

Site Specific Green Belt Assessment

Site Reference:

CO/001

Site Name:

Land off Cottingley Cliffe Road

Size (ha):

7.21ha

Sub Area:

Airedale

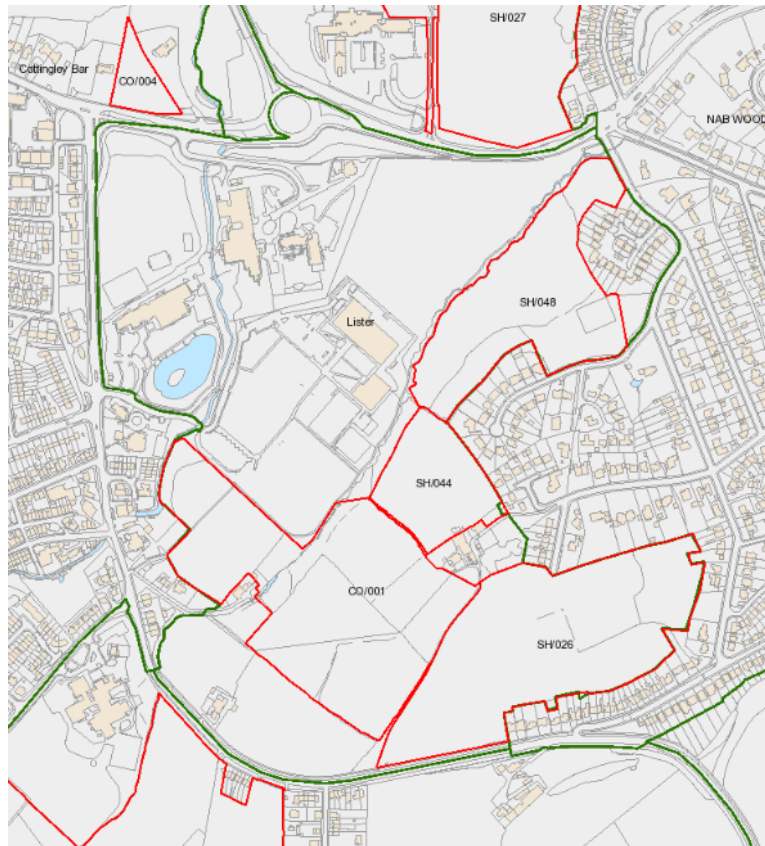
Settlement:

Cottingley

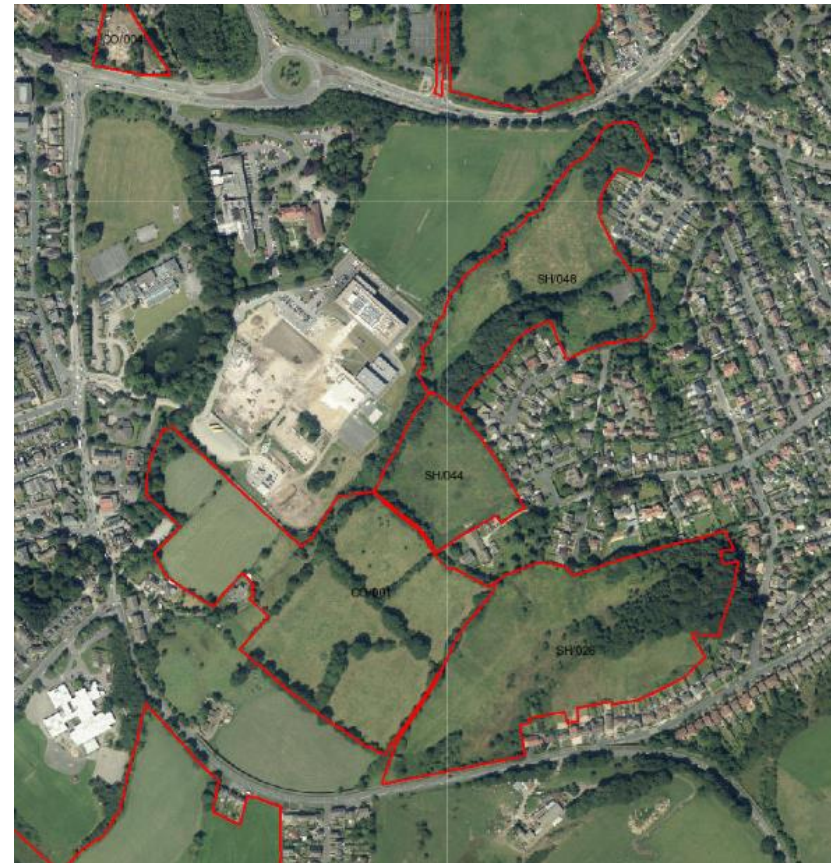
Site Description:

The site consists of several agricultural fields, divided by hedgerows and tree belts that are used for grazing. It is bounded to the south/south east by agricultural land, beyond which is Cottingley Cliff Road and the enclave of New Brighton. To the north east lies the New Close Farm complex (SHLAA site SH/044). Throstle Nest Farm together with a number of residential properties (Throstle Nest, 1 & 2 Hilltop, St Michaels' Close and Cottingley Manor Park), a public house (The Sun) and a church (St Mary & St Monica's RC Church) lie to the west. To the north of the site is a secondary school (Dixons Academy Cottingley) and its grounds. The site slopes steeply from the south east towards the centre. The north west section is more level and gently sloping. It is located in Green Belt parcel 26

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	Nearest bus stops are located around 60m and 100m to the west of the site on Bradford Old Road. The former offers 3/4 services per hour (southbound) to Bradford City Centre (3 per hour) and Shipley (1 per hour), whilst the latter offers 3/4 services per hour to Cottingley (Hope View Hill/Manor Road) and Bingley		SA Score:	TBC
Strategic Parcel Assessment Results:						
Parcel Reference:	26	Overall Rating:		Moderate		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Major	Moderate	Moderate	Low	Moderate		
Site Specific Assessment Results:						
Assessment Summary:						
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
No contribution. The site does not adjoin the defined large built up area.	The site is bounded to the south/south east by agricultural land, to the north east lies the New Close Farm complex SHLAA site SH/044, Dixons Academy (secondary school) and its grounds adjoin the northern boundary and to the west/north west the site adjoins the urban area of Cottingley consisting of residential properties, a public house and Throstle Nest Farm.	The site consists of open fields located between the urban area and further areas of open fields and farm complexes. The site comprises of countryside uses with no built form. The site therefore plays a major role in safeguarding the countryside from encroachment	The site adjoins the historic area of Cottingley at the north western boundary. Due to the topography and trees bounding the land there are limited views between the site and the historic core.	All sites are considered to score moderately against Purpose 5.		

	<p>The site is not considered to be contained by the urban area, it adjoins a very small part of the urban edge of Cottingley. The remaining boundaries adjoin open green fields and agricultural buildings and the secondary school located in the Green Belt.</p> <p>All boundaries are considered to be weak lacking in durability and wouldn't be able to form a strong boundary to the Green Belt.</p> <p>The site sits in a Green Belt parcel which forms an essential gap between Cottingley and the Bradford City, Shipley and Lower Baildon.</p> <p>Development of the site would significantly reduce the perceived and actual distance between the two settlements.</p> <p>The Green Belt in this location plays a major role in preventing neighbouring towns from merging.</p>			
No contribution	Major	Major	Moderate	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary	Only a small part of this sites boundary at the north and north west, forms the inner edge of the Green Belt where it follows the edge of the urban area of Cottingley. This provides a moderate less defensible boundary containing a line of mature trees.		

<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>Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Weak: boundaries lacking in durability</p>	<p>The majority of the site is bounded by weak edges lacking in durability.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Weak: boundaries lacking in durability</p>	<p>There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.</p>
<p>Potential for Sprawl:</p>	<p>The site only adjoins the urban area on part of its north and north western edge, however, there is no sense of containment of the site within the urban area of Cottingley. Release the site from the Green Belt would result in a significant potential for sprawl. The site does not provide a logical rounding off to the existing settlement pattern.</p> <p style="background-color: red; color: white; text-align: center;">Major</p>	
<p>Impact on Openness:</p>	<p>The site consists of undeveloped fields with no built form on site (except traditional stone built field walls) and therefore any development on this site would have a negative impact on the openness of the Green Belt. Due to the topography of the site/surrounding landscape there are limited direct views into the wider parcel of Green Belt land within which this site sits.</p> <p style="background-color: red; color: white; text-align: center;">Major</p>	
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>There is a public right of way which runs across the western and central section of the site and link Cottingley Cliff Road with New Close Road via Dixons Academy, and Glenview Road. Another footpath (Shipleigh 38) runs along the eastern boundary, link Cottingley Cliff Road with Glenview Drive. These footpaths may present an opportunity to provide greater access and improvements to the wider Green Belt. There are a number of biodiversity assets (TPO trees adjacent to western boundary) in close proximity which could be enhanced through improvements to the surrounding Green Belt land.</p>	

Site Specific Assessment Summary – Impact on the Green Belt:

Purposes: This site performs a **major** role against the purposes of including land within the Green Belt. It performs a **major** role in both safeguarding the countryside from encroachment and in preventing neighbouring towns from merging into one another. It performs a **moderate** role in preserving the setting and special character of historic towns.

Sprawl: The site is connected to the settlement along only part of its north western boundary and is not strongly contained by the existing urban area. There is potential for further sprawl into the wider Green Belt if this site were developed, particularly along the eastern and southern boundaries where there are no existing features to create a strong defensible boundary.

Openness: The site performs a major role in terms of the openness of the Green Belt with no built form on-site and views across to the wider landscape.

Boundary Strength: There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Compensatory Improvements: There may be opportunity to improve/extend the existing rights of way running through this site and enhancing/improving priority habitats that exist to the northwest of the site.

Overall Conclusion:

Based on planning judgement the site has a major potential impact on the Green Belt.

- The site is located in a **moderate** Green Belt parcel.
- The site makes a **major** contribution to the purposes of including land in the Green Belt.
- The site has a **high** potential for sprawl and would have a **major** impact on openness.
- There are no opportunities for the creation of a stronger Green Belt boundary.

Site Specific Green Belt Assessment

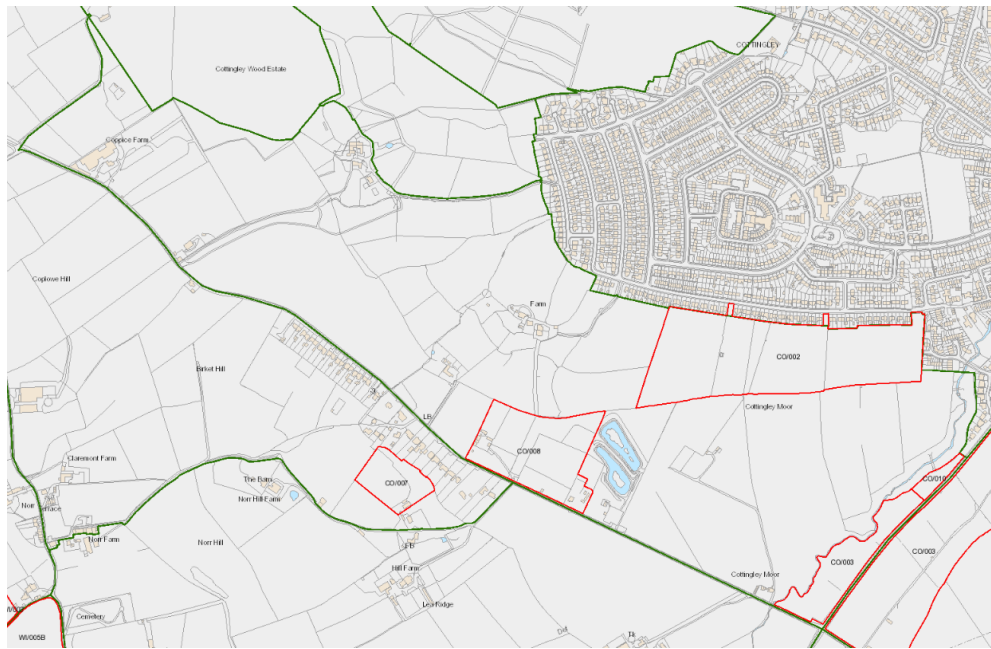
Site Reference:	CO/002	Site Name:	Marchcote Lane	Size (ha):	8.45ha
Sub Area:	Airedale	Settlement:	Cottingley		

Site Description:

The site consists of several sloping agricultural fields on the southern edge of Cottingley that are used for grazing. A number of trees are present within and adjacent to the site, forming part of the boundaries. The site is bounded to the north and east by residential development (March Cote Lane & Lysander Way), whilst the land to the south and east consists of agricultural fields. The site slopes moderately from the south west corner towards the north east. It is more gently sloping towards the north east/eastern boundary. It includes and is adjacent to a Class II archaeological site. The site contains a telecommunications mast, overhead cables cross the site close to the northern boundary.

Map (Parcel and Site Boundary):

Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	Nearest bus stops are located around 100m to the north of the site on Airedale Avenue. These offer 1 service per hour (westbound) towards Bingley and 4 services per hour (eastbound) towards Bradford City Centre	SA Score:	TBC
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Strategic Parcel Assessment Results:				
Parcel Reference:	120	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution	Moderate	Moderate	No contribution	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
The site is not located on the edge of a large built up area. Therefore, it makes no contribution to this purpose.	The site is connected to the edge of Cottingley along its northern and eastern boundaries, where it connects with residential gardens, along a mismatch of fencing styles, landscaping and walls. The southern and western boundaries are connected to open land used for agriculture and consist of traditional dry stone walls. Existing boundaries consist of weak edges lacking in durability, development of the site is unlikely to form stronger boundaries to the green belt. The site sits in a parcel which forms part of a gap between	The site comprises of rural uses in the form of farmland and grassland. The site contains a telecommunications mast in the eastern section and a local electricity distribution line that runs across the site from east to west close to the northern boundary. The majority of the land open agricultural fields, bounded by dry stone walls. It consists of countryside uses in the form of grassland used for grazing. The site therefore plays a major role in safeguarding the	The site is separate from the historic core by post World War 2 development. There are no views into the historic core from the site and no views into the site from the historic core. The site does not play a role in preserving the setting or special character if the historic town.	All sites are considered to score moderately against Purpose 5.

	<p>Cottingley and Harden, Cottingley and Wilsden, and Cottingley and Bradford City (Sandy Lane). However, the topography of the surrounding landscape is such that there is limited inter-visibility between settlements and the site could be developed without the risk of towns merging.</p> <p>There is no direct road connecting this site with neighbouring settlements and therefore no opportunity for ribboning towards neighbouring towns.</p> <p>The site plays a low role in preventing neighbouring towns from merging into one another.</p>	<p>countryside from encroachment.</p>		
No contribution	Low	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Weak: boundaries lacking in durability	The existing green belt boundary is connected to the edge of Cottingley along the northern and eastern boundaries of this site, it consists of residential gardens, along a mismatch of fencing styles, landscaping and walls.		
Boundary Strength – Potential new boundary (based on the full extent of the site): (Strong: defensible boundary; Moderate: less defensible boundary; Weak:	Weak: boundaries lacking in durability	The potential new boundary would be weak, consist of traditional dry stone field boundary walls lacking in durability.		

boundaries lacking in durability; <u>Entirely Undefined</u>)		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.
Potential for Sprawl:	<p>The site adjoins the urban area on its northern and eastern boundaries edge, however, there is no sense of containment of the site within the urban area of Cottingley. Release the site from the green belt would result in a significant potential for sprawl. The site does not provide a logical rounding off to the existing settlement pattern.</p> <p style="text-align: center;">Major</p>	
Impact on Openness:	<p>The site consisting of open, undeveloped fields used for grazing purposes with only a telecommunications mast, telegraph poles and drystone walls being present on site. Therefore, any development of this site would have a negative impact on the openness of the Green Belt. due to the topography of the site/surrounding landscape there are limited direct views into the wider parcel of Green Belt land within which this site sits.</p> <p style="text-align: center;">Major</p>	
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>Public Right of Way (Footpath) (Bingley 36) runs across the centre of the site from north to south. It links Marsh Cote Lane with Lee Lane and may provide an opportunity to enhance and/or improve access into the wider countryside.</p> <p>There may also be some opportunities to enhance or improve some priority habitats, part of the site lies within the bat alert area. Also improved access and enhancements may be possible to the archaeological site (Class II) which lies partially within the site and on land adjacent to the site.</p>	
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in both safeguarding the countryside from encroachment and only a low role in preventing neighbouring towns from merging into one another. It performs a low role in preserving the setting and special character of historic towns.</p> <p>Sprawl: Release the site from the green belt would result in a significant potential for sprawl. The site does not provide a logical rounding off to the existing settlement pattern.</p> <p>Openness: Development of this site would have a negative impact on the openness of the Green Belt</p> <p>Boundary Strength: There are no opportunities available to create a stronger green belt boundary.</p>	

	Compensatory Improvements: There is some potential for mitigation measures through improvements to the rights of way network which would provide enhanced accessibility into the wider countryside. Improvements could also be made to the setting of the Archaeological site, and enhancements to the habitats of the wider countryside.
Overall Conclusion:	Based on planning judgement the site has a moderate potential impact on the Green Belt. <ul style="list-style-type: none">• The site is located in a moderate Green Belt parcel• The site makes a moderate contribution to the purposes of including land in the Green Belt.• The site has a major potential for sprawl and would have a major impact on openness.• There are no opportunities to create a stronger Green Belt boundary than the existing boundary.

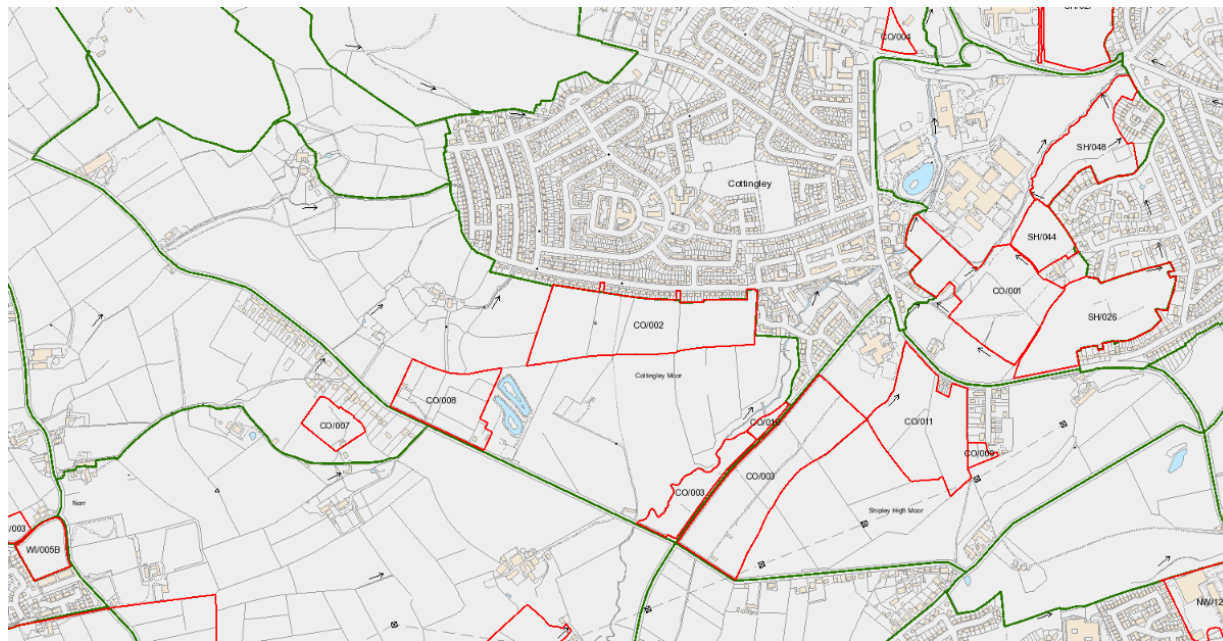
Site Specific Green Belt Assessment

Site Reference:	CO/003	Site Name:	Cottingley Moor Road	Size (ha):	10.41ha
Sub Area:	Airedale	Settlement:	Cottingley		

Site Description:

The site consists of two areas of agricultural land divided by the B6146 Cottingley Moor Road. The eastern portion contains stables. A footpath runs through the centre of the site. The site is spilt into eastern and western sections by B6146 Cottingley Moor Road. The western section is bounded to the east by the B6146 and to the south by Lee Lane. The western boundary is formed by an area of woodland and Cottingley Beck. Beyond this there a number of agricultural fields. The northern boundary adjoining SHLAA site CO/010, which is currently also in agricultural use. The eastern section is bounded to the west by the B6146 and to the south by North Bank Road. Beyond the eastern boundary are further agricultural fields, whilst the north boundary is formed by the grounds of Cottingley Village Primary School. The site is located within Green Belt parcels 27 and 120.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	Nearest bus stops are located adjacent to the southern boundary of the site on Cottingley Moor Road. These offer 3 services per hour towards Cottingley	SA Score:	TBC
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(Hope View Hill) (2 per hour) and Bingley (1 per hour) (northbound), Bradford City Centre (southbound).

Strategic Parcel Assessment Results:

Parcel Reference:	27 (Eastern Section)	Overall Rating:	Major	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Major	Major	Moderate	Low	Moderate
Parcel Reference:	120 (Western)	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Moderate	Moderate	No Contribution	Moderate

Site Specific Assessment Results:



Assessment Summary:

Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution. The site does not adjoin the defined large built up area.	The eastern portion of the site is bounded to the north where it adjoins the grounds of Cottingley Village Primary School, to the east by agricultural fields separated by traditional dry stone walls to the south by Lee Lane and to the west by the B6146 which splits the site into two portions.	The site consists of open fields and woodland entirely located within the Green Belt. The site comprises of countryside uses with and the only built form consists of the dry stone wall s separating the land into fields, the B6146 which splits the site	The site is separated from the historic core of Cottingley The site plays a major role in the separation of Cottingley from Bradford and a limited role in supporting the character or views into and out of the historic core area.	All sites are considered to score moderately against Purpose 5.

	<p>The western portion is bounded to the north by site CO/010 another field separated by a steel fence and gate, to the east is the B6146, to the south by Lee Lane and its western boundary follows the line of Cottingley Beck and an area of woodland.</p> <p>The site is wholly contained within the Green Belt which separates the areas of Cottingley and Bradford. The eastern part of the site is in Green Belt parcel 27 whilst the western portion is in parcel 120. Development would significantly reduce the perceived and actual distance between the two towns. Development of the site would reduce the gap between Cottingley and Bradford.</p> <p>The site is separated into two portions by Cottingley Moor Road connecting Cottingley to Bradford. There is no development along this road where it goes through the site and therefore the Green Belt here has prevented ribboning in this area.</p>	<p>into two and stables in the eastern portion.</p> <p>The site therefore plays a major role in safeguarding the countryside from encroachment.</p>		
No Contribution	Major	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes.			

<p>Boundary Strength - Existing (inner) Boundary: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)</p>	<p>Strong: defensible boundary</p>	<p>Only a short part of this sites boundary adjoins the urban area along Cottingley Moor Road forming a strong defensible boundary.</p>
<p>Boundary Strength – Potential new boundary (based on the full extent of the site): (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)</p>	<p>Weak: boundaries lacking in durability</p>	<p>The potential new boundary to the west adjoining the woodland and Cottingley Beck would be moderate and less defensible. To the east would adjoin agricultural land and be weak lacking in durability. The potential southern boundary would follow Lee Lane and North Bank Road providing a strong defensible boundary. The northern boundary would continue to follow the Green Belt edge along the grounds of Cottingley Village Primary School.</p> <p>On the whole the boundaries would perform a weaker edge to the Green Belt than the current boundary.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)</p>	<p>N/A</p>	<p>There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.</p>
<p>Potential for Sprawl:</p>	<p>This site is detached from the urban area except for a very short part of the B6146 on the north west boundary, this area off the site contains an area of woodland separating the school from the open fields, development of the site therefore has the potential for unrestricted sprawl into the wider Green Belt.</p> <p>Major</p>	
<p>Impact on Openness:</p>	<p>This site consists of undeveloped/open fields. The only built form consists of dry stone walls and a small stable and there are wide and expansive views from (and into) the site across the Green Belt and beyond. The site is also highly visible from the main roads of between Cottingley and Bradford. Development of the site would have a significant negative impact on the openness of the Green Belt.</p> <p>Major</p>	
<p>Opportunities for compensatory improvement to</p>	<p>Public Right of Way (Footpath) (Bingley 33) runs across the centre of the site from north to south. It links Cottingley Moor Road with North Bank Road which may present an opportunity to provide greater access and improvements to the wider Green Belt. There are also a number</p>	

<p>the environmental quality and accessibility of the Green Belt:</p>	<p>of biodiversity assets (TPO woodland to the west along Cottingley Beck and a woodland habitat covering a section in the north of the site where it bounds the school), which could be enhanced through improvements to the surrounding Green Belt land.</p>
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: This site performs a major role against the purposes of including land within the Green Belt. It performs a major role in both safeguarding the countryside from encroachment and in preventing neighbouring towns from merging into one another. It performs a low role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along only part of one boundary and is not strongly contained by the existing urban area. There is potential for further sprawl into the wider Green Belt if this site were developed</p> <p>Openness: The site performs a major role in terms of the openness of the Green Belt with little built form on-site and extensive views across to the wider landscape.</p> <p>Boundary Strength: There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary</p> <p>Compensatory Improvements: There are limited opportunities for improvements to be made to the surrounding Green Belt – particularly in terms of improving the existing rights of way that are present on the site and the biodiversity assets that are in close proximity in the surrounding Green Belt land.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in partially in a moderate and partially in a major Green Belt parcel. • The site makes a major contribution to the purposes of including land in the Green Belt. • The site has a high potential for sprawl and would have a major impact on openness. • There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

Site Specific Green Belt Assessment				
Site Reference:	CO/006	Site Name:	Hazel Beck, Cottingley Bridge	Size (ha): 4.84ha
Sub Area:	Airedale	Settlement:	Cottingley	
Site Description:				
<p>The site consists of a mixture of sloping and level fields on the north western edge of Cottingley. The eastern and northern-most sections are not included within the Green Belt. Part of the site is used for horse grazing. The site is bounded to the north and east by residential development (Hazel Beck, Bridge Cottages, Bradford Road, Cottingley Drive and The Ghyll), with a golf course to the west (ShIPLEY Golf Club). The area to the south slopes upwards and consists of a mix of agricultural fields bounded by walls and trees and woodland. The south west corner of the site adjoins the Green Belt parcel boundary at a track which runs from Manor Drive through to Cottingley Wood Estate. This track acts as the edge to parcel 117. A small part of the site in the north western corner has been cleared to bare earth, this cleared area extends further into the grounds of ShIPLEY Golf Course</p>				
Map (Parcel and Site Boundary):			Aerial (Site Boundary):	
				
PDL Status:	Greenfield	Accessibility:	Nearest bus stops are located around 150m and 200m to the east of the site on Bradford Road. The former offers 8 services per hour towards Keighley via Bingley (5 per hour), and Bingley (3 per hour), whilst the latter offers 9 services per hour towards Bradford City Centre	SA Score: TBC
Strategic Parcel Assessment Results:				
Parcel Reference:	117	Overall Rating:	Moderate	

Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution	Low	Major	No contribution	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
The site is not located on the edge of a large built up area. Therefore, it makes no contribution to this purpose.	<p>The site is located on the western edge of Cottingley in Green Belt parcel 117 which separates Cottingley from Bingley and Harden and Wilsden.</p> <p>The existing inner Green Belt boundary is formed by agricultural field boundaries, some lined by trees. Not all of the proposed site is located in the Green Belt and a narrow field running along the northern boundary and the eastern most corner of the site are unallocated.</p> <p>The north and eastern boundaries of this site adjoin the urban edge of Cottingley. The Green Belt boundaries of this site are considered to be weak and lack the durability to form strong boundaries. The boundary</p>	<p>The Green Belt part of the site consists of open fields part used for grazing with no built form.</p> <p>The part of the site lying outside the Green Belt adjoins the urban area at its north and eastern boundaries</p> <p>The site therefore plays a moderate role in safeguarding the countryside from encroachment.</p>	The site is separated from the historic core of Cottingley. It does not play a role in supporting the character or views into and out of the historic core.	All sites are considered to score moderately against Purpose 5.

	<p>formed by the woodland on the southern boundary of the site could provide a stronger boundary, but the western boundary consists of features considered weak and less durable. The south west corner of the site adjoins the Green Belt parcel boundary at a track which runs from Manor Drive through to Cottingley Wood Estate. This track acts as the edge to parcel 117.</p> <p>Development of the eastern portion of the site would provide a rounding off, of the settlement, but development of the western part of the site would stretch beyond the existing urban area and constitute sprawl.</p> <p>The Green Belt in this location plays a low role in preventing neighbouring towns from merging due to land form and distance.</p>			
No contribution	Low	Moderate	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a low role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Weak: boundaries lacking in durability	The inner boundary of the Green Belt is formed by field walls and fencing forming weak boundaries lacking in durability.		

<p>Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Moderate: less defensible boundary/<u>Weak</u>: boundaries lacking in durability/<u>Entirely Undefined</u></p>	<p>If released from the Green Belt, the southern boundary would become the new boundary to the Green Belt and provide a moderate, less defensible boundary, stronger than the existing weak boundary. The western boundary would remain weak lacking in durability and in some parts be entirely undefined.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>N/A</p>	<p>There are no existing features in the western part of the site which could be used to define a stronger boundary than the existing Green Belt boundary.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the urban area of Cottingley along its northern and eastern edges, where it adjoins the rear gardens of residential properties. Part of the southern boundary in the eastern area of the site also adjoin the urban area. The eastern area of the site is therefore partly contained by the existing urban area. The western part of the site is not considered to be contained.</p> <p>The existing (inner) Green Belt boundary is formed by rear gardens of existing development along Hazel Beck and Cottingley Drive. The site’s outer boundaries along the south and west adjoin mature and dense woodland to the south and open land to the west. The woodland area would provide a moderate boundary and would likely resist further sprawl and could be considered as rounding off the settlement. However, the outer boundary to the west is weak with no defensible boundary and in parts is not defined and therefore has the potential to be breached. Development of the site therefore has the potential for unrestricted sprawl into the wider Green Belt to the west of the site.</p> <p style="text-align: center;">Moderate</p>	
<p>Impact on Openness:</p>	<p>This site consists of undeveloped/open fields. There is no built form on the site (except for the dry stone wall field boundaries). Views out of the site are limited due to topography and landscaping (position of trees). There are limited views into the site from Shipley Golf Course to the west, and views into the site from the woodland to the south. Development of the site would have a moderate effect on the openness of the Green Belt</p> <p style="text-align: center;">Moderate</p>	
<p>Opportunities for compensatory improvement to</p>	<p>There are no public rights of way within or adjoining the site. The Priority Habitat of the site consists of Lowland meadows, and the site is within the Bat alert area. The trees in the west part of the site have Tree Preservation Orders and the woodland to the south Cottingley</p>	

<p>the environmental quality and accessibility of the Green Belt:</p>	<p>Wood is classified as Ancient Replanted Woodland. Development of the site could provide improvements and enhancements these areas. The site includes areas of the Hazel Beck Local Wildlife Site.</p>
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: This site performs a low role against the purposes of including land within the Green Belt. It performs a moderate role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and a low role preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along two boundaries and is partially contained by the existing urban area in the eastern area. There is some potential for sprawl from the western boundary which is weaker and less durable.</p> <p>Openness: The site performs a moderate role in terms of the openness of the Green Belt. There is no built form within the site which has limited views across the wider surrounding Green Belt.</p> <p>Boundary Strength: The opportunity to create a stronger boundary is limited to the eastern area of the site along the boundary which adjoins Cottingley Woods. This part of the site is partly contained within the urban area. However, the western boundary would still lack durability unless a suitable landscaping or (hard) infrastructure feature could be created. Depending on whether the full extent of the site is developed any new boundaries are likely to have a similar strength to the existing.</p> <p>Compensatory Improvements: There are limited opportunities for mitigation measures through improvements to the surrounding countryside. There are no rights of way near to the site.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt:</p> <ul style="list-style-type: none"> • The site is located in moderate Green Belt parcel. • The site makes a low contribution to the purposes of including land in the Green Belt. • The site has a moderate potential for sprawl and would have a moderate impact on openness. • There is limited opportunity to create a stronger Green Belt boundary than the existing boundary.

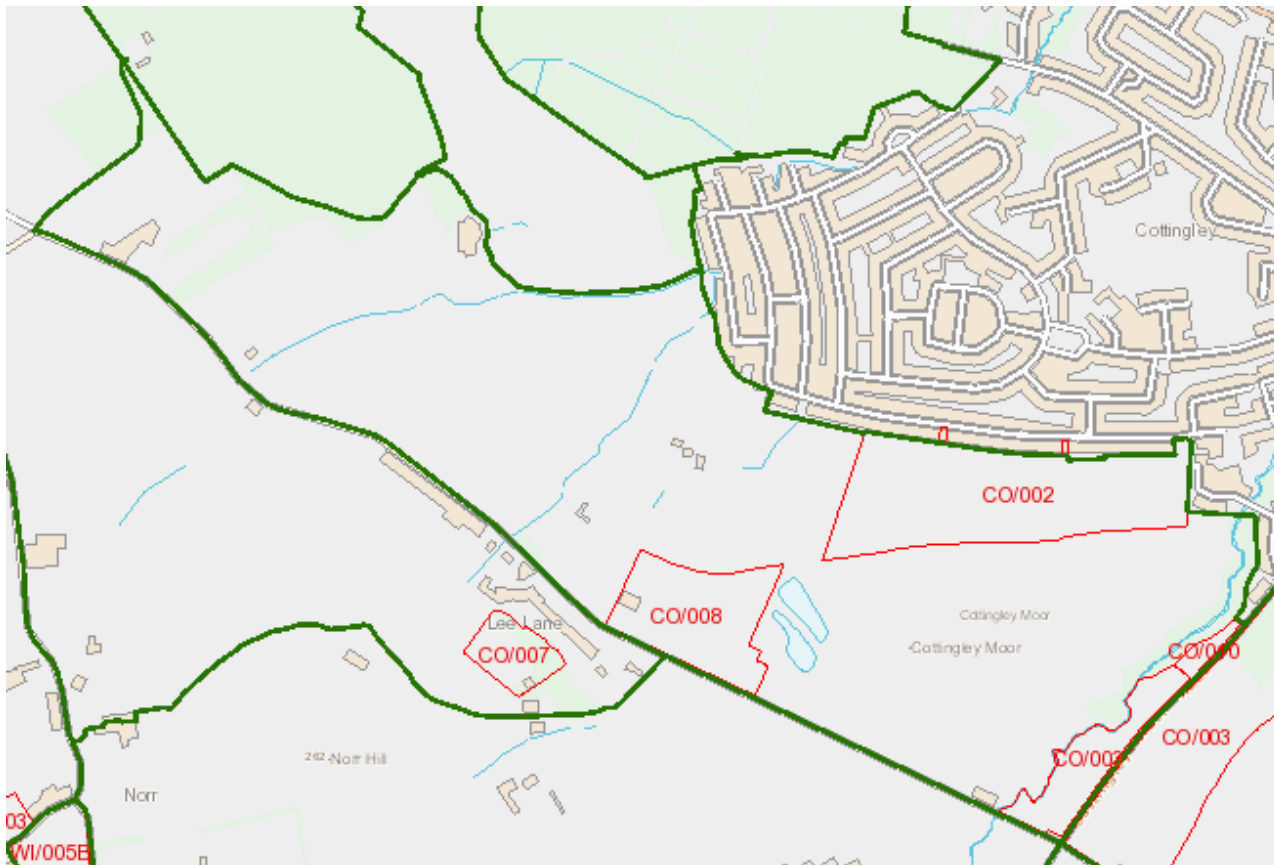
Site Specific Green Belt Assessment

Site Reference:	CO/010	Site Name:	Cottingley Moor Road	Size (ha):	0.32ha
Sub Area:	Airedale	Settlement:	Cottingley		

Site Description:

This site consists of an agricultural field possibly used for grazing. The site is bounded on most sides by traditional stone walls. The site is bounded to the east by the B6146 with woodland and Cottingley Beck to the west, the southern boundary adjoins SHLAA site CO/003, which is agricultural land and to the north the site adjoins the urban area of Cottingley. The northern boundary of the site consists of two steel gates, one allowing access on to the road and the other giving access to the land adjoining the residential property 18 Titania Close.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):





PDL Status:	Greenfield	Accessibility:	Nearest bus stops are located around 550m to the north east of the site on Cottingley Moor Road. These offer 3 services per hour towards Cottingley (Hope View Hill) (2 per hour) and Bingley (1 per hour) (northbound), and Bradford City Centre (southbound)		SA Score:	TBC
Strategic Parcel Assessment Results:						
Parcel Reference:	120	Overall Rating:	Moderate			
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
No contribution	Moderate	Moderate	No Contribution	Moderate		
Site Specific Assessment Results:						
Assessment Summary:						
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
The site is not located on the edge of a large built up area. Therefore, it makes no contribution to this purpose.	The site is located on the southern edge of Cottingley in a green belt gap that separates Cottingley from Wilsden and also Bradford. Due to the topography of the surrounding landscape there is no inter-visibility between the settlements. The existing inner Green Belt boundary is formed on the sites short northern edge where it adjoins Titania Close. A steel gate at this boundary allows access	The site consists of an open field used for grazing with no built form. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core of Cottingley. It does not play a role in supporting the character or views into and out of the historic core.	All sites are considered to score moderately against Purpose 5.		


	<p>from the field into the urban area.</p> <p>The eastern edge of this site is formed by the B6146 providing a strong defensible boundary. The short northern edge consists of steel access gates providing a weak boundary lacking in durability. The western edge is formed by dry stone walls adjoining the woodland and forming a moderate less defensible boundary. The southern edge of the site consists of dry stone walls adjoining a similar open field providing another weak boundary.</p> <p>The release of this site from the Green Belt would lead to ribbon development along B6146 the road linking Cottingley to the Bradford settlement at Sandy Lane.</p>			
No contribution	Major	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; Entirely Undefined)	Weak: boundaries lacking in durability	The short northern edge forms the inner Green Belt and consists of steel access gates providing a weak boundary lacking in durability.		

<p>Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Weak: boundaries lacking in durability</p>	<p>Release of the site would lead to a new boundary adjoining the southern edge of the site adjoining a similar open field providing another weak boundary, lacking in durability. A new boundary on the western edge of this site would be only moderate in strength following the line of trees along Cottingley Beck.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Moderate: less defensible boundaries</p>	<p>The adjoining field to the south, is part of site CO/003, if this site was also released it would lead to moderate boundaries being formed by the woodland running along Cottingley Beck on the western edge and a stronger boundary of Lee Lane on the southern edge. There are no stronger boundary alternatives within the site</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the urban area of Cottingley along its short northern boundary. The site is therefore not contained by the existing urban area. The site’s existing outer boundary to the west follows the tree line and is moderate in strength. The southern field boundary is weak and wouldn’t resist further sprawl to the south. Development of the site therefore has the potential for unrestricted sprawl into the wider Green Belt to the south of the site.</p> <p style="text-align: center;">Major</p>	
<p>Impact on Openness:</p>	<p>This site consists of an undeveloped and open fields. There is no built form on the site (except for the dry stone wall field boundaries). Views from the site are limited due to the topography and landscaping. Views into the site are also limited to the higher ground from the south when approaching from the Sandy Lane direction. Development of the site would have a moderate negative impact on the openness of the Green Belt.</p> <p style="text-align: center;">Moderate</p>	
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>There are no public rights of way in close proximity to the site. TPO woodland along Cottingley Beck adjoins the western boundary of the site and may provide opportunities to enhance the biodiversity assets in order to improve the environmental quality of the surrounding Green Belt.</p>	
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: This site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and preserving the setting and special character of historic towns.</p> <p>Sprawl: The site has the potential for unrestricted but limited sprawl into the wider Green Belt.</p>	

	<p>Openness: Development of the site would have a moderate negative impact on the openness of the Green Belt.</p> <p>Boundary Strength: New stronger and more defensible boundaries could only be formed by including the site with CO/003 and using Lee Lane as the new southern boundary but this would consist of ribbon development along the B6146.</p> <p>Compensatory Improvements: There are limited opportunities for enhancement of access and biodiversity assets within the surrounding countryside.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none">• The site is located in a moderate Green Belt parcel.• The site makes a major contribution to the purposes of including land in the Green Belt.• The site has major potential for sprawl and would have a moderate impact on openness.• There is no opportunity to create a stronger Green Belt boundary than the existing boundary

Isolated and Detached Site Assessments

Site Reference	Site Name	Isolated OR Detached	Comments	Map
CO/007	Hazel Nook, Lee Lane, Cottingley	Isolated	<p>The site is isolated from the main urban area of Cottingley. It is not attached to another Green Belt site adjoining the settlement.</p> <p>Development of the site would result in an isolated area of green belt being removed. This would not result in pattern of sustainable development and it is therefore considered development of the site would have a major potential impact on the purposes of green belt and risk unrestricted sprawl. Therefore, a full site specific Green Belt assessment has not been carried out.</p> <p>The site could not be combined with another site/piece of land to make a logical site allocation option for Cottingley.</p> <p>Overall Conclusion The site is not located within a green belt parcel and based on planning judgement the site has a major potential impact on the Green Belt</p>	
CO/008	Lee Lane, Cottingley	Isolated	<p>The site is isolated from the main urban area of Cottingley. It is not attached to another Green Belt site adjoining the settlement.</p> <p>Development of the site would result in an isolated area of green belt being removed. This would not result in pattern of sustainable development and it is therefore considered development of the site would have a major potential impact on the purposes of green belt and risk unrestricted sprawl. Therefore, a full site specific Green Belt assessment has not been carried out.</p> <p>The site could not be combined with another site/piece of land to make a logical site allocation option for Cottingley.</p> <p>Overall Conclusion The site is not located within a green belt parcel and based on planning judgement the site has a major potential impact on the Green Belt</p>	

Site Reference	Site Name	Isolated OR Detached	Comments	Map
CO/009	New Brighton, Cottingley	Isolated	<p>The site consists of an area of open land/garden land within the residential enclave of New Brighton. The site is located at the south western edge of the washed over enclave of New Brighton. Residential properties are to the north and east with agricultural land to the west (SHLAA site CO/011) and the corridor of a National Grid electricity transmission line to the south.</p> <p>The site whilst it adjoins New Brighton lies within the green belt in an isolated area away from the edge of the built up area.</p> <p>Development of the site would result in an isolated area of green belt being removed. This would not result in pattern of sustainable development and it is therefore considered development of the site would have a major potential impact on the purposes of green belt and risk unrestricted sprawl. Therefore, a full site specific Green Belt assessment has not been carried out.</p> <p>The site could not be combined with another site/piece of land to make a logical site allocation option for Cottingley.</p> <p>Overall Conclusion The site is not located within a green belt parcel and based on planning judgement the site has a major potential impact on the Green Belt</p>	
CO/011	Cottingley Cliffe Road	Detached and Isolated	<p>The site consists of a number of moderately and gently sloping agricultural fields located to the south eastern edge of Cottingley. The site contains a number of mature trees within and adjacent to its boundaries. It is bounded to the north by the B6269 (Cottingley Cliffe Road) and six residential properties, beyond which lies a number of agricultural fields and a secondary school. The residential enclave of New Brighton is situated to the east with Cottingley Village Primary School to the west. An un-named watercourse flowing south to north is located between the western site boundary and the primary school. The area to the south consists of agricultural fields that slope upwards to the enclave of residential development on New Bank Road. A National Grid electricity transmission line cross the south east corner of the site.</p>	

Site Reference	Site Name	Isolated OR Detached	Comments	Map
			<p>The site is located in Green Belt parcel 27 which forms the gap between Cottingley and North West Bradford. The site boundaries do not join any part of the urban area therefore is detached from the Cottingley and totally contained within the Green Belt.</p> <p>Development of the site would result in an isolated area of green belt being removed. This would not result in pattern of sustainable development and it is therefore considered development of the site would have a major potential impact on the purposes of green belt and risk unrestricted sprawl. Therefore, a full site specific Green Belt assessment has not been carried out.</p> <p>The site could not be combined with another site/piece of land to make a logical site allocation option for Cottingley.</p> <p>Overall Conclusion The site is not located within a green belt parcel and based on planning judgement the site has a major potential impact on the Green Belt</p>	