<b>Site Name:</b>	Nufarm South	<b>Size (ha):</b>	28.6ha
<b>Sub Area:</b>	Bradford SE	<b>Settlement:</b>	City of Bradford		
<b>Site Description:</b>					
Green field - agricultural use with residential property to the west and southern edge.					
<b>Map (Parcels and Site Boundary):</b>			<b>Aerial (Site Boundary):</b>		
<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	High Frequency Bus Route (about 240m from edge of site)	<b>SA Score:</b>	

Strategic Parcel Assessment Results:				
<b>Parcel Reference:</b>	92 and 94	<b>Overall Rating:</b>	Moderate	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Moderate	Moderate	Major	Low	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Development within the full extent of the red line introduces development beyond the road line to the south and built form to the west and up to the southern edges of the chemical works site – this contains the extent of growth to the north. The extent of linear development / ribbon development along the A58 is extensive.	The A58 connects Wyke with Scoles to the south within Kirkless. Development along this primary road frontage would further reinforce connection between the two settlement areas and overall sense of merging.	Development of this site would introduce a significant scale of built form within the open countryside landscape.	Although the area has historic features the development of site is unlikely to have an impact on preserving the setting and special character of historic towns.	All sites are considered to score moderately against Purpose 5.

Major	Major	Major	Low	Moderate
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <u>major</u> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing (inner) Boundary:</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	Strong: defensible boundary/ Moderate: less defensible boundary	Generally stronger boundaries to the south and slight separation from the western edge.		
<b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	Moderate: less defensible boundary	North boundary is defined by chemical works but eastern boundary is less defensible.		
<b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	No			
<b>Potential for Sprawl:</b>	Sprawl along the A58 frontage is a possibility			
	Major			

<b>Impact on Openness:</b>	Scale of the site indicates very significant impact on openness in terms of volume / massing and loss of visual openness Major
<b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b>	Opportunities to soften built edge through landscaping / screening and integration of green infrastructure within scheme design linked through to wider infrastructure corridors.
<b>Site Specific Assessment Summary – Impact on the Green Belt:</b>	<p><b>Purposes:</b> Risk of sprawl and significant urbanising impact.</p> <p><b>Sprawl:</b> Particular weak eastern boundary and proximity to A58 presents a risk of sprawl</p> <p><b>Openness:</b> Visible open site - loss of openness is likely to be major due to the introduction of volume / massing and loss of visual openness</p> <p><b>Boundary Strength:</b> Various mix of boundary strengths</p> <p><b>Compensatory Improvements:</b> Integration of landscaping and green infrastructure</p>
<b>Overall Conclusion:</b>	Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.

Site Specific Green Belt Assessment					
<b>Site Reference:</b>	SE/046	<b>Site Name:</b>	Land west of Ned Lane, Holmewood	<b>Size (ha):</b>	2.92
<b>Sub Area:</b>	Bradford SE		<b>Settlement:</b>	City of Bradford	
<b>Site Description:</b>					
Fields in agricultural use with moderate slope north to south and some trees on eastern edge.					
<b>Map (Parcel and Site Boundary):</b>			<b>Aerial (Site Boundary):</b>		
					
<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	Bus Stop within 400m with a frequent service.	<b>SA Score:</b>	

Strategic Parcel Assessment Results:				
<b>Parcel Reference:</b>	76	<b>Overall Rating:</b>	Low	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Moderate	Low	Moderate	Low	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Site is slightly separated from the built edge and bounded to the east by Ned Lane which is a strong Green Belt boundary edge. May be perception of sprawl along Ned Lane.	Site is located within a strongly defined parcel and if developed would reduce slightly the physical distance to Pudsey from the edge of Bradford but fairly marginal overall. The site is also visually screened in part in terms of relationship with neighbouring towns.	The site is considered to form part of the countryside and features no build form.	Criteria 1 (YES) – City of Bradford. Criteria 2 (LOW) - Historic Core is separated from Green Belt by post WWII development, thus plays no part in preserving the setting of the historic town of Bradford Criteria 3 (LOW) - There are no views to the historic core of the City of Bradford from the Green Belt or towards	All sites are considered to score moderately against Purpose 5.

			<p>the Green Belt from the historic core.</p> <p>The site does play a role in providing an urban fringe to Bradford and features buildings of heritage value.</p>	
Moderate	Low	Major	Low	Moderate
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <u>moderate</u> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing (inner) Boundary:</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	Moderate: less defensible boundary/ <u>Weak</u> : boundaries lacking in durability	The existing inner boundary is variously weak to less defensible and consists of field boundaries and community garden.		
<b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	Strong: defensible boundary	Ned Lane is generally a strong feature and boundary.		
<b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b>	No			

<p>(<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>		
<p><b>Potential for Sprawl:</b></p>	<p>Very limited scope to sprawl eastwards as would entail breaching road infrastructure. Development along Ned Lane could be considered ribbon development / sprawl.</p> <p>Moderate</p>	
<p><b>Impact on Openness:</b></p>	<p>Impact on openness in terms of volume / massing and loss of visual openness</p> <p>Major</p>	
<p><b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b></p>	<p>Opportunities to soften built edge through landscaping / screening and integration of green infrastructure within scheme design linked through to wider infrastructure corridors.</p>	
<p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>	<p><b>Purposes:</b> Encroachment into the countryside and potential perception of ribbon development along Ned Lane – moderate impact on purposes overall.</p> <p><b>Sprawl:</b> Strong eastern boundary but potential perception of sprawl along Ned Lane.</p> <p><b>Openness:</b> Loss of openness is likely to be major due to the introduction of volume / massing and loss of visual openness</p> <p><b>Boundary Strength:</b> Strong eastern boundary.</p> <p><b>Compensatory Improvements:</b> Integration of landscaping and green infrastructure.</p>	
<p><b>Overall Conclusion:</b></p>	<p>Based on planning judgement the site has a <u>moderate</u> potential impact on the Green Belt.</p>	



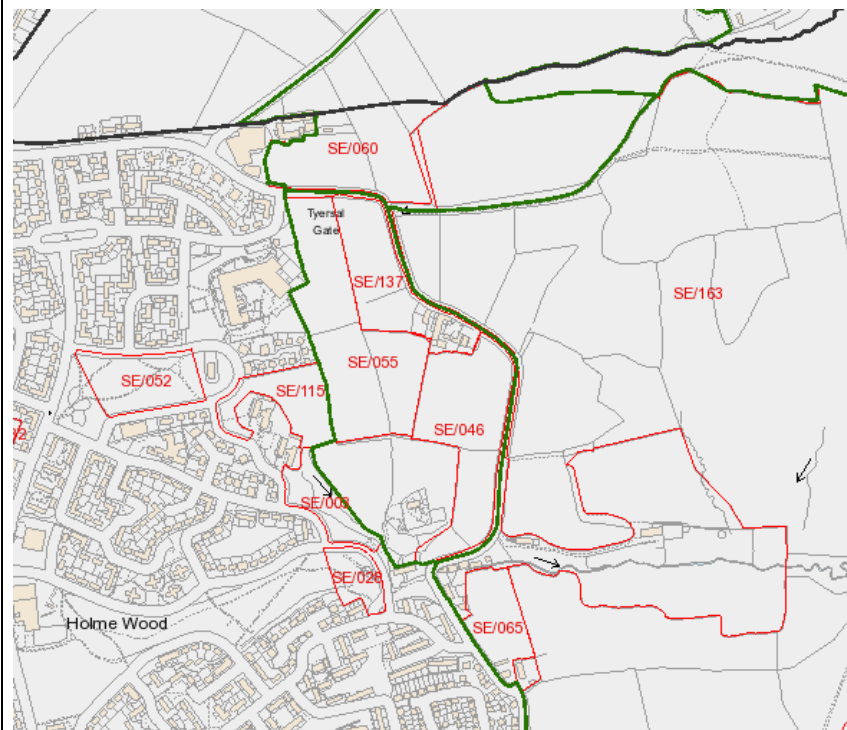
## Site Specific Green Belt Assessment

<b>Site Reference:</b>	SE/055	<b>Site Name:</b>	Ned Lane Holmewood	<b>Size (ha):</b>	3.73
<b>Sub Area:</b>	Bradford SE	<b>Settlement:</b>	City of Bradford		

### Site Description:

Sloping fields in agricultural use with hedgerows and bounded by school and residential development in part.

### Map (Parcel and Site Boundary):



### Aerial (Site Boundary):



<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	Bus Stop within 400m with a frequent service	<b>SA Score:</b>	
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Strategic Parcel Assessment Results:				
<b>Parcel Reference:</b>	76	<b>Overall Rating:</b>	Low	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Moderate	Low	Moderate	Low	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Connected to the major urban area with an existing boundary consisting of built form, trees and hedgerows. Mixed character which is generally less defensible. Outer site edge consists of field edges and hedgerows / trees but generally weaker than the existing edge. Outer site edge could be breached in the east to Ned Lane.	Site is located within a strongly defined parcel and if developed would reduce slightly the physical distance to Pudsey from the edge of Bradford but fairly marginal overall.	The site is considered to form part of the countryside and contains no built form.	Criteria 1 (YES) – City of Bradford. Criteria 2 (LOW) - Historic Core is separated from Green Belt by post WWII development, thus plays no part in preserving the setting of the historic town of Bradford Criteria 3 (LOW) - There are no views to the historic core of the City of Bradford from the Green Belt or towards the Green Belt from the historic core.	All sites are considered to score moderately against Purpose 5.

Moderate	Low	Major	Low	Moderate
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <b>moderate</b> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing (inner) Boundary:</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	Strong: defensible boundary/ Moderate: less defensible boundary/ Weak: boundaries lacking in durability/ Entirely Undefined	Weak – Near continuous row of trees form the existing inner boundary, but does not completely cover the entire boundary.		
<b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	Strong: defensible boundary/ Moderate: less defensible boundary/ Weak: boundaries lacking in durability/ Entirely Undefined	Weak – Potential new boundary would consist of sparse hedgerows and field boundaries.		
<b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	Yes	Strong – Should the site be merged with neighbouring sites of SE/137 and SE/046, Ned Lane would then become the new defensible boundary. Being an adopted highway, this would act as a strong defensible boundary.  Moderate – Should the hedgerows on the eastern edge being maintained and further planting to form a complete hedgerow across the entire boundary, or the formation of a continuous tree belt, this would form a moderate defensible boundary.		
<b>Potential for Sprawl:</b>	The site adjoins the settlement on one side (eastern edge) and is not considered to be well contained by the existing built form, and is therefore not considered to be rounding off the existing settlement pattern. The existing boundary is considered strong. Overall, there is potential for sprawl – although this is limited to Ned Lane beyond the current site.			

	Moderate
<b>Impact on Openness:</b>	Impact on openness in terms of volume / massing and loss of visual openness
	Major
<b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b>	Opportunities to soften built edge through landscaping / screening and integration of green infrastructure within scheme design linked through to wider infrastructure corridors.
<b>Site Specific Assessment Summary – Impact on the Green Belt:</b>	<p><b>Purposes:</b> Development is considered to have a major impact on encroachment into the countryside but a moderate impact overall against all Green Belt purposes.</p> <p><b>Sprawl:</b> Risk of sprawl through to Ned Lane.</p> <p><b>Openness:</b> Loss of openness is likely to be major due to the introduction of volume / massing and loss of visual openness</p> <p><b>Boundary Strength:</b> Weak eastern boundary</p> <p><b>Compensatory Improvements:</b> Integration of landscaping and green infrastructure – site would also need to come forward in conjunction with neighbouring sites.</p>
<b>Overall Conclusion:</b>	Based on planning judgement the site has a <u>moderate</u> potential impact on the Green Belt.

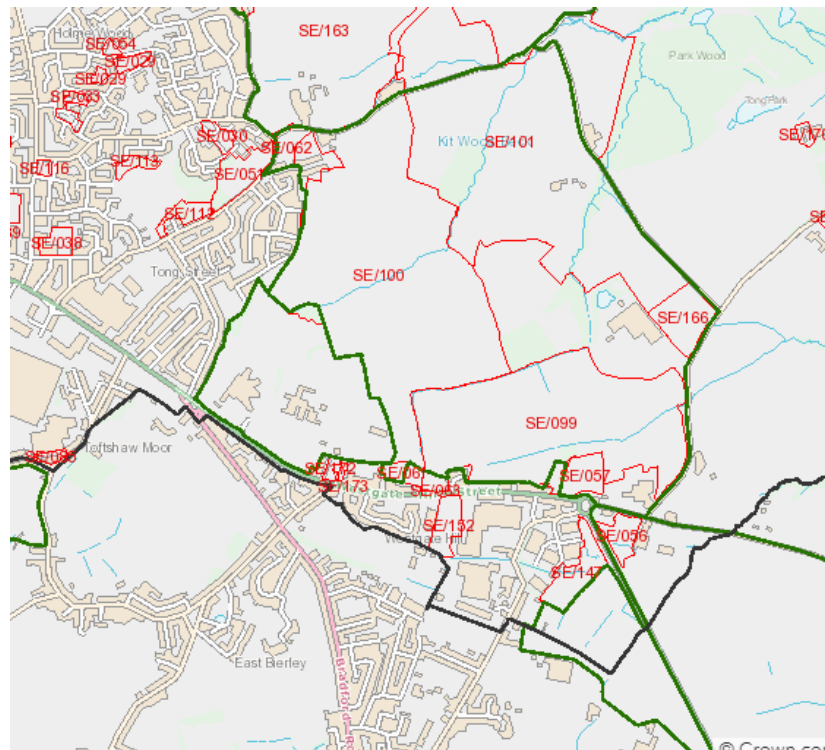
## Site Specific Green Belt Assessment

<b>Site Reference:</b>	SE/057	<b>Site Name:</b>	Westgate Hill Street - Tong	<b>Size (ha):</b>	1.70
<b>Sub Area:</b>	Bradford SE		<b>Settlement:</b>	City of Bradford	

### Site Description:

Green field in agricultural use – a part of the southern frontage bounds Westgate Hill Street and salvage site to the west – generally level site with relatively strong tree line to the west.

### Map (Parcel and Site Boundary):



### Aerial (Site Boundary):



<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	Bus stop within 400m but this isn't currently a high frequency service.	<b>SA Score:</b>	
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**Strategic Parcel Assessment Results:**

<b>Parcel Reference:</b>	73	<b>Overall Rating:</b>	Moderate		
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Moderate	Moderate	Moderate	Low	Moderate	

**Site Specific Assessment Results:**

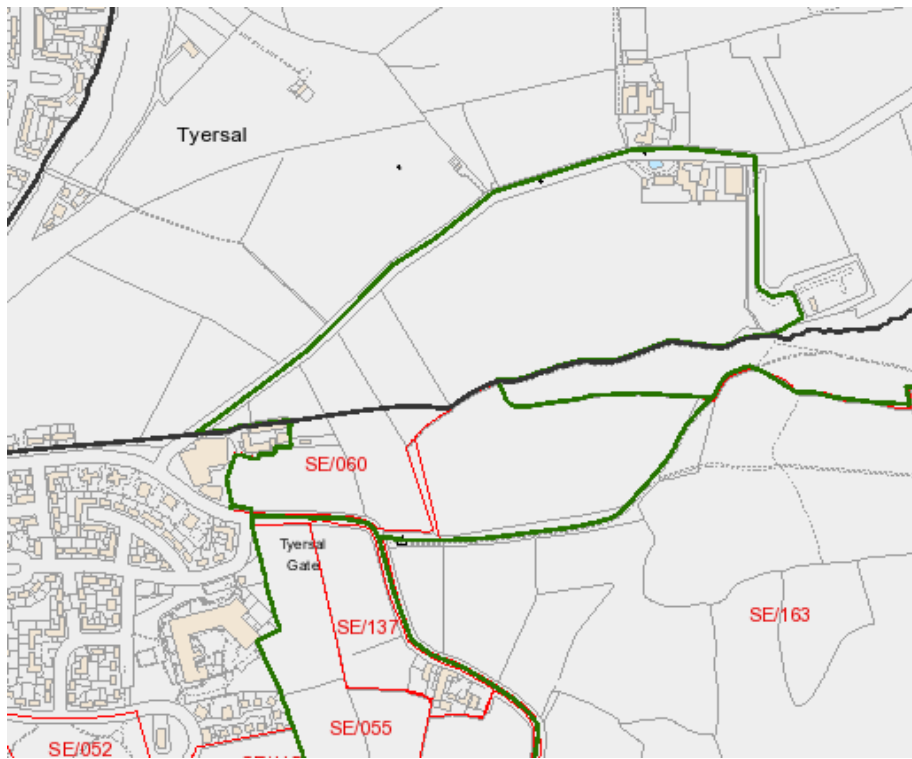

**Assessment Summary:**

<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
The southern edge of the site is strongly defined by A450 road frontage and tree / planting around the A650 roundabout. The northern and eastern edge of the site is essentially weakly defined field edges. At a relatively small scale the site plays and important role in preventing sprawl.	Site is located between the Bradford urban edge and Tong to the north. The development of the site slightly reduce the distance between the settlements areas.	Open countryside with no built form – will lead to noticeable urbanisation.	Criteria 1 (YES) – City of Bradford. Criteria 2 (LOW) - Historic Core is separated from Green Belt by post WWII development, thus plays no part in preserving the setting of the historic town of Bradford Criteria 3 (LOW) - There are no views to the historic core	All sites are considered to score moderately against Purpose 5.

			<p>of the City of Bradford from the Green Belt or towards the Green Belt from the historic core.</p> <p>Site does look towards Tong village which has a conservation area and heritage features.</p>	
Major	Moderate	Major	Low	Moderate
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <u>major</u> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing (inner) Boundary:</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	Strong: defensible boundary	Current boundary is strongly defined by the A450 road corridor.		
<b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	Weak: boundaries lacking in durability	Weaker field boundaries with some tree planting to the west are notable features.		
<b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more</b>	Yes	This would entail extending the boundary as part of further development to the north to align with woodland area and garden centre boundary.		

<b>logical Green Belt boundary?:</b> (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)		
<b>Potential for Sprawl:</b>	Reasonably strong potential for sprawl without defined northern boundary and along eastern road frontage. <b>Major</b>	
<b>Impact on Openness:</b>	Impact on openness in terms of volume / massing and loss of visual openness <b>Major</b>	
<b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b>	Opportunities to soften built edge through landscaping / screening and integration of green infrastructure within scheme design linked through to wider infrastructure corridors.	
<b>Site Specific Assessment Summary – Impact on the Green Belt:</b>	<b>Purposes:</b> Development is considered to have a major impact on encroachment into the countryside. <b>Sprawl:</b> Risk of sprawl through the site and along road frontage to the east. <b>Openness:</b> Visible open site - loss of openness is likely to be major due to the introduction of volume / massing and loss of visual openness <b>Boundary Strength:</b> Move to a weaker outer boundary overall. <b>Compensatory Improvements:</b> Integration of landscaping and green infrastructure	
<b>Overall Conclusion:</b>	Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.	



Site Specific Green Belt Assessment					
Site Reference:	SE/060	Site Name:	Harper Gate Farm - Tyersal Lane	Size (ha):	2.6
Sub Area:	Bradford SE	Settlement:	City of Bradford		
Site Description:					
Green field site bounded to the west with agricultural buildings – generally open field landscape sloping slightly west to east.					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Greenfield	Accessibility:	Site is within 400m of a bus stop on a high frequency service.	SA Score:	

Strategic Parcel Assessment Results:				
<b>Parcel Reference:</b>	75	<b>Overall Rating:</b>	Moderate	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Moderate	Moderate	Moderate	Low	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Site is connected to the edge of the urban area with the current boundary defined by the urban edge and road infrastructure.  Criteria 1 (YES) – Connected to the major urban area Criteria 2 (Major) - The existing boundary is considered strong as the majority of the inner boundary is formed by a	Criteria 1 (YES) – On the edge of City of Bradford. Criteria 2 (Major) – The existing inner boundary is strong as majority of it is defined by Ned Lane, an adopted road, and is therefore considered to be preventing the settlements from merging.  Criteria 3 (LOW) – The gap is considered Less Essential as development of the site is not	Criteria 1 (MAJOR) – The site is considered to form part of the countryside. Criteria 2 (MAJOR) – The site contains no built form.	Criteria 1 (YES) – City of Bradford. Criteria 2 (LOW) - Historic Core is separated from Green Belt by post WWII development, thus plays no part in preserving the setting of the historic town of Bradford Criteria 3 (LOW) - There are no views to the	All sites are considered to score moderately against Purpose 5.

<p>minor adopted road and a smaller portion on the western edge formed by built form.</p> <p>Criteria 3 (MAJOR) - The site is connected to the built up area along one of its boundaries and thus is not contained by existing development which suggests a significant potential impact.</p>	<p>considered to increase the risk of City of Bradford and the nearest settlement of Pudsey.</p> <p>Criteria 4 (No Contribution) - There are no opportunities for ribbon development towards a neighbouring town</p>		<p>historic core of the City of Bradford from the Green Belt or towards the Green Belt from the historic core.</p>	
Major	Moderate	Major	Low	Moderate
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <u>major</u> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing (inner) Boundary:</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	Strong: defensible boundary	Current boundary defined by existing built form and Ned Lane.		
<b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	Weak: boundaries lacking in durability	Outer boundary would consist of field edges / pattern and lacking durability.		

<p><b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b>  (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)</p>	Possibly	Wider boundary to edge of woodland may slightly strengthen boundary edge (considered less defensible) but a sensitive area overall and keeping the development edge away from the woodland and building a landscape buffer may be a preferred option.
<p><b>Potential for Sprawl:</b></p>	<p>Site area is only connected to the built form to a limited degree. Potential for outwards sprawl without redefined boundary edge.</p> <p>Major</p>	
<p><b>Impact on Openness:</b></p>	<p>Very open field landscape – impact on openness in terms of volume / massing and loss of visual openness.</p> <p>Major</p>	
<p><b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b></p>	<p>Potential opportunities to provide landscape buffer to the edge of the site and reinforce woodland / tree planting.</p>	
<p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>	<p><b>Purposes:</b> Risk of sprawl and encroachment into the countryside – major impact on purposes overall.  <b>Sprawl:</b> Limited connection to built form – risk of sprawl.  <b>Openness:</b> Major impact on openness due to volume and loss of visual perception of openness.  <b>Boundary Strength:</b> Potential move to a weak external boundary  <b>Compensatory Improvements:</b> Options to strengthen eastern edge of the site with woodland planting as buffer to wider features and to more clearly define built edge.</p>	
<p><b>Overall Conclusion:</b></p>	<p>Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.</p>	

## Site Specific Green Belt Assessment

Site Reference:

SE/099

Site Name:

Westgate Hill Street. Tong Lane, Holmewood

Size (ha):

28.72

Sub Area:

Bradford SE

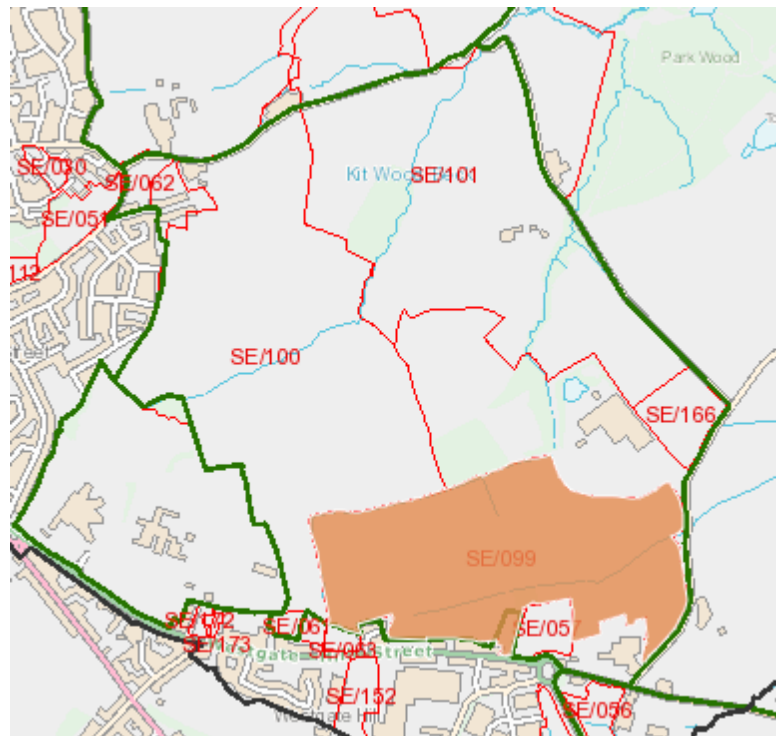
Settlement:

City of Bradford

### Site Description:

Multiple undulating fields, which slope gently towards the north and east – Westgate Hill Street built frontage broadly defines the southern boundary and Tong Garden Centre the north east edge and adjacent woodland.

### Map (Parcel and Site Boundary):



### Aerial (Site Boundary):



<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	Much of the site lies within 400m of a bus stop but this is not a frequent bus service.	<b>SA Score:</b>	
<b>Strategic Parcel Assessment Results:</b>					
<b>Parcel Reference:</b>	73	<b>Overall Rating:</b>	Moderate		
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Moderate	Moderate	Moderate	Low	Moderate	
<b>Site Specific Assessment Results:</b>					
<b>Assessment Summary:</b>					
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Strategic scale site which has a relatively strong southern boundary and weak outer edge defined mainly by edge of fields – some aspects of the outer edge are slightly stronger mainly towards the north eastern boundary of the site.	The northern edge of the site is located approximately 1.5miles from the southern edge of Pudsey and development of the site may present a fairly minor physical narrowing between settlements. The site northern is located within about 0.45 miles of Tong	The site is essentially open countryside and development will have a significant urbanising impact.	The historic core of Bradford City is separated from the parcel by post WWII development. The site is positioned expanding outwards towards Tong Village but screened in part with woodland and Tong Garden Centre.	All sites are considered to score moderately against Purpose 5.	

	Village (as the crow flies) a reduction from about 0.83miles.			
Major	Moderate	Major	Moderate	Moderate
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <u>major</u> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing (inner) Boundary:</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	Strong: defensible boundary	Generally defined by built form and road frontage.		
<b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	Moderate: less defensible boundary/ <u>Weak</u> : boundaries lacking in durability	Move from relatively strong defensible boundary to mixture of weak and less defensible boundaries.		
<b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	No			

<b>Potential for Sprawl:</b>	<p>There is a risk of sprawl northwards and towards the north east without sufficient new boundaries being established.</p> <p>Major</p>
<b>Impact on Openness:</b>	<p>Scale of the site indicates very significant impact on openness in terms of volume / massing and loss of visual openness</p> <p>Major</p>
<b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b>	<p>Opportunities to soften built edge through landscaping / screening and integration of green infrastructure within scheme design linked through to wider infrastructure corridors. Also possibilities to improve green belt access and linkages. Site would need to come forward as part of a comprehensive masterplan.</p>
<b>Site Specific Assessment Summary – Impact on the Green Belt:</b>	<p><b>Purposes:</b> Risk of sprawl and significant urbanising impact.</p> <p><b>Sprawl:</b> Weaker outer edge may lead to sprawl.</p> <p><b>Openness:</b> Visible open site - loss of openness is likely to be major due to the introduction of volume / massing and loss of visual openness</p> <p><b>Boundary Strength:</b> Move to a weaker outer boundary overall.</p> <p><b>Compensatory Improvements:</b> Integration of landscaping and green infrastructure together with improved Green Belt access – site needs to come forward as part of a comprehensive masterplan with landscaping proposals and Green Belt improvements.</p>
<b>Overall Conclusion:</b>	<p>Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.</p>



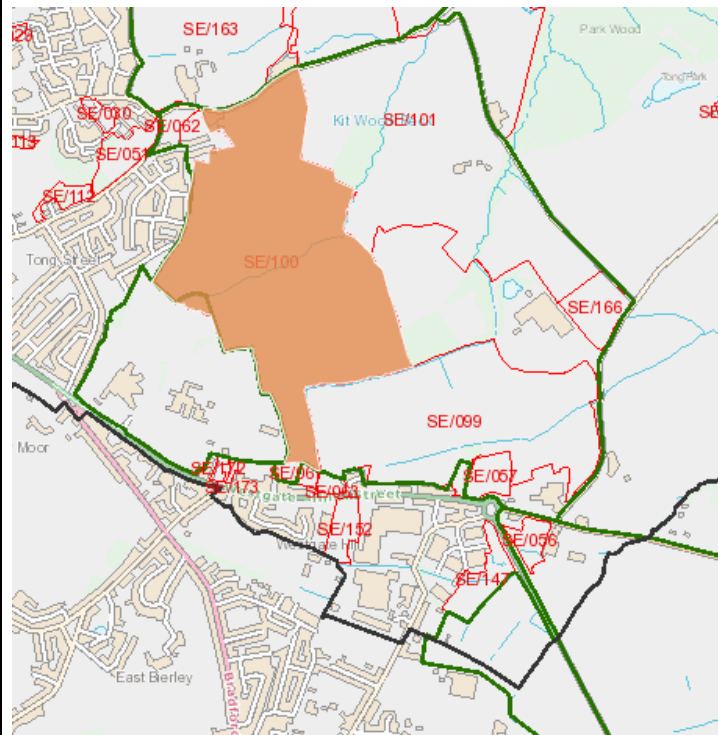
## Site Specific Green Belt Assessment

<b>Site Reference:</b>	SE/100	<b>Site Name:</b>	Raikes Lane, east of Holmewood estate, Holmewood	<b>Size (ha):</b>	44.77
<b>Sub Area:</b>	Bradford SE	<b>Settlement:</b>	City of Bradford		

### Site Description:

Mainly green field site contains some small farm buildings in the north west section – generally undulating fields separated by fragmented hedgerows and some trees.

### Map (Parcel and Site Boundary):



### Aerial (Site Boundary):



<b>PDL Status:</b>	<b>Greenfield</b>	<b>Accessibility:</b>	Site is just over 400m from frequent bus service	<b>SA Score:</b>	
<b>Strategic Parcel Assessment Results:</b>					
<b>Parcel Reference:</b>	73	<b>Overall Rating:</b>	Moderate		
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Moderate	Moderate	Moderate	Low	Moderate	
<b>Site Specific Assessment Results:</b>					
<b>Assessment Summary:</b>					
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Strategic scale site which is mainly connected to the built form by school playing fields to the west – open aspects to the north with some slightly stronger boundaries to the north east (woodland mainly)	Northern edge of the site is about 1.3 miles from Pudsey and about 0.68 miles from Tong Village. Relatively minor physical narrowing between settlements but perception of narrowing may be stronger.	The site is essentially open countryside and development will have a significant urbanising impact	The historic core of Bradford City is separated from the parcel by post WWII development. The site is positioned expanding north westwards and screened in part by woodland from Tong Village.	All sites are considered to score moderately against Purpose 5.	

Major	Moderate	Major	Moderate	Moderate
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <u>major</u> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing (inner) Boundary:</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	Strong: defensible boundary/ Moderate: less defensible boundary	Planning fields to the western edge and residential edge to the north west.		
<b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	Moderate: less defensible boundary/ Weak: boundaries lacking in durability	Move from relatively strong defensible boundary to mixture of weak and less defensible boundaries.		
<b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	No			
<b>Potential for Sprawl:</b>	There is a risk of sprawl northwards and towards the north east without sufficient new boundaries being established.			
	Major			

<b>Impact on Openness:</b>	Scale of the site indicates very significant impact on openness in terms of volume / massing and loss of visual openness <b>Major</b>
<b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b>	Opportunities to soften built edge through landscaping / screening and integration of green infrastructure within scheme design linked through to wider infrastructure corridors. Also possibilities to improve green belt access and linkages. Site would need to come forward as part of a comprehensive masterplan.
<b>Site Specific Assessment Summary – Impact on the Green Belt:</b>	<p><b>Purposes:</b> Risk of sprawl and significant urbanising impact.</p> <p><b>Sprawl:</b> Weaker outer edge in part may lead to sprawl.</p> <p><b>Openness:</b> Visible open site - loss of openness is likely to be major due to the introduction of volume / massing and loss of visual openness</p> <p><b>Boundary Strength:</b> Move to a weaker outer boundary overall.</p> <p><b>Compensatory Improvements:</b> : Integration of landscaping and green infrastructure together with improved Green Belt access – site needs to come forward as part of a comprehensive masterplan with landscaping proposals and Green Belt improvements.</p>
<b>Overall Conclusion:</b>	Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.

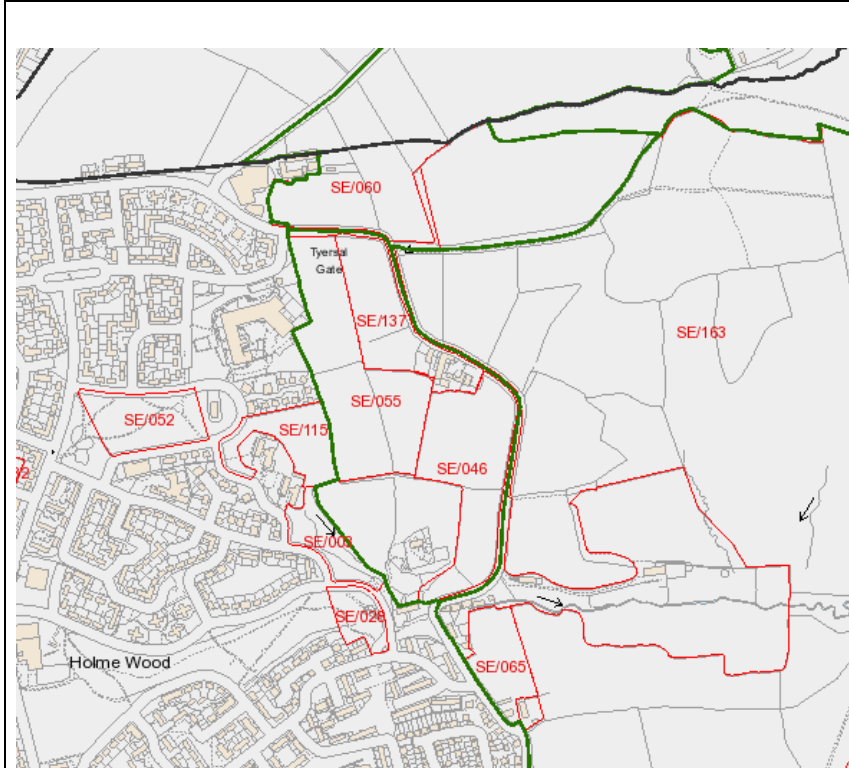
**Site Specific Green Belt Assessment**

<b>Site Reference:</b>	SE/137	<b>Site Name:</b>	Land west of Ned Lane, Holmewood	<b>Size (ha):</b>	2.04
<b>Sub Area:</b>	Bradford SE		<b>Settlement:</b>	City of Bradford	

**Site Description:**

Fields in agricultural use with moderate slope north to south and listed farm buildings.

**Map (Parcel and Site Boundary):**



**Aerial (Site Boundary):**



<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	Site is just over 400m from frequent bus service.	<b>SA Score:</b>	
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Strategic Parcel Assessment Results:				
<b>Parcel Reference:</b>	76	<b>Overall Rating:</b>	Low	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Moderate	Low	Moderate	Low	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Site is slightly separated from the built edge and bounded to the east by Ned Lane which is a strong Green Belt boundary edge. May be perception of sprawl along Ned Lane.	Site is located within a strongly defined parcel and if developed would reduce slightly the physical distance to Pudsey from the edge of Bradford but fairly marginal overall. The site is also visually screened in part in terms of relationship with neighbouring towns.	The parcel contains some built form but of an agricultural scale and type in keeping with a rural edge location. The site is more open towards its southern reaches and development would introduce a significant urbanisation.	Criteria 1 (YES) – City of Bradford. Criteria 2 (LOW) - Historic Core is separated from Green Belt by post WWII development, thus plays no part in preserving the setting of the historic town of Bradford Criteria 3 (LOW) - There are no views to the historic core of the City of Bradford from the Green Belt or towards	All sites are considered to score moderately against Purpose 5.

			<p>the Green Belt from the historic core.</p> <p>The site does play a role in providing an urban fringe to Bradford and features buildings of heritage value.</p>	
Moderate	Low	Major	Low	Moderate
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <u>moderate</u> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing (inner) Boundary:</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	Weak: boundaries lacking in durability	Inner field boundary as site is slightly separated from existing built form.		
<b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	Strong: defensible boundary	Clearly defined road edge (Ned Lane)		

<p><b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b>  (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)</p>	No	
<p><b>Potential for Sprawl:</b></p>	<p>Very limited scope to sprawl eastwards as would entail breaching road infrastructure. Development along Ned Lane could be considered ribbon development / sprawl.</p> <p>Moderate</p>	
<p><b>Impact on Openness:</b></p>	<p>Impact on openness in terms of volume / massing and loss of visual openness – tempered slightly by existing farm buildings.</p> <p>Major</p>	
<p><b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b></p>	<p>Opportunities to soften built edge through landscaping / screening and integration of green infrastructure within scheme design linked through to wider infrastructure corridors.</p>	
<p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>	<p><b>Purposes:</b> Encroachment into the countryside and potential perception of ribbon development along Ned Lane – moderate impact on purposes overall.</p> <p><b>Sprawl:</b> Strong eastern boundary but potential perception of sprawl along Ned Lane.</p> <p><b>Openness:</b> While there is an element of agricultural uses / dwellings within the site the loss of openness is likely to be major due to the introduction of volume / massing and loss of visual openness – particularly to the south.</p> <p><b>Boundary Strength:</b> Strong eastern boundary.</p> <p><b>Compensatory Improvements:</b> Integration of landscaping and green infrastructure.</p>	
<p><b>Overall Conclusion:</b></p>	<p>Based on planning judgement the site has a <u>moderate</u> potential impact on the Green Belt.</p>	



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