

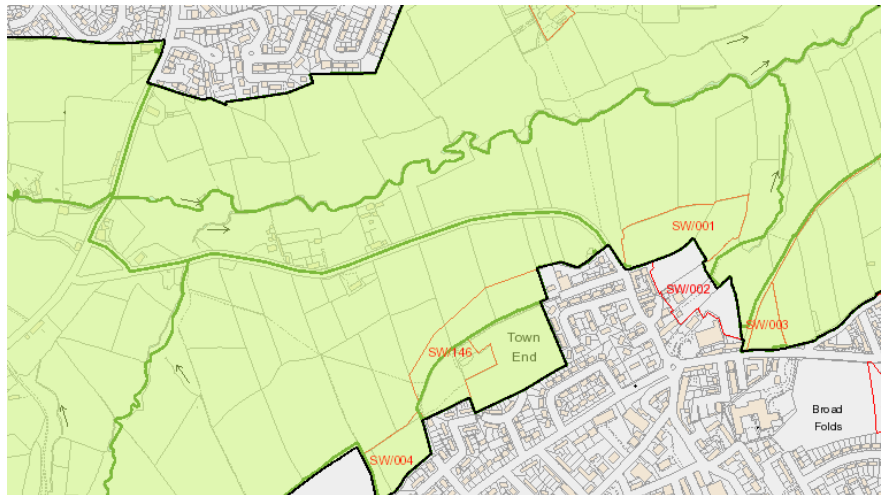
Site Specific Green Belt Assessment

Site Reference:	SW/001	Site Name:	Town End Road, Clayton	Size (ha):	1.81
Sub Area:	Regional City of Bradford		Settlement:	Bradford SW	

Site Description:

Steeply sloping and prominent fields within the green belt on the N edge of Clayton.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	84	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.	
Moderate	Moderate	Moderate	Major	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 adjoins the N edge of Clayton which is part of the Regional City of Bradford. It is connected to the settlement boundary along part of one of its boundaries - its southern boundary but there is built development only at the SW edge. The site is would not be contained by or existing	The site lies on the edge of Clayton which is part of the regional City of Bradford and if developed would extend the built form in a northerly direction into an area which lies between Bradford and Thornton.	The site comprises agricultural land, is open in nature and contains no built form.	The site adjoins the historic core / Clayton Conservation Area and also several listed buildings. Development would cause significant harm by adversely affecting the open setting of these heritage assets	N/A	

<p>development. This suggests that there is a significant potential for sprawl.</p> <p>The existing inner green belt boundary is marked by stone walls and is therefore considered weak and lacking in durability and not particularly effective in resisting sprawl. This suggests the site makes a low contribution to this purpose.</p>	<p>The site falls within a strategic parcel which has been classified as an essential gap however it is only a small part of the parcel and development of the site itself would not result in a significant reduction in the size of that gap. On the other hand, the site lies in a prominent position and there is therefore a visual connection between the site and Thornton. This suggests a moderate impact.</p> <p>Both the existing inner green belt boundary and the potential new green belt boundary which would be formed should the site be developed are weak. The site would therefore create neither a stronger or weaker boundary than that at present.</p> <p>Although Low Lane lies just to the west, there is no road which actually physically connects the site to Thornton and thus there are no implications for ribbon development.</p>			
Moderate	Moderate	Major	Major	Moderate
Overall Summary of Purpose Assessment:	The site is located in a moderate performing green belt parcel and:			

	<ul style="list-style-type: none"> • Makes a major contribution to safeguarding the countryside from encroachment and to preserving the setting and special character of historic towns I; however • The site also makes a moderate contribution in checking unrestricted sprawl and to preventing the merger of neighbouring towns. <p>Overall based on professional planning judgement development of the site would result in major impact on the fundamental aim and essential characteristics of Green Belt in this location.</p>	
<p>Boundary Strength - Existing (inner) Boundary: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)</p>	<p>Weak: boundaries lacking in durability</p>	<p>The site adjoins the N edge of Clayton which is part of the Regional City of Bradford. It is connected to the settlement boundary along part of one of its boundaries - its southern boundary but there is built development only at the SW edge. The rest of the site's southern boundary adjoins a paddock which lies within the settlement. The majority of the site therefore adjoins open countryside.</p> <p>The existing inner green belt boundary is marked by stone walls and is therefore considered weak and lacking in durability.</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 site's west, north and eastern boundaries are all marked by stone walls and apart from a small section of the northern boundary which is further reinforced by a belt of trees these boundaries are weak and lacking durability.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</p>		<p>If the site were allocated and developed a small part of the adjoining field to the west could be added so that the site adjoins Low Lane – Low Lane would then form a much stronger green belt boundary than the stone walls.</p>

Potential for Sprawl:	The site is connected to the settlement along a part of only one of its boundaries and is therefore not contained by existing development. However the inner green belt boundary the site is connected to is weak.
	Moderate
Impact on Openness:	The site comprises fields in agricultural use. It is open and prominent lying in an elevated position on the edge of the settlement. Wide and extensive views of the surrounding countryside to the north can be gained from the site.
	Major
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	Improvements could be made to the existing rights of way network and to an area identified as a green infrastructure corridor along the line of Clayton Beck to the north of the site.
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a major role in safeguarding the countryside from encroachment and in preserving the setting and special character of a historic town and a moderate one in checking sprawl and preventing the merger of neighbouring towns.</p> <p>Sprawl: The site is connected to the settlement boundary along only part of one of its boundaries suggesting a significant potential for sprawl however the existing inner green belt boundary is weak;</p> <p>Openness: The site is prominent, offers wide and extensive views of the surrounding countryside and comprises open fields and contains no built form.</p> <p>Boundary Strength: Both the existing inner green belt boundary and the sites outer boundaries are weak and lacking in durability.</p> <p>Compensatory Improvements: There are opportunities for improvements to the rights of way network and to areas identified as green infrastructure corridors and / or important habitats.</p>
Overall Conclusion:	Based on planning judgement the site has a major potential impact on the Green Belt.

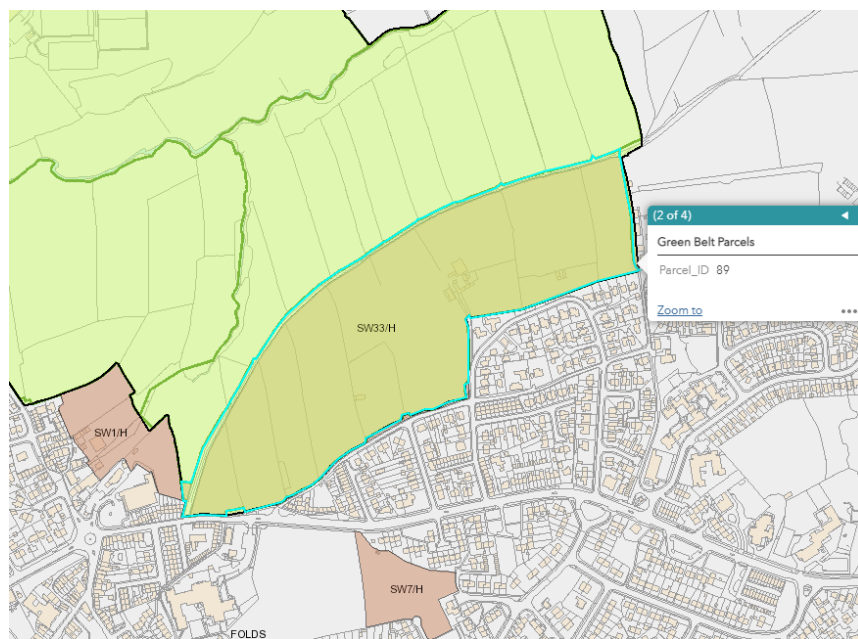
Site Specific Green Belt Assessment

Site Reference:	SW33/H (SW/003 & SW/124)	Site Name:	Land Off Buckingham Crescent, Clayton	Size (ha):	11.80
Sub Area:	Regional City of Bradford		Settlement:	Bradford SW	

Site Description:

Agricultural land within the green belt adjoined by the existing built up area to the south and Deep Lane to the north. The site comprises SHLAA site SW/003, and all but the easternmost part of SW/124.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	89	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.	
Low	Low	Major	Moderate	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 relatively well contained by the existing built up area – it adjoins the built up area on its long southern boundary, along its eastern boundary and along the v short western tip with open fields beyond Deep Lane to the north.	The site adjoins the northern edge of Clayton which is part of the Regional City of Bradford. If developed the site would extend development into the countryside to the north and north west. To the north lies Leventhorpe which is part of the same town and to the	The site comprises agricultural land and open fields. There are a limited number of farm building bit otherwise no built form. The rural character is slightly reduced by the presence of small areas of recycling, tipping and vehicle storage within the farm yard.	The site lies to the east of Clayton Conservation area and there are a number of listed buildings to the west and also adjoining the sites southern boundary along Bradford Rd. The western part of the site in particular plays a role in maintaining the open setting of these features and thus there is a	N/A	

<p>The existing inner green belt boundary is mixed in strength with some strong elements such as Bradford Rd and Buckingham Crescent</p>	<p>north west lies the neighbouring settlement of Thornton. The gap between Thornton and Clayton in this area is substantial and topography, trees and distance mean that there is only limited visual connectivity between the site and Thornton.</p> <p>The site lies within a parcel which has been classed as being a less essential gap and as there is no road connecting the site to the neighbouring settlement of Thornton there are no dangers of ribbon development.</p>		<p>potential for adverse impact, particularly if development were not to incorporate significant buffer areas free from built development.</p>	
<p>Moderate</p>	<p>Low</p>	<p>Major</p>	<p>Moderate</p>	<p>Moderate</p>
<p>Overall Summary of Purpose Assessment:</p>	<p>The site is located in a moderate performing green belt parcel and:</p> <ul style="list-style-type: none"> • Makes a major contribution to safeguarding the countryside from encroachment; • Makes a moderate contribution to checking unrestricted sprawl and to preserving the setting and special character of historic towns; but • The site makes only a low contribution to preventing the merger of neighbouring towns. 			

	Overall based on professional planning judgement development of the site would result in moderate impact on the fundamental aim and essential characteristics of Green Belt in this location.	
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Mixed Strong: defensible boundary/ Moderate: less defensible boundary/ Weak: boundaries lacking in durability	The existing inner green belt boundary which is the southern and eastern site boundary is made up of elements of varying strength. This includes roads (Bradford Rd and Middle Lane) which are strong and defensible, and a public footpath along the eastern edge which is moderately strong, and fencing and garden boundaries which are weak and lacking durability. Overall the existing boundary is therefore considered to be moderate in strength.
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>)	Mainly Moderate: less defensible boundary	A new green belt boundary would be formed by the unadopted Deep Lane – which runs along the northern edge of the site. Deep Lane is also fringed by mature trees on its northern edge which could be improved upon with new landscaping. Overall this boundary would be slightly more regular in its line than the existing inner boundary – it would be considered to be moderately strong and therefore not dissimilar overall in strength to the existing boundary.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:		No
Potential for Sprawl:	The site is reasonably well contained as it connects to the existing built up area along two sides and at its SW tip. However the existing inner green belt boundary is mixed and overall reasonably effective in resisting sprawl.	
	Moderate	
Impact on Openness:	The site is open and comprises agricultural fields. Parts of the site allow for extensive views particularly towards Leventhorpe. There are only a small number of farm buildings.	
	Major	

Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>Deep lane is a public right of way which could be upgraded and there would be opportunities to contribute to the ecological and recreational value of the Clayton Beck area and the green wedge to the north which is identified as being within a draft Green Infrastructure Corridor and parts of which have been identified as part of the habitat network.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site varies in how it performs against the 5 purposes. The site is most sensitive in relation to its role in safeguarding the countryside from encroachment but performs a much more limited low role with regards to purposes 2 (preventing neighbouring settlements from merging) and a moderate role in checking sprawl and preserving the setting and special character of a historic town.</p> <p>Sprawl: The site is connected to the settlement along 2 main boundaries and the SW tip and the existing inner green belt boundary is of mixed strength therefore meaning there is a moderate potential for sprawl;</p> <p>Openness: The site comprises open fields with a small number of farm buildings and affords views to the north;</p> <p>Boundary Strength: The existing green belt boundary is of mixed strength whereas the site's northern boundary is considered moderately strong. Newly formed green belt boundaries would therefore be similar in strength to existing ones.</p> <p>Compensatory Improvements: There are opportunities for improvements to the rights of way network and local areas of green infrastructure / local habitats.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a <u>moderate</u> potential impact on the Green Belt.</p>

Site Specific Green Belt Assessment

Site Reference:

SW/008

Site Name:

Baldwin Lane, Clayton

Size (ha):

0.69

Sub Area:

Regional City of Bradford

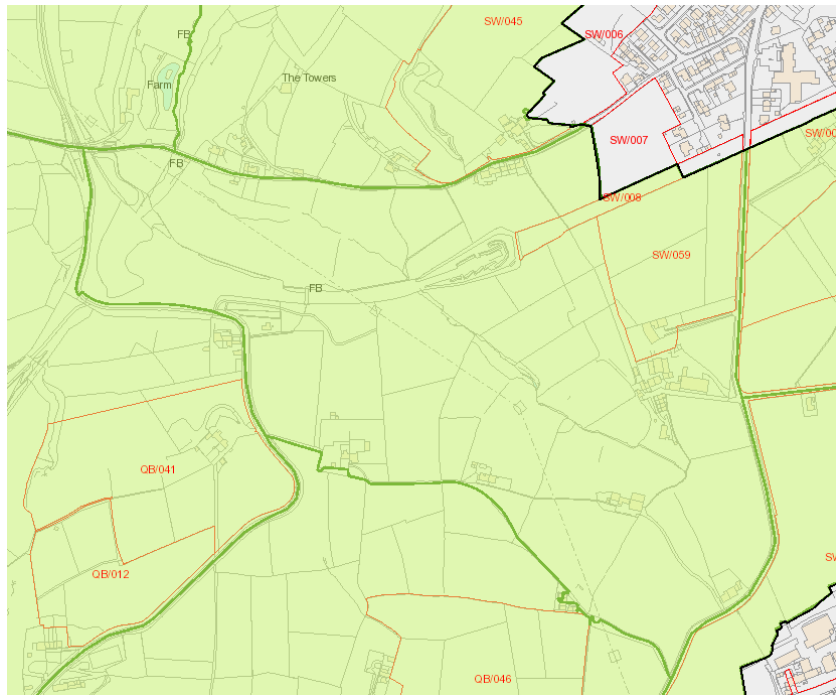
Settlement:

Bradford SW

Site Description:

Former railway tunnel to the south of Clayton - the land is mounded.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	90	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.	
Moderate	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.	
The site is connected to the existing urban area of Bradford along only part of one of its boundaries – its northern boundary which suggest a significant potential for sprawl. The current inner green belt boundary is considered to be moderately strong.	The site lies on the edge of Clayton which is part of the Regional City of Bradford and if developed would result in a minor extension to the built form in a southern direction into an area which lies broadly between Clayton and Clayton Heights which are both parts of the same town but also	The site is a grassed embankment, is open and without any buildings.	The site adjoins the built up area of Bradford which is defined as a Historic Town however there is substantial separation between the site and the historic core (Clayton). While there are a number of listed buildings beyond to the south and east of the site there are no designated heritage	N/A	

<p>The site is small and linear running along the line of the former railway meaning that development would not comprise of a significant extension to the settlement.</p>	<p>between Bradford and Queensbury to the south west.</p> <p>The current inner green belt boundary is moderately defined being formed by stone walls and the embankment along the line of the railway tunnel.</p> <p>The site if developed would create a weak marked by stone walls.</p> <p>The site's development would make very little difference to what is a quite substantial gap between the site and Queensbury to the south west</p> <p>Topography, vegetation, distance and in some cases intervening development means there is some inter visibility between the site and Queensbury.</p> <p>There is no road directly connecting this parcel to a neighbouring town and therefore no implications with regards to ribbon development.</p>		<p>assets within, adjoining or near to the site which would be adversely impacted by its development.</p>	
<p>Moderate</p>	<p>Moderate</p>	<p>Major</p>	<p>Low</p>	<p>Moderate</p>

<p>Overall Summary of Purpose Assessment:</p>	<p>The site is located in a moderate performing green belt parcel and:</p> <ul style="list-style-type: none"> • It makes a major contribution to safeguarding the countryside from encroachment although in reality the impacts would by virtue of the sizes size and location not be particularly significant; • The site makes a moderate contribution to checking unrestricted sprawl and preventing the merger of neighbouring towns but only a low contribution to preserving the setting and special character of historic towns. <p>Overall based on professional planning judgement development of the site would result in moderate impact on the fundamental aim and essential characteristics of Green Belt in this location.</p>	
<p>Boundary Strength - Existing (inner) 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>Strong: defensible boundary/ Moderate: less defensible boundary/ Weak: boundaries lacking in durability/ Entirely Undefined</p>	<p>The site is narrow and elongated following the line of a railway tunnel which lies below an embankment. It adjoins the existing settlement edge along part of its northern boundary and along its narrow / short eastern boundary. It extends westwards into the countryside well beyond the existing extent of the settlement. It is therefore not contained by existing built form and does not represent a rounding off of the physical framework of the settlement.</p> <p>The existing inner green belt boundary in this location is formed by dry stone walls although reinforced by the presence of the railway tunnel embankment. It is therefore considered to be a moderately strong less defensible boundary.</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>Strong: defensible boundary/ Moderate: less defensible boundary/ Weak: boundaries lacking in durability/ Entirely Undefined</p>	<p>The site’s southern and western boundaries are formed by stone walls which are therefore weak and lacking durability.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a</p>	<p>No</p>	

<p>potentially stronger or more logical Green Belt boundary?:</p>		
<p>Potential for Sprawl:</p>	<p>The site adjoins the built up area along only part off one boundary but the potential for sprawl would be limited by the size of the site and the fact that it is linear in nature running along the settlement edge rather than extending it significantly outwards.</p>	
<p>Moderate</p>		
<p>Impact on Openness:</p>	<p>The site is open and lacking built development but again its size means that impacts on openness would be limited.</p>	
<p>Moderate</p>		
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>Contributions could be made to enhancing the local public footpath network and also to green infrastructure corridors which lie close to it. There are also areas nearby which are defined as important local habitats whose ecological value could be enhanced.</p>	
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: The site performs a major role in safeguarding the countryside from encroachment and. It plays a moderate role in in checking sprawl and in preventing the merger of neighbouring towns. It plays and a low role in preserving the setting and special character of a historic town.</p> <p>Sprawl: The site is connected to the settlement boundary along only part of one boundary and the existing green belt boundary moderate meaning there is a potential for sprawl however that impact would be limited due to the size of the site;</p> <p>Openness: The site comprises a grassed embankment and lacks any buildings. Long distance views of adjoin built up areas can be gained from the site towards Clayton heights and Queensbury.</p> <p>Boundary Strength: The existing green belt boundary is moderate in strength. Newly formed green belt boundaries if the site were developed would be weak as they are formed by dry stone walls.</p> <p>Compensatory Improvements: There are opportunities for improvements to the rights of way network and to areas identified as green infrastructure corridors and / or important habitats.</p>	
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p>	

Site Specific Green Belt Assessment

Site Reference:

SW/010A

Site Name:

Langberries, Clayton Heights

Size (ha):

16.11

Sub Area:

Regional City of Bradford

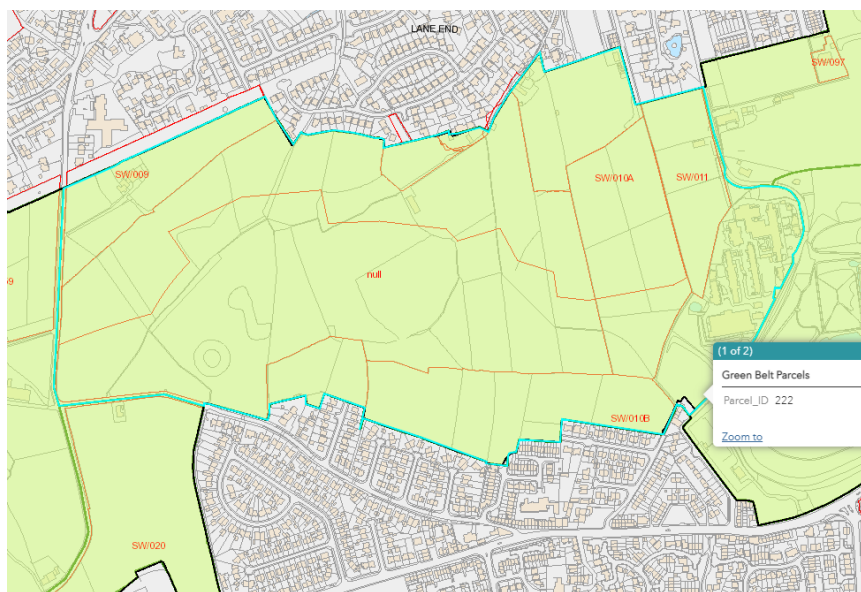
Settlement:

Bradford SW

Site Description:

Sloping and level fields within the green belt adjoining and to the south of the existing built up area of Clayton.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	222	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.	
Moderate	No Contribution	Moderate	Moderate	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 adjoins the existing urban area along one of its boundaries – its northern boundary. The site would not therefore be contained by existing development. The existing inner green belt boundary is mixed in strength – much of it is weak as it is	The site adjoins the built up area of Bradford. As it comprises land between 2 parts of the same settlement it is not providing a role in preventing neighbouring towns from merging.	The site comprises a series of fields in agricultural use. Its topography varies but the site is generally open and lacking in built form other than several farm buildings.	The site lies to the south of the defined conservation area of Clayton. The site contains a listed building at Langberries Farm and there are several listed buildings to the north of the site. The land contributes to the open and green setting of these buildings and thus development may cause some	N/A	

<p>formed by garden edges via walls, fences and shrubs, Part of the existing inner green belt boundary to the west is of moderate strength as the boundary next to the embankment over the disused railway tunnel is marked by a line of trees. Overall the boundary and the land does not contribute effectively to resisting sprawl.</p>			<p>impacts. There is however the potential for mitigation of impacts through design and buffer zones.</p>	
<p>Moderate</p>	<p>No Contribution</p>	<p>Major</p>	<p>Moderate</p>	<p>Moderate</p>
<p>Overall Summary of Purpose Assessment:</p>	<p>The site is located in a moderate performing green belt parcel and:</p> <ul style="list-style-type: none"> • Makes a major contribution to safeguarding the countryside from encroachment and; • A moderate contribution in checking unrestricted sprawl, and preserving the setting and special character of historic towns; however • It makes no contribution to preventing the merger of neighbouring towns • Overall based on professional planning judgement development of the site would result in moderate impact on the fundamental aim and essential characteristics of Green Belt in this location. 			
<p>Boundary Strength - Existing (inner) 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>Mixed - Moderate: less defensible boundary & Weak: boundaries lacking in durability</p>	<p>The existing inner green belt boundary – the site’s northern boundary is of mixed strength. The western section of the northern boundary forms a straight line running along the edge of the mound / embankment of the disused railway tunnel and is marked by a stone wall but also a line of trees. Overall this section forms a moderately strong less defensible boundary. The rest of the northern boundary is slightly irregular and runs along the edge of the existing residential area and is marked garden boundaries – fences, walls and shrubs. These sections are therefore considered to be weak and lacking durability.</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>Mixed – Mainly Weak: boundaries lacking in durability or Entirely Undefined / Western Boundary Strong : defensible</p>	<p>The southern boundary runs east west mid-way up the ridge between Clayton and Clayton Heights and in places follows field boundaries and tracks but in other areas is largely undefined. The site’s southern boundary is therefore a mixture of weak and undefined boundaries lacking durability. If developed the sites southern boundaries would need reinforcing with substantial planting.</p> <p>The site’s eastern boundary follows field boundaries marked by dry stone walls and is therefore considered weak and lacking durability.</p> <p>The site’s western boundary is formed by Baldwin Lane and is therefore strong defensible boundary.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</p>		<p>There are potentially slightly stronger boundaries which could be used to define the southern edge i.e. field boundaries however even these boundaries are classified as weak and lacking durability.</p>
<p>Potential for Sprawl:</p>	<p>The site adjoins the built up area long one of its long boundaries (northern) with open countryside / green belt to the west, south and east. This suggests a significant potential for sprawl. However, the existing inner green belt boundary mostly weak and the potential for sprawl beyond the site boundaries would be limited to the west by a strong boundary formed by Baldwin Lane and to the south by rising topography. Overall it is considered that there is a moderate potential for sprawl.</p>	
	<p>Moderate</p>	
<p>Impact on Openness:</p>	<p>The site comprises sloping and mainly open agricultural land which is relatively prominent particularly from the road network and public rights of way which cross the site. The site affords wider views into the countryside although the extent and distance of these is limited in places by topography and vegetation. The site lacks built development.</p>	
	<p>Major</p>	

Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>Opportunities exist to improve the recreational and ecologic value of the green infrastructure corridor running through and to the south of the site and to areas which are identified as being valued local habitat. Improvements could also be made to the extensive network of public rights of way which cross the site.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a major role in safeguarding the countryside from encroachment and a moderate contribution to checking sprawl and in preserving the setting and special character of a historic town. However, it makes no contribution to preventing the merger of neighbouring towns as the site lies between two parts of the same settlement.</p> <p>Sprawl: The site is connected to the settlement along one boundary but the existing inner green belt boundary is relatively weak meaning there is a moderate potential for sprawl;</p> <p>Openness: The site comprises open fields without built form other than farm buildings and is visible from roads and public footpaths on the southern side of the settlement;</p> <p>Boundary Strength: The existing inner green belt boundary is a mixture of weak and some moderately strong elements. Newly formed green belt boundaries if the site were developed would be mixed with a strong boundary to the west formed by Baldwin Lane but weaker boundaries to the south and east.</p> <p>Compensatory Improvements: There are opportunities for improvements to the rights of way network and to green infrastructure.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p>

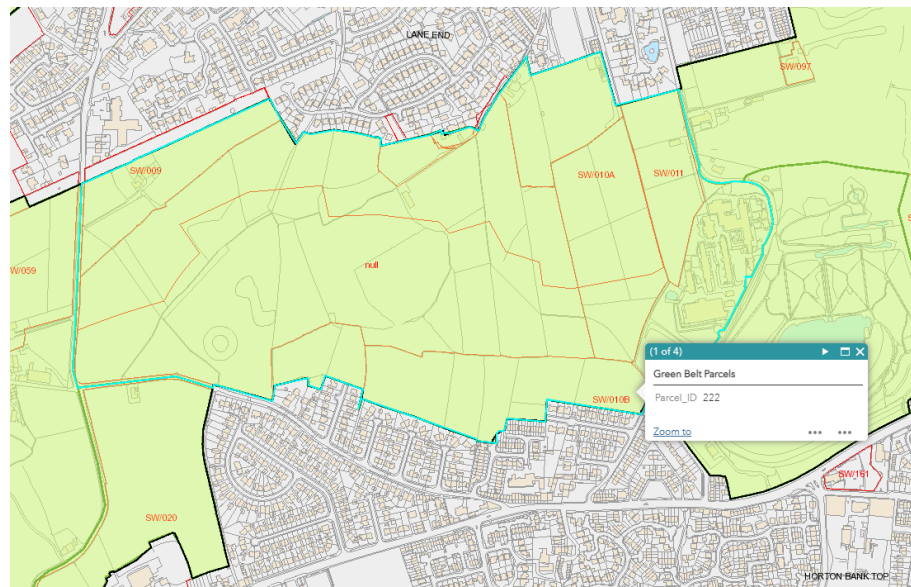
Site Specific Green Belt Assessment

Site Reference:	SW/010B	Site Name:	Highgate Grove, Clayton Heights	Size (ha):	4.47
Sub Area:	Regional City of Bradford		Settlement:	Bradford SW	

Site Description:

Sloping agricultural fields within the green belt and comprising semi improved grassland on the N edge of the settlement.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):

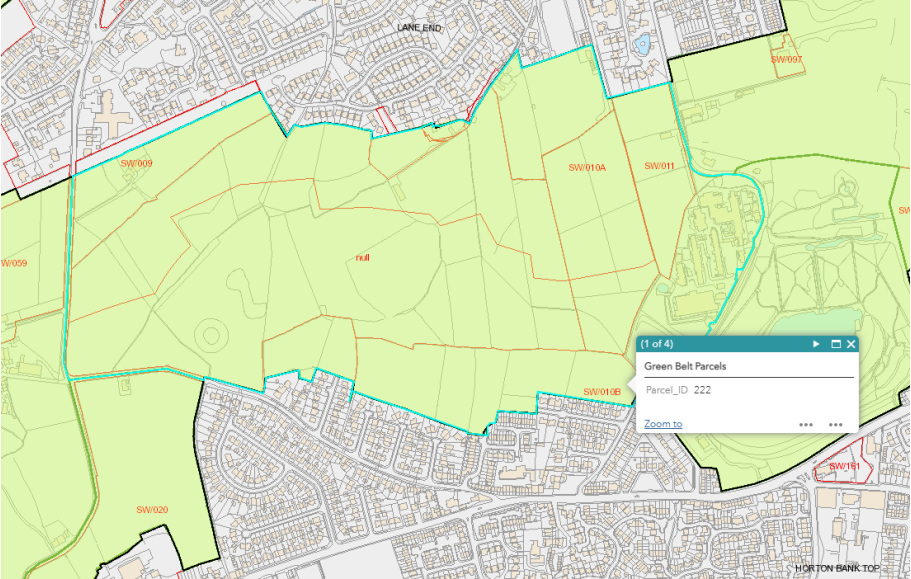



PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	222	Overall Rating:	Moderate		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist 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.	
Moderate	No Contribution	Moderate	Moderate	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 elongated running east to west across the edge of the settlement. Its northern and southern boundaries are therefore long and its western and eastern boundaries shorter. The site is connected to the built up area along the whole of its southern boundary and along	The site adjoins the built up area of Bradford. As it comprises land between 2 parts of the same settlement it is not providing a role in preventing neighbouring towns from merging.	The site is open and comprises semi improved grassland in agricultural use and has no buildings / built form.	The site adjoins the built up area of Bradford which is defined as a Historic Town however there is substantial separation between the site and the historic core (Clayton). While there are a number of listed buildings well beyond to the south and north east of the site there are no designated	N/A	

<p>its (much shorter) eastern boundary. It is therefore only partially contained by existing built form and would not constitute a rounding off of the settlement. This suggests a moderate contribution to this purpose.</p> <p>The existing green belt boundary is formed by fences, trees and hedges along rear garden boundaries and is therefore weak and lacking durability. This indicates that the land makes a low contribution to preventing sprawl.</p>			<p>heritage assets within, adjoining or near to the site which would be adversely impacted by its development.</p>	
<p>Moderate</p>	<p>No Contribution</p>	<p>Major</p>	<p>Low</p>	<p>Moderate</p>
<p>Overall Summary of Purpose Assessment:</p>	<p>The site is located in a moderate performing green belt parcel and:</p> <ul style="list-style-type: none"> • Makes a major contribution in safeguarding the countryside from encroachment and a moderate contribution to checking unrestricted sprawl; however • It makes a low contribution and preserving the setting and character of a historic town and makes no contribution to preventing the merger of neighbouring towns; <p>Overall based on professional planning judgement development of the site would result in moderate impact on the fundamental aim and essential characteristics of Green Belt in this location.</p>			
<p>Boundary Strength - Existing (inner) Boundary:</p>	<p>Weak: boundaries lacking in durability</p>	<p>The existing inner green belt boundary – the site’s southern boundary is marked by the fences, hedges and shrubs which delineate the boundaries of gardens and properties of</p>		

<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>Clayton Heights. A small length of boundary is formed by the stone wall which separates a public footpath from properties at the end of Lingfield Terrace. All of these boundaries are weak and lacking in durability.</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>Mainly Weak: boundaries lacking in durability. Small areas Entirely Undefined</p>	<p>The northern boundary of the site running east west is marked by stone walls with some small areas undefined other than following the line of the slope. The western boundary is also marked by stone walls. All of these boundaries are weak and lacking durability.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</p>		<p>No</p>
<p>Potential for Sprawl:</p>	<p>There is a moderate potential for sprawl. The site is connected to the existing settlement along two of its boundaries so is only partially contained by existing development. The existing inner green belt boundary is weak and lacking in durability, however this would also be the case if the site were to be developed.</p>	
	<p>Moderate</p>	
<p>Impact on Openness:</p>	<p>The site is open comprising semi improved grassland and lacks built form. It lies in an elevated position on the northern edge of the settlement. The site, particularly the central and western sections is prominent, and offers longer distance views over the countryside to the north.</p>	
	<p>Major</p>	

Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There are opportunities to improve the ecological and recreational value of adjoining areas – a green infrastructure corridor crosses the NW corner of the site and lies to the north and there are areas defined as being of local habitat importance. Two public rights of way cross / adjoin the site which could also be improved.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site varies in how it performs against the 5 purposes. Most notably the site performs a major role in safeguarding the countryside from encroachment and a moderate role in checking unrestricted sprawl. However, it makes a low contribution to preserving the setting and character of a historic town and makes no contribution to preventing the merger of neighbouring towns.</p> <p>Sprawl: The site is connected to the settlement along two sides - its southern and eastern boundary but the existing inner green belt boundary is weak. The potential for sprawl is therefore moderate.</p> <p>Openness: The site comprises semi improved grassland and is devoid of built form. The site, particularly the west and central sections are fairly prominent and offers extensive views to the north.</p> <p>Boundary Strength: The existing green belt boundary is weak along the site’s southern edge. Most of the new green belt boundary, should the site be developed, would be also be weak.</p> <p>Compensatory Improvements: There are opportunities for improvements to the recreational and ecological value of nearby areas and rights of way.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p>

Site Specific Green Belt Assessment					
Site Reference:	SW5/H (part of SW/010A)	Site Name:	Langberries, Clayton Heights	Size (ha):	6.95
Sub Area:	Regional City of Bradford		Settlement:	Bradford SW	
Site Description:					
Sloping and level fields within the green belt adjoining and to the south of the existing built up area of Clayton.					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					

PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	222	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.	
Moderate	No Contribution	Moderate	Moderate	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 elongated and runs east west along the line of the settlement. It therefore has long boundaries to the north and south and a shorter boundary to the west. The site tapers to a point to the east so only has the smallest of eastern boundaries.	The site adjoins the built up area of Bradford. As it comprises land between 2 parts of the same settlement it is not providing a role in preventing neighbouring towns from merging.	The site comprises a series of fields in agricultural use. The site is generally open and lacking in built form other than several farm buildings.	The site lies to the south of the defined conservation area of Clayton. The site contains a listed building at Langberries Farm and there are several listed buildings to the north of the site. The land contributes to the open and green setting of these buildings and thus development may cause some	N/A	

<p>The site adjoins the existing urban area along one of its boundaries – its northern boundary. Therefore, the site would not be contained by existing development.</p> <p>The existing inner green belt boundary is mixed but mainly weak in as it is formed by garden edges via walls, fences and shrubs. Part of the existing inner green belt boundary to the west adjoining the railway tunnel embankment is slightly stronger as it is marked by a line of trees. Overall the boundary and the land does not contribute effectively to resisting sprawl.</p>			<p>impacts. There is however the potential for mitigation of impacts through design and buffer zones.</p>	
<p>Moderate</p>	<p>No contribution</p>	<p>Major</p>	<p>Moderate</p>	<p>Moderate</p>
<p>Overall Summary of Purpose Assessment:</p>	<p>The site is located in a moderate performing green belt parcel and:</p> <ul style="list-style-type: none"> • Makes a major contribution to safeguarding the countryside from encroachment and; • A moderate contribution in checking unrestricted sprawl, and preserving the setting and special character of historic towns; however • It makes no contribution to preventing the merger of neighbouring towns • Overall based on professional planning judgement development of the site would result in moderate impact on the fundamental aim and essential characteristics of Green Belt in this location. 			

<p>Boundary Strength - Existing (inner) 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>Mixed - Moderate: less defensible boundary & Weak: boundaries lacking in durability</p>	<p>The existing inner green belt boundary – the site’s northern boundary is of mixed strength. The western section of the northern boundary forms a straight line running along the edge of the mound / embankment of the disused railway tunnel and is marked by a stone wall but also a line of trees. Overall this section forms a moderately strong less defensible boundary. The rest of the northern boundary is slightly irregular and runs along the edge of the existing residential area and is marked garden boundaries – fences, walls and shrubs. These sections are therefore considered to be weak and lacking durability.</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>Mixed – Strong: defensible boundary Weak: boundaries lacking in durability</p>	<p>The southern boundary is for the most part formed by dry stone walls along filed boundaries and is therefore considered weak and lacking durability. A small section of the southern boundary to the east is formed by a road – Virginia Terrace and is therefore strongly defined and defensible.</p> <p>Overall the site’s southern boundary is mixed but with substantial weaker sections and therefore overall is similar in strength to the existing inner green belt boundary to the north. If developed the sites southern boundaries would need reinforcing with substantial planting.</p> <p>The site’s western boundary is formed by Baldwin Lane and is therefore strong defensible boundary.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?</p>		<p>No</p>
<p>Potential for Sprawl:</p>	<p>The site adjoins the built up area long one of its long boundaries (northern) with open countryside / green belt to the west and south. This suggests a significant potential for sprawl. However, the existing inner green belt boundary is mostly weak and the potential for sprawl beyond the site boundaries would be limited to the west by a strong boundary formed by Baldwin Lane. Overall it is considered that there is a moderate potential for sprawl.</p> <p style="background-color: yellow; text-align: center;">Moderate</p>	

Impact on Openness:	<p>The site comprises flat or sloping and mainly open agricultural land which is relatively prominent particularly from the road network and public rights of way which cross the site. The site affords wider views into the countryside although the extent and distance of these is limited in places by topography and vegetation. The site lacks built development.</p> <p>Major</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>Opportunities exist to improve the recreational and ecologic value of the green infrastructure corridor running through and to the south of the site and to areas which are identified as being valued local habitat. Improvements could also be made to the extensive network of public rights of way which cross the site.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a major role in safeguarding the countryside from encroachment and a moderate contribution to checking sprawl and in preserving the setting and special character of a historic town. However, it makes no contribution to preventing the merger of neighbouring towns as the site lies between two parts of the same settlement.</p> <p>Sprawl: The site is connected to the settlement along one of its three main boundaries but the existing inner green belt boundary is relatively weak meaning there is a moderate potential for sprawl;</p> <p>Openness: The site comprises open fields without built form other than farm buildings and is visible from roads and public footpaths on the southern side of the settlement;</p> <p>Boundary Strength: The existing inner green belt boundary is a mixture of weak and some moderately strong elements. Newly formed green belt boundaries if the site were developed would be mixed with a strong boundary to the west formed by Baldwin Lane but weaker boundaries to the south.</p> <p>Compensatory Improvements: There are opportunities for improvements to the rights of way network and to green infrastructure.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p>

Site Specific Green Belt Assessment

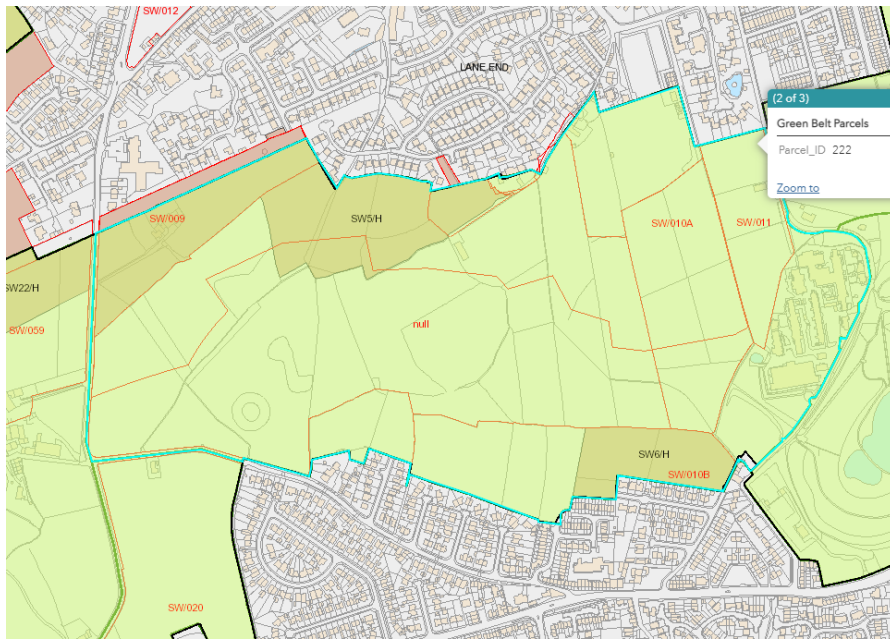
Site Reference:	SW6/H (Part of SW/010B)	Site Name:	Highgate Grove, Clayton Heights	Size (ha):	1.76
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Sub Area:	Regional City of Bradford	Settlement:	Bradford SW
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Site Description:

Sloping agricultural fields within the green belt and comprising semi improved grassland on the N edge of the settlement. This is the eastern section of the larger site SW/010B within the SHLAA.

Map (Parcel and Site Boundary):	Aerial (Site Boundary):
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PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	222	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.	
Moderate/Major	No Contribution	Moderate	Moderate	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 elongated running east to west across the edge of the settlement. Its northern and southern boundaries are therefore long and its western and eastern boundaries shorter. The site is connected to the built up area along the whole of its southern boundary and along	The site adjoins the built up area of Bradford. As it comprises land between 2 parts of the same settlement it is not providing a role in preventing neighbouring towns from merging.	The site is open and comprises semi improved grassland in agricultural use and has no buildings / built form.	The site adjoins the built up area of Bradford which is defined as a Historic Town however there is substantial separation between the site and the historic core (Clayton) which lies well to the north. While there are a number of listed buildings to the south	N/A	

<p>its shorter eastern boundary. It is therefore partially contained by existing built form and would not constitute a rounding off of the settlement. This suggests a moderate contribution to this purpose.</p> <p>The existing green belt boundary is formed by fences, walls and hedges along rear garden boundaries and is therefore weak and lacking durability. This indicates that the land makes a low contribution to preventing sprawl.</p>			<p>and north east of the site there are no designated heritage assets within, adjoining or near to the site which would be adversely impacted by its development.</p>	
<p>Moderate</p>	<p>No Contribution</p>	<p>Major</p>	<p>Low</p>	<p>Moderate</p>
<p>Overall Summary of Purpose Assessment:</p>	<p>The site is located in a moderate performing green belt parcel and:</p> <ul style="list-style-type: none"> • Makes a major contribution in safeguarding the countryside from encroachment and a moderate contribution to checking unrestricted sprawl; however • It makes a low contribution and preserving the setting and character of a historic town and makes no contribution to preventing the merger of neighbouring towns; 			

	Overall based on professional planning judgement development of the site would result in moderate impact on the fundamental aim and essential characteristics of Green Belt in this location.	
Boundary Strength - Existing (inner) Boundary: (<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	The existing inner green belt boundary – the site’s southern boundary is marked by the fences, hedges, walls and shrubs which delineate the boundaries of gardens and properties of Clayton Heights. A small length of boundary is formed by the stone wall which separates a public footpath from properties at the end of Lingfield Terrace. All of these boundaries are weak and lacking in durability.
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>)	Weak: boundaries lacking in durability / Entirely Undefined	The northern boundary of the site running east west is marked by stone walls with some small areas undefined other than following the line of the slope. The western boundary is also marked by stone walls. All of these boundaries are weak and lacking durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:		No
Potential for Sprawl:	There is a moderate potential for sprawl. The site is connected to the existing settlement along two of its boundaries so is only partially contained by existing development. The existing inner green belt boundary is weak and lacking in durability, however this would also be the case if the site were to be developed.	
	Moderate	

Impact on Openness:	<p>The site is open comprising semi improved grassland and lacks built form. It lies in an elevated position on the northern edge of the settlement. The site is relatively prominent though less so than the land further west and the site offers longer distance views over the countryside to the north and north west.</p> <p>Major</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There are opportunities to improve the ecological and recreational value of adjoining areas – a green infrastructure corridor lies to the north and there are areas defined as being of local habitat importance. Several public rights of way adjoin or lie just beyond the site which could also be improved.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site varies in how it performs against the 5 purposes. Most notably the site performs a major role in safeguarding the countryside from encroachment and a moderate role in checking unrestricted sprawl. However, it makes a low contribution to preserving the setting and character of a historic town and makes no contribution to preventing the merger of neighbouring towns.</p> <p>Sprawl: The site is connected to the settlement along two sides - its southern and eastern boundary but the existing inner green belt boundary is weak. The potential for sprawl is therefore moderate.</p> <p>Openness: The site comprises semi improved grassland and is devoid of built form. The site is fairly prominent and offers longer distance views to the north and north west.</p> <p>Boundary Strength: The existing green belt boundary is weak. Most of the new green belt boundary, should the site be developed, would be also be weak and would therefore need strengthening through planting.</p> <p>Compensatory Improvements: There are opportunities for improvements to the recreational and ecological value of nearby areas and rights of way.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p>

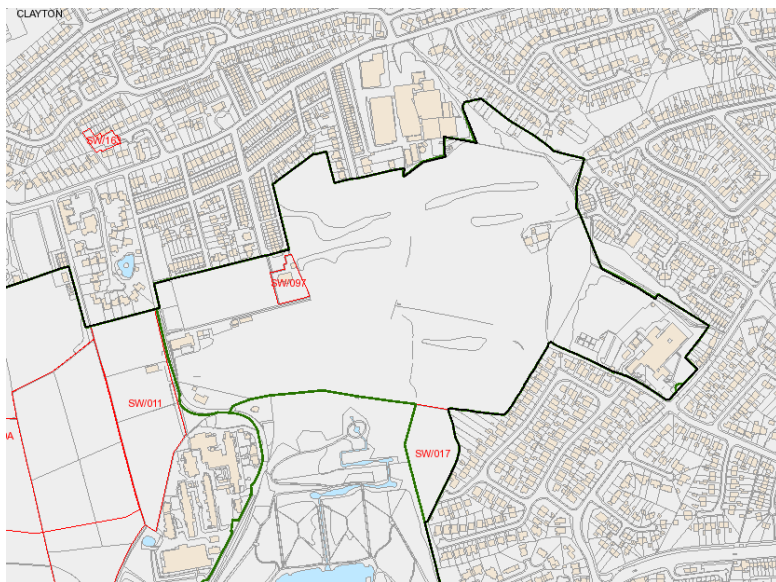
Site Specific Green Belt Assessment

Site Reference:	SW/017	Site Name:	Frensham Drive, Great Horton	Size (ha):	0.81
Sub Area:	Regional City of Bradford		Settlement:	Bradford SW	

Site Description:

Small sloping field within the green belt but adjoining the built up area, comprising species poor semi improved grassland. The site forms a very part at the edge of a much larger green belt parcel which extends to the north towards Clayton.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	249	Overall Rating:	Low		
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.	
Low	No Contribution	Low	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.	
The site is rather odd in shape having 3 sides although 2 of those sides change direction. It adjoins the built up area on 1 of these sides suggesting a significant impact. However, the existing inner green belt boundary is formed by garden boundaries which are weak and lacking durability which limits	The site adjoins the built up area of Bradford. As it comprises land between 2 parts of the same settlement it is not providing a role in preventing neighbouring towns from merging.	The site comprises a grassed field which is open and lacking in built form.	The site adjoins the built up area of Bradford which is defined as a Historic Town however there is substantial separation between the site and the historic core. There are no designated heritage assets within, adjoining or near to the site and thus no such assets or	N/A	

its effectiveness in restricting sprawl			the setting would be impacted by development of this site.	
Moderate	No Contribution	Major	Low	Moderate
Overall Summary of Purpose Assessment:	<p>The site is located in a low performing green belt parcel and:</p> <ul style="list-style-type: none"> • Makes a major contribution in safeguarding the countryside from encroachment and a moderate contribution to checking unrestricted sprawl; however • It makes a low contribution and preserving the setting and character of a historic town and makes no contribution to preventing the merger of neighbouring towns; <p>Overall based on professional planning judgement development of the site would result in moderate impact on the fundamental aim and essential characteristics of Green Belt in this location.</p>			
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Mainly Weak: boundaries lacking in durability. Moderate: less defensible boundary	The site is rather oddly shaped – it has 3 sides two of which are slightly irregular and change direction half way. The existing inner green belt boundary is formed at the eastern side of the site and is marked by the rear boundaries of gardens and is thus considered mainly weak and lacking in durability. There are some trees along part of the boundary which is therefore slightly stronger.		
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>)	Strong: defensible boundary/ Moderate: less defensible boundary/ Weak: boundaries lacking in durability/ Entirely Undefined	<p>The site’s western boundary is formed by a high and imposing stone wall which also marks the edge of Horton Bank Country Park and is therefore considered to be a moderately strong / less defensible boundary.</p> <p>The site’s northern boundary is a field boundary beyond which lies a golf course and is marked by shrubs / fences / low stone wall and is considered weak and lacking in durability.</p>		

Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:		No
Potential for Sprawl:	<p>The site adjoins the built up area along one of its 3 boundaries which suggests a significant impact however in reality the site is well contained to its west by a tall and imposing stone wall which would provide a stronger boundary than the existing green belt boundary which is weak. Therefore, although development would result in a degree of sprawl there would be no prospect of further future sprawl westwards. The northern boundary is weaker and the land beyond slopes down to the north. This this boundary would need therefore need substantially strengthening if the site were allocated.</p>	
	Moderate	
Impact on Openness:	<p>The site is open and without any built form. It is contained by the existing built up area and the stone wall meaning there are no views from medium distance into the site from those directions. The main impacts visually are the views into and out of the site to the north.</p>	
	Moderate	
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There are opportunities for contributions to enhancements to the recreational and ecological value of the adjoining Country Park.</p>	
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site varies in how it performs against the 5 purposes. Most notably the site performs a major role in safeguarding the countryside from encroachment and a moderate role in checking unrestricted sprawl. However, it makes a low contribution to preserving the setting and character of a historic town and makes no contribution to preventing the merger of neighbouring towns.</p> <p>Sprawl: The site is connected to the settlement along one side - its eastern boundary but the existing inner green belt boundary is weak.</p>	

	<p>Openness: The site comprises open grassed field devoid of built form. Views and prominence varies with existing development to the east and the high retaining walls limiting visibility however the site does offer wider views and is more prominent to / from the north.</p> <p>Boundary Strength: The existing green belt boundary is mainly weak along the site's eastern edge. Most of the new green belt boundary, should the site be developed, would be moderate however the northern boundary is less well defined and would need strengthening through planting.</p> <p>Compensatory Improvements: There are opportunities for improvements to the recreational and ecological value of Horton bank Country Park.</p>
Overall Conclusion:	Based on planning judgement the site has a moderate potential impact on the Green Belt.

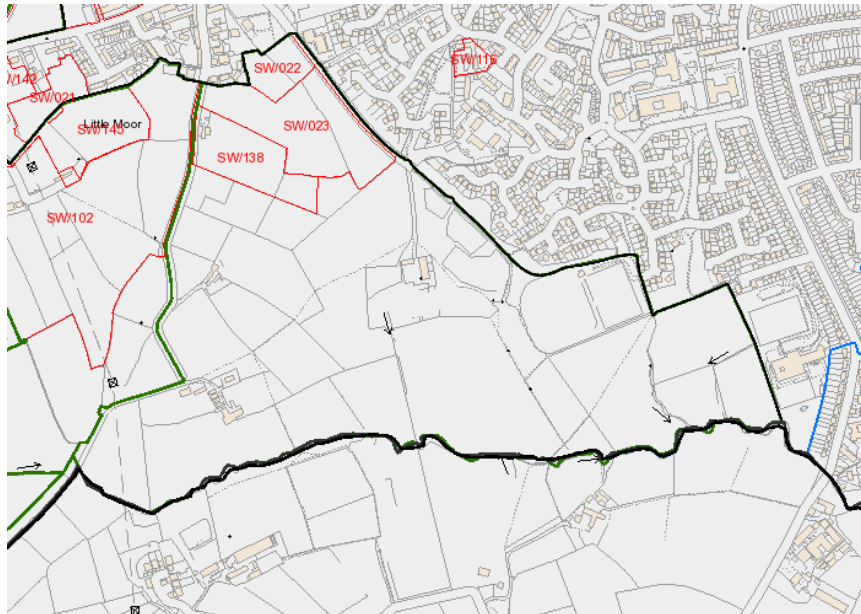
Site Specific Green Belt Assessment

Site Reference:	SW/022	Site Name:	Stocks Lane, Old Dolphin, Clayton Heights	Size (ha):	0.83
Sub Area:	Regional City of Bradford		Settlement:	Bradford SW	

Site Description:

2 level fields to the south of the church yard and east of residential development. To the eastern side of Stocks Lane is a primary school and further residential development. The exiting green belt boundary is formed by dry stone walling bordering the church yard and the rear gardens of the residential development to the west. The site forms a v small part of a much larger green belt parcel which extends to the district boundary to the south.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	80	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.	
Moderate	Low	Major	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.	
The site adjoins the existing built up area along 2 ½ of its boundaries suggesting a low to moderate impact. The existing green belt boundary is mixed in strength – Stocks Lane is a strong boundary which resists sprawl in a westward direction	The site lies on the edge of Clayton Heights which is part of the Regional City of Bradford and if developed would extend the built form slightly in a southern and westward direction into an area which lies broadly between Bradford and Queensbury and between Bradford and Shelf.	The site comprises agricultural land, is open in nature and contains no built form	The site adjoins the built up area of Bradford which is defined as a Historic Town however there is substantial separation between the site and the historic core. There are no designated heritage assets within, adjoining or near to the site which would be impacted by development of this site.	N/A	

<p>however the existing green belt boundary to the north is marked by the edge of the built up area – low stone walls and rear garden boundaries which are relatively weak.</p>	<p>The current inner green belt boundary is a mixture of weak and strong elements; however, the new green belt boundary would be weak as it is currently comprised of field boundaries. The development would therefore create a slightly weaker green belt boundary than the current one.</p> <p>The site sits in a Green Belt parcel which forms a largely essential gap between Bradford and Shipley and Bradford and Cottingley. However, this is of limited relevance as the site is extremely small in comparison with the strategic parcel within which it sits.</p> <p>The site itself would result in only a very small reduction in the size of what are quite substantial gaps between the site and Queensbury to the west and Shelf to the South. Topography, distance and in some cases intervening development means there is no inter visibility between the site and Queensbury or Shelf. There would be no implications with regards to ribbon development.</p>			
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	<p>site and thus there is no significant visual connectivity between different towns which would be eroded in this instance.</p> <p>There is no road which connects the site to the adjoining settlements therefore there are no implications for ribbon development.</p>			
Moderate	Low	Major	Low	Moderate
Overall Summary of Purpose Assessment:	<p>The site is located in a moderate performing green belt parcel and:</p> <ul style="list-style-type: none"> • Makes a major contribution to safeguarding the countryside from encroachment and a moderate contribution in checking unrestricted sprawl; however • The site is small and makes only a low contribution to preventing the merger of neighbouring towns to preserving the setting and special character of historic towns. <p>Overall based on professional planning judgement development of the site would result in moderate impact on the fundamental aim and essential characteristics of Green Belt in this location.</p>			
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Mixed - Weak: boundaries lacking in durability/ Strong: defensible boundary	The existing green belt boundary is mixed in strength. The northern and north western boundary is irregular and marked by dry stone walls and fencing at the rear of residential properties of Stocksfield View and by a low stone wall on the boundary of the churchyard and are thus relatively weak and lacking in durability. The boundary to the east however is marked by Stocks lane and is strong.		
Boundary Strength – Potential new boundary	Weak: boundaries lacking in durability	The new boundary at the southern and south western edges of the site are field boundaries marked by low dry stone walls and are therefore weak.		

<p>(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>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</p>		No
<p>Potential for Sprawl:</p>	<p>The site is connected to the built up area on 2 ½ of its 4 boundaries and is thus partially contained by existing development and suggest a low to medium potential for sprawl. Development would not represent a rounding off of the settlement pattern. The existing green belt boundary is a mixture of weak and strong elements and thus the site is currently only partially effective in resisting sprawl.</p> <p>Moderate</p>	
<p>Impact on Openness:</p>	<p>The site is open and lacking in any built form. It offers short and medium distance views into the surrounding countryside but when viewed from the south is seen against the backdrop of the existing settlement.</p> <p>Major</p>	
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>While there are no immediately adjoining or crossing rights of way there is a network of footpaths to the south which might be improved.</p>	
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: The site varies in how it performs against the 5 purposes. Most notably the site performs a major role in safeguarding the countryside from encroachment and plays a moderate role in checking sprawl. However, the site is small, is connected to the built up area on 2 ½ sides and this together with location and topography means that it plays</p>	

	<p>only a low role in preventing neighbouring towns from merging or in preserving the setting and special character of a historic town and its overall impacts would be modest.</p> <p>Sprawl: The site is connected to the settlement along two and a half boundaries and the existing green belt boundary is of mixed strength meaning a moderate potential for sprawl;</p> <p>Openness: The site comprises an open field without built form and visible from vantage points to the south of the settlement;</p> <p>Boundary Strength: The existing green belt boundary is a mixture of weak and strong elements. Newly formed green belt boundaries which are currently weakly defined would need strengthening by planting if the site were developed.</p> <p>Compensatory Improvements: There are opportunities for improvements to the rights of way network.</p>
Overall Conclusion:	Based on planning judgement the site has a <u>moderate</u> potential impact on the Green Belt.

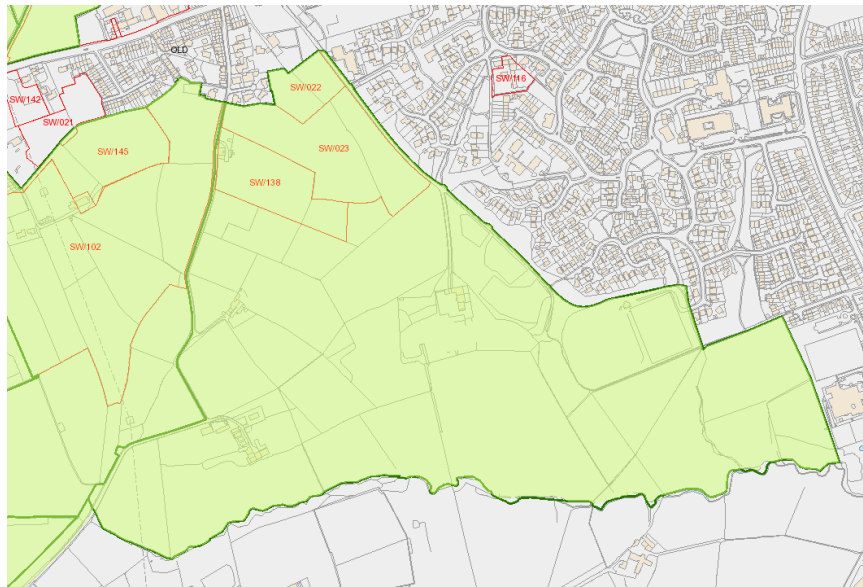
Site Specific Green Belt Assessment

Site Reference:	SW/023	Site Name:	Stocks Lane, Clayton Heights	Size (ha):	3.23
Sub Area:	Regional City of Bradford	Settlement:	Bradford SW		

Site Description:

Slightly sloping agricultural land within the green belt south of the built up area. The site forms a small part of of a much larger green belt parcel which extends to the district boundary to the south.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	80	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.	
Moderate	Low	Major	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.	
The site adjoins the existing built up area along 1 ½ of its boundaries suggesting a moderate to major impact. The existing green belt boundary is mixed in strength but mainly strong as Stocks Lane is effective in resisting sprawl in	The site lies on the edge of Clayton Heights which is part of the Regional City of Bradford and if developed would extend the built form in a southern and westward direction into an area which lies broadly between Bradford and Queensbury and between Bradford and Shelf.	The site comprises agricultural land, is open in nature and contains no built form	The site adjoins the built up area of Bradford which is defined as a Historic Town however there is substantial separation between the site and the historic core. There are no designated heritage assets within, adjoining or near to the site which would be impacted by development of this site.		

<p>a southerly and westerly direction.</p>	<p>The current inner green belt boundary is mainly strongly defined and the site if developed would create a weaker green belt boundary than the current one.</p> <p>The site itself would result in only a small reduction in the size of what are quite substantial gaps between the site and Queensbury to the west and Shelf to the South. Topography, distance and in some cases intervening development means there is no or little inter visibility between the site and Queensbury or Shelf.</p> <p>There is no road directly connecting this parcel to a neighbouring town and therefore no implications with regards to ribbon development.</p>			
<p>Major</p>	<p>Moderate</p>	<p>Major</p>	<p>Low</p>	<p>Moderate</p>
<p>Overall Summary of Purpose Assessment:</p>	<p>The site is located in a moderate performing green belt parcel and:</p> <ul style="list-style-type: none"> • Makes a major contribution to safeguarding the countryside from encroachment and in checking unrestricted sprawl and a moderate contribution to preventing the merger of neighbouring towns; however • The site makes only a low contribution to preserving the setting and special character of historic towns. 			

	Overall based on professional planning judgement development of the site would result in major impact on the fundamental aim and essential characteristics of Green Belt in this location.	
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Mixed but mainly Strong: defensible boundary. Some Weak: boundaries lacking in durability	The site adjoins the existing green belt boundary at two points. The site's eastern boundary adjoins the built up area along Stocks Lane which forms a strong and defensible boundary. Part of its boundary to the north west also adjoins the settlement edge of Clayton – here the green belt boundary marked by the rear of residential properties of Stocksfield View and formed by dry stone walls and fences which provide a weak boundary lacking in durability.
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>)	Mainly Weak: boundaries lacking in durability. Some Strong: defensible boundary/	The new green belt boundary would be formed along the north eastern edge by low dry stone walls which would be weak and lacking durability as would the long southern and south western boundary. However, where the site at its western edge, adjoins New House Lane a strong boundary would be formed.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:		A more logical green belt boundary could not be formed by utilising alternative boundaries within the site. However if the site were to be allocated and developed it would be logical to incorporate site SW/022 adjoining it to the north.
Potential for Sprawl:	The site is connected to the built up area on 1 ½ of its 4 boundaries. It is therefore not particularly contained by existing development which would suggest a moderate to major potential for sprawl. Development would not represent a rounding off of the settlement pattern. The existing green belt boundary is mainly strong and is therefore effective in resisting sprawl in a westerly and southerly direction.	
	Major	
Impact on Openness:	The site is open and lacking in any built form. It offers short and medium distance views into the surrounding countryside.	

	Major
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	There are several rights of way either adjoining the site or to the south which might be improved.
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a major role in safeguarding the countryside from encroachment and in checking sprawl and a moderate contribution to preventing the merger of neighbouring towns. However, it plays only a low role in preserving the setting and special character of a historic town.</p> <p>Sprawl: The site is connected to the settlement along one and a half boundaries and the existing green belt boundary mainly strong meaning a major potential for sprawl;</p> <p>Openness: The site comprises an open field without built form and visible from vantage points to the south of the settlement;</p> <p>Boundary Strength: The existing green belt boundary is a mixture of mainly strong elements and some weak elements. Newly formed green belt boundaries if the site were developed would be weaker than the current ones.</p> <p>Compensatory Improvements: There are opportunities for improvements to the rights of way network.</p>
Overall Conclusion:	Based on planning judgement the site has a major potential impact on the Green Belt.

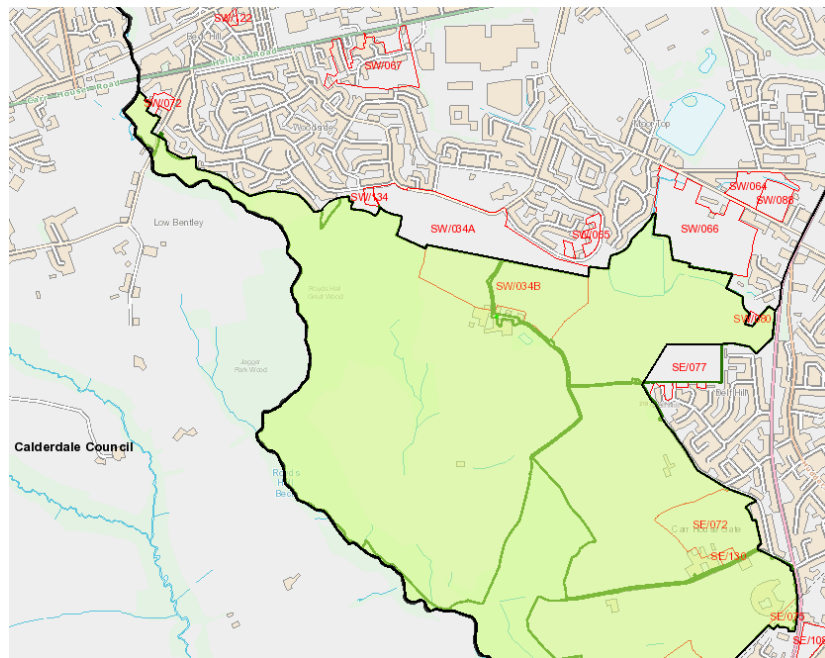
Site Specific Green Belt Assessment

Site Reference:	SW/034B	Site Name:	Land South of Fenwick Drive, Woodside	Size (ha):	8.35
Sub Area:	Regional City of Bradford	Settlement:	Bradford SW		

Site Description:

Sloping land within the green belt and detached from the built up area. Adjoins Royds Hall which is Gradell* listed.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	55 (W half) & 99 (E half)	Overall Rating:	Parcel 55 = Moderate		
			Parcel 99 = 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.	
Parcel 55 = Moderate	Parcel 55 = Low	Parcel 55 = Major	Parcel 55 = Low	Parcel 55 = Moderate	
Parcel 99 = Moderate	Parcel 99 = Low	Parcel 99 = Major	Parcel 99 = Low	Parcel 99 = 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 does adjoin the settlement boundary on one side - its northern side but it does not adjoin built development as the land beyond the northern edge is also undeveloped fields. The	The site lies on the edge of Bradford and if developed would extend the built form in a southern direction into an area which lies broadly between Bradford and Shelf and Bradford and Norwood Green.	The site comprises agricultural fields and rural land uses with no buildings. The site is open and prominent in near and medium distance views from footpaths within and near to the site and roads to the north.	The site adjoins Royds Hall – grade II* listed buildings – development would have a severe– impacts which could not be satisfactorily mitigated.		

<p>site would not therefore be contained by existing development suggesting a significant potential for sprawl.</p> <p>Conversely the existing inner green belt boundary is largely undefined – on the ground there are no physical features and the inner green belt boundary here follows the route of the overhead power line. The site is therefore not effective in resisting sprawl.</p>	<p>The current inner green belt boundary is undefined other than by a power line – the site if developed would create a mixed but slightly stronger green belt boundary than the current one –the western section of the southern boundary is undefined but the eastern section is strong as it is formed by Royds Hall Lane</p> <p>The site itself would result in only a small reduction in the size of what are very substantial gaps between the neighbouring settlements. Topography, distance and in some cases intervening vegetation means there is no visual connection to these neighbouring settlements.</p> <p>There is no road directly connecting this parcel to a neighbouring towns and therefore no implications with regards to ribbon development.</p>	<p>The rural character of the site is modified slightly by the urbanising presence of the overhead power line.</p>		
Moderate	Low	Major	Major	Moderate
Overall Summary of Purpose Assessment:	The site is located in 2 moderately performing green belt parcels and:			

	<ul style="list-style-type: none"> • Makes a major contribution to safeguarding the countryside from encroachment and to preserving the setting and special character of historic towns: • Makes a moderate contribution to checking unrestricted sprawl but only a low contribution to preventing the merger of neighbouring towns. <p>Overall based on professional planning judgement development of the site would result in major impact on the fundamental aim and essential characteristics of Green Belt in this location.</p>	
<p>Boundary Strength - Existing (inner) Boundary: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	Entirely Undefined	The inner green belt boundary - site's northern boundary – is entirely undefined by features on the ground but it follows the overhead power line. The boundary is therefore extremely weak and lacking 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>	Mixed mainly Weak: boundaries lacking in durability and undefined. A small area is Strong: defensible boundary	The site's eastern and western boundaries are formed by stone walls along field boundaries and are thus weakly defined and lacking durability. The southern boundary to the west is entirely undefined, in the central sections is weak as it follows a fence line and at the eastern end is strong as it is marked by an access road to Royds Hall
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</p>		Slightly stronger boundaries might be formed by increasing the site south westwards – for example taking the south western boundary to the stone wall however the gain in terms of boundary strength which would be small might be outweighed by greater impacts on Royds Hall. A stronger boundary could also be formed if the site were restricted to the eastern section with the new western boundary being formed by Royds Hall Lane.

Potential for Sprawl:	<p>The site is connected to the settlement boundary along one side but this side adjoins another agricultural field rather than built development. The site is therefore not contained and would not represent any form of logical rounding off of the settlement. Weak and undefined inner green belt boundaries would be replaced by mixed and slightly stronger boundaries should the site be developed.</p> <p>Moderate</p>
Impact on Openness:	<p>The site comprises open and sloping agricultural land which is quite prominent in views from the north and from surrounding vantage points. Longer distance views, particularly to the south are prevented by topography and intervening buildings and trees.</p> <p>Major</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There would be opportunities for the improvement of neighbouring areas of woodland and habitats as well as the public rights of way network.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a major role in safeguarding the countryside from encroachment and in preserving the setting and special character of a historic town as well as a moderate role in checking sprawl. However, it plays a low role in preventing the merger of neighbouring towns.</p> <p>Sprawl: The site is connected to the settlement along one boundary and this development is not in any way contained by the existing settlement form, however the land is not particularly effective in this location in preventing sprawl as the inner green belt boundary is largely undefined other than by an overhead power line.</p> <p>Openness: The site comprises sloping, fairly prominent open fields without built form but with the urbanising presence of the power line.</p> <p>Boundary Strength: The existing green belt boundary is largely undefined. The new boundary would be mixed so slightly stronger.</p> <p>Compensatory Improvements: There are opportunities for improvements to the recreational and habitat value of adjoining woodland areas and improvement to the rights of way network.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p>

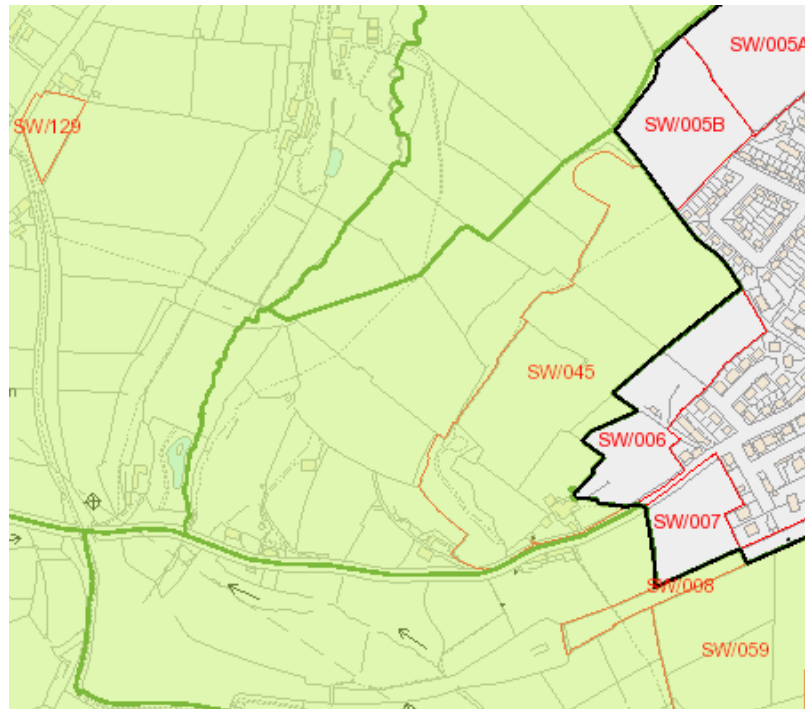
Site Specific Green Belt Assessment

Site Reference:	SW/045	Site Name:	Fall Top Farm, Brook Lane, Clayton	Size (ha):	7.80
Sub Area:	Regional City of Bradford		Settlement:	Bradford SW	

Site Description:

Green belt site on the n edge of Clayton comprising slightly undulating semi improved pasture.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	88	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.	
Moderate	Low	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.	
The site adjoins the existing urban area of Bradford along two of its boundaries although only one of those boundaries adjoins built development (part of the southern boundary adjoins an undeveloped area of fields which lies within the	The site lies on the edge of Clayton which is part of the Regional City of Bradford and if developed would extend the built form in a north westerly and south westerly direction into an area which lies broadly between Bradford and Thornton to the	The site comprises agricultural land, is open in nature and with little built form – what buildings there are, are ones associates with rural / farming uses.	The site adjoins the built up area of Bradford which is defined as a Historic Town however there is substantial separation between the site and the historic core (Clayton). While there are a number of listed buildings beyond and to the west of	N/A	

<p>settlement boundary). The site is therefore only partially contained by existing development and would not constitute a rounding off of the physical framework of the settlement. This suggests a moderate to major potential for sprawl.</p> <p>However, the existing inner green belt is marked mainly by weak boundaries lacking durability and thus is not particularly effective in resisting sprawl.</p>	<p>NW and Bradford and Queensbury to the SW.</p> <p>The current inner green belt boundary is mainly weakly defined and the site if developed would create a slightly stronger green belt boundary than the current one. This suggests a low contribution to this purpose.</p> <p>The site itself would result in only a small reduction in the size of what are quite substantial gaps between the site and Thornton to the NW and Queensbury to the SW. There are views towards Thornton which can be gained but topography, distance and in some cases intervening development means there is no or little inter visibility between the site and Queensbury. This suggests a low to moderate contribution to this purpose.</p> <p>There is no road directly connecting this site to a neighbouring town and</p>		<p>the site there are no designated heritage assets within, adjoining or near to the site which would be adversely impacted by its development.</p>	
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	therefore no implications with regards to ribbon development.			
Moderate	Low	Major	Low	Moderate
Overall Summary of Purpose Assessment:	<p>The site is located in a moderate performing green belt parcel and:</p> <ul style="list-style-type: none"> • Makes a major contribution to safeguarding the countryside from encroachment and a moderate contribution in checking unrestricted sprawl; however • The site makes only a low contribution to preventing the merger of neighbouring towns and preserving the setting and special character of historic towns. <p>Overall based on professional planning judgement development of the site would result in moderate impact on the fundamental aim and essential characteristics of Green Belt in this location.</p>			
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Mainly Weak: boundaries lacking in durability. Some Strong: defensible boundary	<p>The site is orientated in a north east to south western direction. It adjoins the existing inner green belt boundary along its southern / south eastern boundary. That boundary can be divided into three sections with slightly differing levels of strength / durability.</p> <ul style="list-style-type: none"> • The part of that boundary to the north east adjoins existing built development and a lane and public footpath and is therefore considered to be relatively weak / less defensible; • Much of its southern boundary is actually adjoining open undeveloped fields. This southern section of the existing inner green belt boundary is slightly irregular and marked by stone walls along field boundaries and is therefore considered weak and lacking in durability. • A small part of the southern boundary is marked by the access road to Fall Top Farm and is therefore considered to be strong. 		
Boundary Strength – Potential new boundary	Moderate: less defensible boundary	The site’s northern boundary is marked by a combination of a footpath and fence line and a very steep change in topography. It is therefore considered to be moderately strong /		

<p>(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>less defensible. The sites shorter eastern boundary which runs north to south is marked by a tree belt and is therefore also considered to be moderately strong / less defensible.</p> <p>The part of the site’s southern boundary to the west of Fall Top Farm is marked by Brook Lane and is therefore considered to be a strong defensible boundary.</p> <p>Overall, because a significant part of the existing inner green belt boundary is formed by stone walls along irregular filed boundaries, a newly formed green belt boundary would be slightly stronger than the current one.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</p>		<p>No</p>
<p>Potential for Sprawl:</p>	<p>The site adjoins the existing urban area of Bradford along two of its boundaries although only one of those boundaries adjoins built development (part of the southern boundary adjoins an undeveloped area of fields which lies within the settlement boundary). The site is therefore only partially contained by existing development and would not constitute a rounding off of the physical framework of the settlement. This suggests a moderate to major potential for sprawl. However, the existing inner green belt is marked mainly by weak boundaries lacking durability and thus is not particularly effective in resisting sprawl.</p>	
<p>Impact on Openness:</p>	<p>The site comprises agricultural land, is open in nature and with little built form – the buildings that are present, are associated with rural / farming uses. The site is visible for adjoining local vantage points. The northern parts of the site allow for wider views of the open countryside to the north and towards Thornton.</p>	
	<p>Moderate</p>	
	<p>Major</p>	

Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There are areas defined as importance as part of the habitat network to the north and south and several rights of way either adjoining the site or beyond it which might be improved or enhanced. Green infrastructure or infrastructure opportunity corridors lies to the north, west and south.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a major role in safeguarding the countryside from encroachment and a moderate one in checking sprawl. However, it plays only a low role in preventing the merger of neighbouring towns and preserving the setting and special character of a historic town.</p> <p>Sprawl: The site is connected to the settlement boundary along two boundaries and the existing green belt boundary mainly weak meaning a moderate potential for sprawl;</p> <p>Openness: The site comprises open fields and the only buildings are those associated with rural uses. The site provides views to the north towards Thornton</p> <p>Boundary Strength: The existing green belt boundary is mainly weak. Newly formed green belt boundaries if the site were developed would be slightly stronger than the current ones.</p> <p>Compensatory Improvements: There are opportunities for improvements to the rights of way network and to areas identified as green infrastructure corridors and / or important habitats.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p>

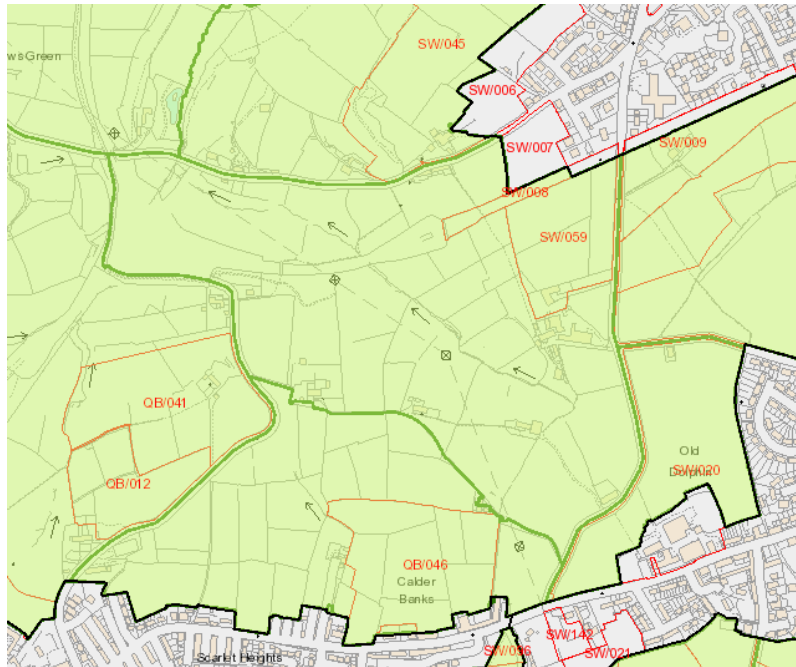
Site Specific Green Belt Assessment

Site Reference:	SW/059	Site Name:	Baldwin Lane, Clayton	Size (ha):	3.39
Sub Area:	Regional City of Bradford	Settlement:	Bradford SW		

Site Description:

Open agricultural land within the green belt comprising sloping improved grassland on the southern edge of Clayton.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):

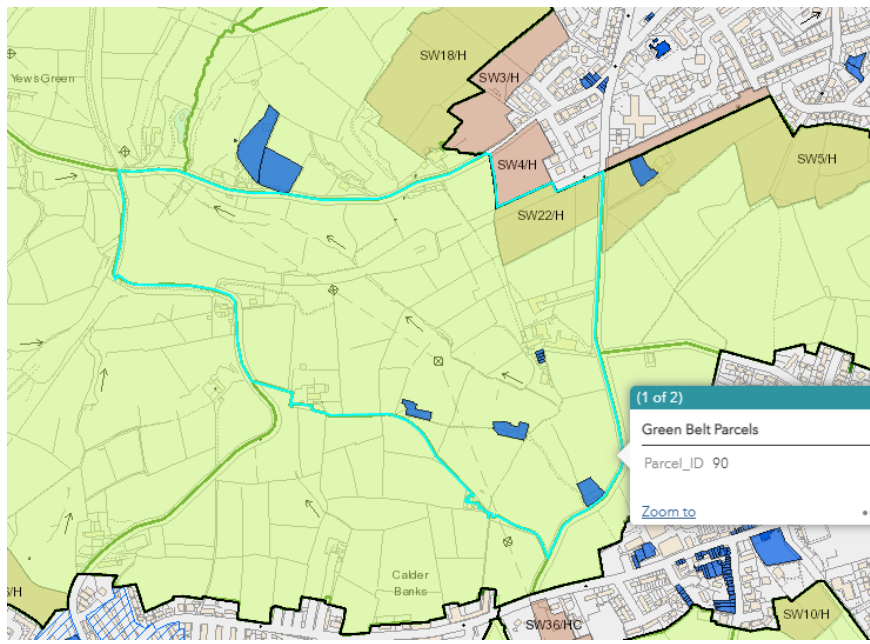



PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	90	Overall Rating:	Moderate		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist 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.	
Moderate	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.	
The site adjoins the SW edge of Clayton which is part of the Regional City of Bradford. It is connected to the existing built up area along only part of one of its boundaries which suggest a major impact. The existing inner green belt boundary is marked by a stone	The site lies on the edge of Clayton which is part of the Regional City of Bradford and if developed would extend the built form in a southern direction into an area which lies broadly between Clayton and Clayton Heights which are both parts of the same town but also	The site comprises agricultural land, is open in nature and with little built form – what buildings there are, are ones associates with rural / farming uses.	The site adjoins the built up area of Bradford which is defined as a Historic Town however there is substantial separation between the site and the historic core (Clayton). While there are a number of listed buildings beyond to the south and north east of the site there are no designated	N/A	

<p>wall. This is therefore considered to be a weak boundary generally lacking in durability.</p>	<p>between Bradford and Queensbury to the south west.</p> <p>The current inner green belt boundary is weakly defined. The site if developed would create a boundary with mixed strength and thus overall would create a slightly stronger new green belt boundary.</p> <p>The site itself would result in a relatively small reduction in the size of what is a quite substantial gap between the site and Queensbury to the south west</p> <p>Topography, vegetation, distance and in some cases intervening development means there is some inter visibility between the site and Queensbury.</p> <p>There is no road directly connecting this parcel to a neighbouring town and therefore no implications with regards to ribbon development.</p>		<p>heritage assets within, adjoining or near to the site which would be adversely impacted by its development.</p>	
Moderate	Low	Major	Low	Moderate
Overall Summary of Purpose Assessment:	The site is located in a moderate performing green belt parcel and:			

	<ul style="list-style-type: none"> • Makes a major contribution to safeguarding the countryside from encroachment and a moderate contribution in checking unrestricted sprawl; however • The site makes only a low contribution to preventing the merger of neighbouring towns and to preserving the setting and special character of historic towns. <p>Overall based on professional planning judgement development of the site would result in moderate impact on the fundamental aim and essential characteristics of Green Belt in this location.</p>	
<p>Boundary Strength - Existing (inner) 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>The existing inner green belt boundary is marked by a stone wall just outside of the mounding of the disused railway tunnel. The railway tunnel however lies within the settlement at this point. It is therefore considered to be a weak boundary and lacking in durability.</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>Mixed - Strong: defensible boundary and Weak: boundaries lacking in durability</p>	<p>The remainder of the site’s northern boundary is also marked by a stone wall only at this point the mounding of the disused tunnel falls within the green belt. The boundary is therefore also considered to be weak in strength.</p> <p>The western boundary is marked by dry stone walls / field boundaries and is considered to be weak and lacking in durability.</p> <p>Most of the southern boundary is marked by the access road to White Acres farm which provides a strong boundary. A small part is marked fences and hedges within the farm grouping and is therefore considered weak.</p> <p>The Eastern boundary is also strong as it is formed by Baldwin lane.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more</p>		<p>No</p>

logical Green Belt boundary?:		
Potential for Sprawl:	The site is connected to the existing built up area along only part of one of its boundaries – to the north, and is therefore not contained by existing development. It would not provide a logical rounding off of the settlement pattern. The existing inner green belt boundary weak and not particularly effective in resisting sprawl.	
	Moderate	
Impact on Openness:	The site comprises agricultural land, is open in nature and with little built form – what buildings there are, are one’s associates with rural / farming uses. There are relatively extensive views out into the surrounding countryside from the site.	
	Major	
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	Contributions could be made to enhancing the local public footpath network and also to green infrastructure corridors which either cross the site or lie close to it. There are also areas nearby which are defined as important local habitats whose ecological value could be enhanced.	
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a major role in safeguarding the countryside from encroachment and a moderate role in checking sprawl. However, it plays a low role in preventing the merger of neighbouring towns and in preserving the setting and special character of a historic town.</p> <p>Sprawl: The site is connected to the settlement boundary along only part of one boundary and the existing green belt boundary weak meaning a moderate potential for sprawl;</p> <p>Openness: The site comprises open fields and the only buildings are those associated with rural uses. The site provides views to the south west towards Queensbury.</p> <p>Boundary Strength: The existing green belt boundary is weak in strength and the new green belt boundary would be slightly stronger.</p> <p>Compensatory Improvements: There are opportunities for improvements to the rights of way network and to areas identified as green infrastructure corridors and / or important habitats.</p>	
Overall Conclusion:	Based on planning judgement the site has a moderate potential impact on the Green Belt.	

Site Specific Green Belt Assessment					
Site Reference:	SW22/H (part of SW/059 & SW/008)	Site Name:	Baldwin Lane, Clayton	Size (ha):	2.92
Sub Area:	Regional City of Bradford		Settlement:	Bradford SW	
Site Description:					
This is the preferred option site which is a reduced extent compared to SHLAA site SW/059 combined with part of SW/008. Open agricultural land within the green belt comprising sloping improved grassland on the southern edge of Clayton.					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					

PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	90	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.	
Moderate	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.	
The site adjoins the SW edge of Clayton which is part of the Regional City of Bradford. It is connected to the existing built up area along only part of one of its boundaries which suggest a major impact. The existing inner green belt boundary is marked by a stone	The site lies on the edge of Clayton which is part of the Regional City of Bradford and if developed would extend the built form in a southern direction into an area which lies broadly between Clayton and Clayton Heights which are both parts of the same town but also	The site comprises agricultural land, is open in nature and with no built form.	The site adjoins the built up area of Bradford which is defined as a Historic Town however there is substantial separation between the site and the historic core (Clayton). While there are a number of listed buildings beyond to the south and north east of the site there are no designated	N/A	

<p>wall. This is therefore considered to be a boundary generally lacking in durability less defensible boundary.</p>	<p>between Bradford and Queensbury to the south west.</p> <p>The current inner green belt boundary is weakly defined and the site if developed would create a boundary on its southern side marked by fences and dry stone walls and thus overall there would be no significant change in strength between the existing and potential new green belt boundary in terms of southwards extent.</p> <p>The site itself would result in a very small reduction in the size of what is a quite substantial gap between the site and Queensbury to the south west.</p> <p>Topography, vegetation, distance and in some cases intervening development means there is some inter visibility between the site and Queensbury.</p> <p>There is no road directly connecting this parcel to a neighbouring town and therefore no implications with regards to ribbon development.</p>		<p>heritage assets within, adjoining or near to the site which would be adversely impacted by its development.</p>	
<p>Moderate</p>	<p>Low</p>	<p>Major</p>	<p>Low</p>	<p>Moderate</p>

Overall Summary of Purpose Assessment:	<p>The site is located in a moderate performing green belt parcel and:</p> <ul style="list-style-type: none"> • Makes a major contribution to safeguarding the countryside from encroachment and a moderate contribution in checking unrestricted sprawl but; • Only a low contribution to preventing the merger of neighbouring towns and to preserving the setting and special character of historic towns. <p>Overall based on professional planning judgement development of the site would result in moderate impact on the fundamental aim and essential characteristics of Green Belt in this location.</p>	
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 inner green belt boundary is marked by a stone wall beyond which on the western element lies the mounding of the disused railway tunnel. It is therefore considered to be weak in strength.
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)	Mixed - Strong: defensible boundary and Weak: boundaries lacking in durability	<p>The western boundary is marked by dry stone walls / field boundaries and is considered to be weak and lacking in durability.</p> <p>Most of the southern boundary is marked by the access road to White Acres farm which provides a strong boundary. A small part is marked fences and hedges within the farm grouping and is therefore considered weak.</p> <p>The Eastern boundary is also strong as it is formed by Baldwin lane.</p>
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:		No

Potential for Sprawl:	<p>The site is connected to the existing built up area along one of its boundaries – to the north, and is therefore not contained by existing development. It would not provide a logical rounding off of the settlement pattern. The existing inner green belt boundary weak and therefore not particularly effective in resisting sprawl.</p> <p>Moderate</p>
Impact on Openness:	<p>The site comprises agricultural land, is open in nature and with no built form. There are relatively extensive views out into the surrounding countryside from the site.</p> <p>Major</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>Contributions could be made to enhancing the local public footpath network and also to green infrastructure corridors which either cross the site or lie close to it. There are also areas nearby which are defined as important local habitats whose ecological value could be enhanced.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a major role in safeguarding the countryside from encroachment and a moderate role in checking sprawl but only a low role in preventing the merger of neighbouring towns and in preserving the setting and special character of a historic town.</p> <p>Sprawl: The site is connected to the settlement boundary along one boundary and the existing green belt boundary weak meaning a moderate potential for sprawl;</p> <p>Openness: The site comprises open fields and no buildings. The site provides views to the south west towards Queensbury.</p> <p>Boundary Strength: The existing green belt boundary is weak in strength. Newly formed green belt boundaries if the site were developed would be mixed with a similarly weak southern boundary but a strong boundary along Baldwin Lane.</p> <p>Compensatory Improvements: There are opportunities for improvements to the rights of way network and to areas identified as green infrastructure corridors and / or important habitats.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p>

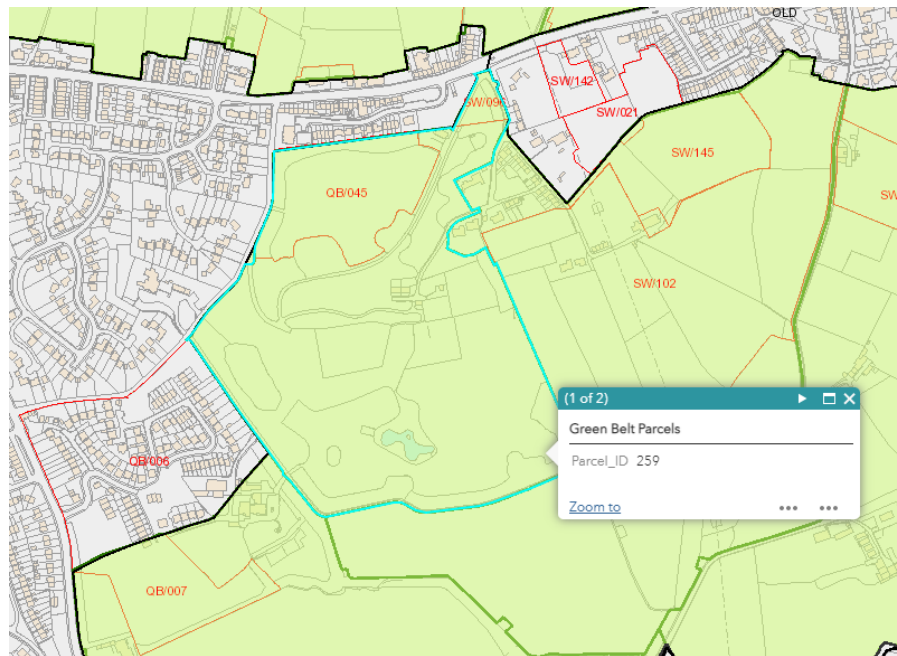
Site Specific Green Belt Assessment

Site Reference:	SW/096	Site Name:	Little Moor, Clayton Heights	Size (ha):	0.24
Sub Area:	Regional City of Bradford		Settlement:	Bradford SW	

Site Description:

Small heavily wooded parcel of land within the green belt but adjoined by the built up area and contained by railings and high stone wall. The site is very small in relation to the parcel within it sits and has quite different characteristics.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	259	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	
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 roughly triangular in shape and comprises a small gap between the settlements of Bradford and Queensbury. It connects to the existing urban area of Bradford along one boundary - its eastern boundary and along one boundary to Queensbury (its western boundary). This suggest a low	The site lies on the edge of 2 settlements – Bradford and Queensbury. The inner green belt boundaries to the west and east are both marked by roads / lanes and are therefore considered to be strong and defensible.	The site comprises a copse of trees and lacks any built form	The site adjoins the built up area of Bradford and the settlement of Queensbury which is defined as a Historic Town however there is substantial separation between the site and the historic core. There are no designated heritage assets within, adjoining or near to the site		

<p>potential for sprawl. However, the existing inner green belt boundaries are marked by roads and are strong and the site is therefore playing an effective role in resisting sprawl.</p>	<p>The site consists of the last remaining piece of land separating the 2 settlements at this point therefore the gap here is considered essential – development would result in merger of the 2 settlements.</p>		<p>which would be impacted by development of this site.</p>	
<p>Moderate</p>	<p>Major</p>	<p>Major</p>	<p>Low</p>	<p>Moderate</p>
<p>Overall Summary of Purpose Assessment:</p>	<p>The site is located in a major performing green belt parcel and:</p> <ul style="list-style-type: none"> • Makes a major contribution to preventing the merger of neighbouring towns and safeguarding the countryside from encroachment and a moderate contribution to checking unrestricted sprawl; however • The site makes only a low contribution to preserving the setting and special character of historic towns. <p>Overall based on professional planning judgement development of the site would result in major impact on the fundamental aim and essential characteristics of Green Belt in this location.</p>			
<p>Boundary Strength - Existing (inner) 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>Strong: defensible boundary</p>	<p>The inner green belt boundaries to the west and east are both marked by roads / lanes and are therefore considered to be strong and defensible.</p>		
<p>Boundary Strength – Potential new boundary (based on the full extent of</p>	<p>Moderate: less defensible boundary</p>	<p>The site’s southern boundary is marked by a belt of trees which provides a moderately strong, less defensible boundary.</p>		

<p>the site): (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; Entirely Undefined)</p>		
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</p>		No
<p>Potential for Sprawl:</p>	<p>The site is connected to 2 settlements however the inner green belt boundaries for each is marked by lanes which provide a strong barrier to further sprawl.</p> <p>Moderate</p>	
<p>Impact on Openness:</p>	<p>The site is small and comprises entirely of a copse of trees. It is therefore devoid of built or urban forms, however at the same time views into and out of the site are heavily constrained by the trees and vegetation.</p> <p>Moderate</p>	
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	None.	
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: The site performs a major role in preventing the merger of neighbouring towns and safeguarding the countryside from encroachment and makes a moderate contribution to in checking sprawl. However, it plays only a low role in preserving the setting and special character of a historic town.</p> <p>Sprawl: The site is connected to two separate settlements but its boundaries provide strong resistance to sprawl.</p> <p>Openness: The site comprises an open field without built form and visible from vantage points to the south of the settlement;</p>	

	<p>Boundary Strength: The existing green belt boundary is strong. The site would cause the merger of the settlements so the only new boundary would be the sites southern edge which is marked by trees</p> <p>Compensatory Improvements: Given its size its unlikely to provide any meaningful contribution to such improvements..</p>
Overall Conclusion:	Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.

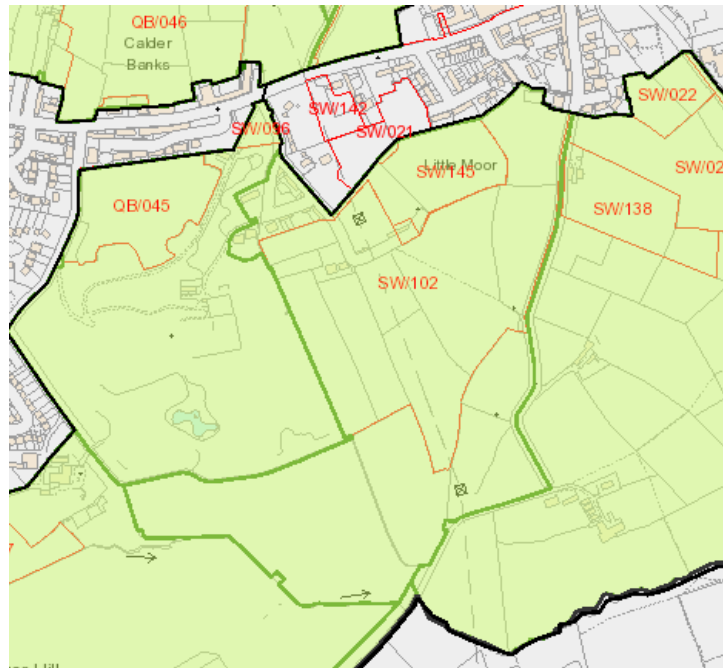
Site Specific Green Belt Assessment

Site Reference:	SW/102	Site Name:	Little Moor, Clayton Heights	Size (ha):	10.21
Sub Area:	Regional City of Bradford	Settlement:	Bradford SW		

Site Description:

Large extensive tract of agricultural / grazing land comprising semi improved grassland within the green belt south of Clayton Heights.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	81	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.	
Moderate	Low	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.	
The site is connected to the existing urban area along only part of one of its boundaries. The is therefore not contained by existing development suggesting a significant potential for sprawl. The existing inner green belt boundary is weakly defined and	The site lies on the edge of Clayton Heights which is part of the Regional City of Bradford and if developed would extend the built form in a southern and south westward direction into an area which lies broadly between Bradford and Queensbury and between Bradford and Shelf.	The site is open and comprises agricultural land with no built form other than a pair of farmhouses in the north western part of the site. The rural nature of the site is slightly reduced by the presence of a high voltage power line which crosses it (north to south).	The site adjoins the built up area of Bradford which is defined as a Historic Town however there is substantial separation between the site and the historic core. There are several listed buildings to the NE of the site but no designated heritage assets within, adjoining or near to the		

<p>lacking durability meaning the site is not making an effective contribution to checking unrestricted sprawl.</p>	<p>The current inner green belt boundary is mainly weakly defined. However, if the site were developed it would also create a weak green belt boundary.</p> <p>The site itself is large and would result in a significant reduction in the gaps between the site and Queensbury to the west and Shelf to the South – albeit those gaps particularly to the south are substantial. Topography, distance and vegetation limits inter visibility between the site and Shelf however there is a visual connectivity from parts of the site to Queensbury.</p> <p>There is no road directly connecting this parcel to a neighbouring town and therefore no implications with regards to ribbon development.</p>		<p>site which would be significantly adversely impacted by development of this site.</p>	
<p>Moderate</p>	<p>Moderate</p>	<p>Major</p>	<p>Low</p>	<p>Moderate</p>
<p>Overall Summary of Purpose Assessment:</p>	<p>The site is located in a moderate performing green belt parcel and:</p> <ul style="list-style-type: none"> • Makes a major contribution to safeguarding the countryside from encroachment and a moderate contribution in checking unrestricted sprawl and to preventing the merger of neighbouring towns; however 			

	<ul style="list-style-type: none"> The site makes only a low contribution to preserving the setting and special character of historic towns. <p>Overall based on professional planning judgement development of the site would result in moderate impact on the fundamental aim and essential characteristics of Green Belt in this location.</p>	
<p>Boundary Strength - Existing (inner) 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>The site adjoins the inner green belt along a 2 (separate) parts of its northern boundary. At the western end of the northern boundary the inner green belt is marked by stone walls along the edge of properties and is therefore weak and lacking durability. At the far eastern end of the northern boundary the site again abuts the inner green belt boundary which is marked by fences to the rear of gardens and thus is also considered to be weak.</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>Strong: defensible boundary/ Moderate: less defensible boundary/ Weak: boundaries lacking in durability/ Entirely Undefined</p>	<p>The central part of the site’s northern boundary is largely weak being formed by stone walls. The site’s southern boundary is marked by field boundaries which are again weak and lacking durability and the boundary is also irregular in shape. The site’s western and eastern boundaries are stronger – the eastern boundary is strong and defensible as it is marked by New House Lane while the western boundary is moderate / less defensible as it is marked by a consistent belt of trees</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</p>		<p>No, although note, if the site were developed it would be logical to also incorporate site SW/045 to the north.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the settlement along parts of just one of its boundaries – it would not represent a rounding off of development. The site’s existing inner green belt boundary is mainly weak as are the outer boundary to the south. Sprawl would be prevented by stronger containment / boundaries to the east and west but without substantial boundary planting there would be a vulnerability to further southward sprawl. The extent and size of the site thus suggest a significant potential for sprawl.</p>	

	Moderate
Impact on Openness:	The site is open, in agricultural use and lacking built form. It is fairly prominent from short and medium distance vantage points. The rural nature of the site is slightly reduced by the presence of a high voltage power line which crosses it (north to south).
	Major
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	There are opportunities for improvements to the rights of way network.
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a major role in safeguarding the countryside from encroachment and a moderate role in checking sprawl and to preventing the merger of neighbouring towns. However, it plays only a low role in preserving the setting and special character of a historic town.</p> <p>Sprawl: The site is connected to the settlement along part of just one of its boundaries – the weak nature of the southern site boundary and the size of the site suggest a major potential for sprawl;</p> <p>Openness: The site comprises open fields with little built form and is visible from vantage points to the south of the settlement;</p> <p>Boundary Strength: The existing green belt boundary is mainly weak however newly formed green belt boundaries to the south - if the site were developed - would also be weak.</p> <p>Compensatory Improvements: There are opportunities for improvements to the rights of way network.</p>
Overall Conclusion:	Based on planning judgement the site has a moderate potential impact on the Green Belt.

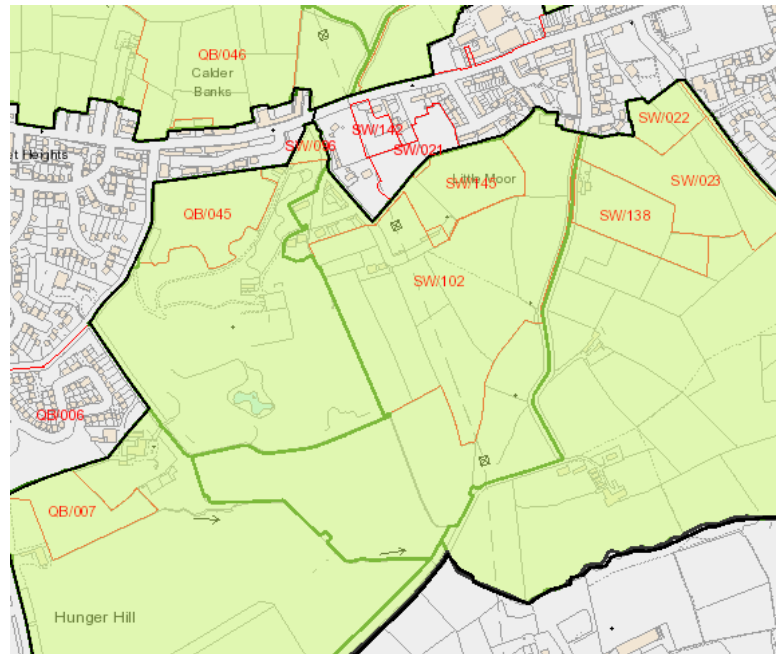
Site Specific Green Belt Assessment

Site Reference:	SW/145	Site Name:	Land south of Littlemoor, Clayton Heights	Size (ha):	1.82
Sub Area:	Regional City of Bradford		Settlement:	Bradford SW	

Site Description:

Slightly sloping fields within the green belt comprising semi improved grassland. Adjoins and to the south of the existing built up area.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	81	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.	
Moderate	Low	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.	
The site adjoins the existing built up area along one – its northern boundary. Agricultural land adjoins its west, southern and eastern sides. The site is not therefore contained by existing built development and would not round off the settlement form. This suggests a significant potential for	The site lies on the edge of Clayton Heights which is part of the Regional City of Bradford and if developed would extend the built form in a southern direction into an area which lies broadly between Bradford and Queensbury and between Bradford and Shelf.	The site comprises agricultural land and the only built form is a farm building at the SW corner. It is open and visible in views from the immediate surroundings and public rights of way.	The site adjoins the built up area of Bradford which is defined as a Historic Town however there is substantial separation between the site and the historic core. There are a number of listed buildings to the north east however there are no designated heritage assets within, adjoining or near	N/A	

<p>sprawl. The site's northern boundary which is currently the inner green belt boundary is moderate and thus partially effective in resisting sprawl.</p>	<p>The current inner green belt boundary is moderately strongly defined and the site if developed would create a weaker green belt boundary than the current one. This suggests major impact.</p> <p>The site forms part, albeit a small part of a strategic parcel which is considered to form a largely essential gap between Bradford and Shelf and an essential gap between Bradford and Queensbury. Development of the site itself would result in only a small reduction in the size of what are quite substantial gaps between the site and Queensbury to the west and Shelf to the South. Topography, distance and in some cases intervening development means there is no or limited inter visibility between the site and Queensbury or Shelf. This suggests a low to moderate impact.</p> <p>There is no road directly connecting this parcel to a neighbouring town and therefore no implications with regards to ribbon development.</p>		<p>to the site which would be significantly impacted by development of this site.</p>	
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Major	Moderate	Major	Low	Moderate
Overall Summary of Purpose Assessment:	<p>The site is located in a moderate performing green belt parcel and:</p> <ul style="list-style-type: none"> • Makes a major contribution to safeguarding the countryside from encroachment and in checking unrestricted sprawl and a moderate contribution to preventing the merger of neighbouring towns; however • The site makes only a low contribution to preserving the setting and special character of historic towns. <p>Overall based on professional planning judgement development of the site would result in major impact on the fundamental aim and essential characteristics of Green Belt in this location.</p>			
Boundary Strength - Existing (inner) Boundary: (<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	The existing inner green belt boundary – the site’s northern boundary is marked along much of its length by a continuous belt of trees and along the rest by a clear public footpath and dry stone wall. This boundary is therefore considered to be mainly moderate in strength and less defensible.		
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>)	Mainly Weak: boundaries lacking in durability. Some Entirely Undefined	The sites southern boundary is mixed – the western part carves a narrow strip of land from a field, presumably for access and its boundary is undefined. The rest of the southern boundary is formed by field boundaries marked by fences or dry stone walls and all of these are weak boundaries lacking durability.		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	No			

Potential for Sprawl:	<p>The site adjoins the existing settlement boundary along one side and would not therefore either be contained by existing development nor would it represent a rounding off. The existing inner green belt boundary is moderately strong, however if developed the new green belt boundaries would be weaker. There is therefore a major potential for sprawl.</p> <p>Major</p>
Impact on Openness:	<p>The site is open and without built form other than a farm building. It is visible from adjoining roads and footpaths but less prominent from longer distances .</p> <p>Major</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>Improvements could be secured for the rights of way network including a footpath adjoins the whole of the site's norther boundary.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a major role in safeguarding the countryside from encroachment and in checking sprawl and a moderate contribution to preventing the merger of neighbouring towns. However, it plays only a low role in preserving the setting and special character of a historic town.</p> <p>Sprawl: The site is connected to the settlement along one boundary. In addition, development would replace a moderately strong inner green belt boundary with a weaker one. There is thus a major potential for sprawl.</p> <p>Openness: The site comprises open fields on the edge of the settlement and just one agricultural building. It is visible from vantage points to the south of the settlement;</p> <p>Boundary Strength: The existing green belt boundary is moderately strong. Newly formed green belt boundaries if the site were developed would be weaker than the current ones.</p> <p>Compensatory Improvements: There are opportunities for improvements to the rights of way network.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p>

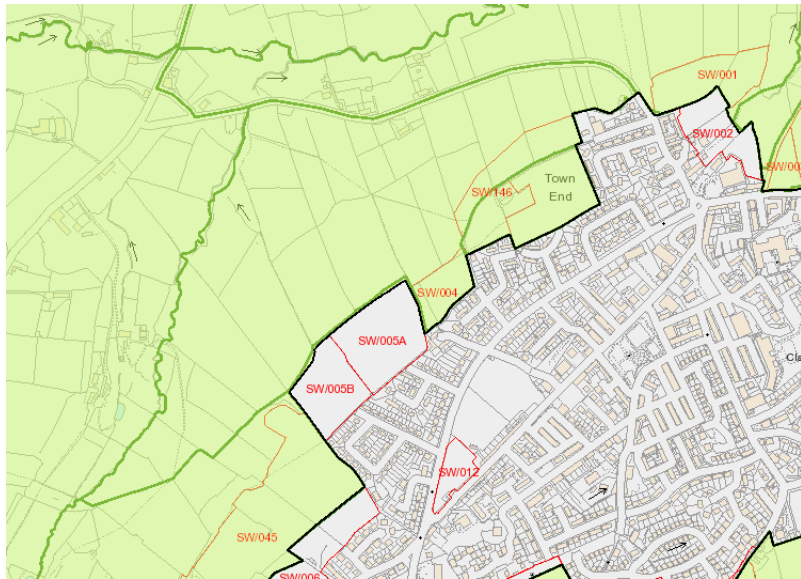
Site Specific Green Belt Assessment

Site Reference:	SW/146	Site Name:	Holts Lane, Clayton	Size (ha):	2.56
Sub Area:	Regional City of Bradford	Settlement:	Bradford SW		

Site Description:

Green belt land on the N side of Clayton comprising semi improved grassland.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):




PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	86 (S part) & 87 (N part)	Overall Rating:	Parcel 86 = Major		
			Parcel 87 = 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.	
Parcel 86 = Moderate	Parcel 86 = Low	Parcel 86 = Major	Parcel 86 = Major	Parcel 86 = Moderate	
Parcel 87 = Moderate	Parcel 87 = Major	Parcel 87 = Major	Parcel 87 = Major	Parcel 87 = 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 touches the settlement boundary and existing built development at two points to the west and east but is otherwise adjoining open countryside. This suggest a significant potential for sprawl. On the	The site lies on the northern edge of Clayton which is part of the Regional City of Bradford and if developed would extend the built form in a northern and north westward direction into an area which lies broadly between Bradford and Thornton.	The site comprises open agricultural grassland without urban influences or buildings.	The site lies to the west of Clayton Conservation Area, part of the historic core and the site forms part of its open setting. There are also nearby listed buildings. Impacts on these features	N/A	

<p>other hand, the existing inner green belt boundary is weakly defined meaning the site is not particularly effective in resisting sprawl.</p>	<p>The current inner green belt boundary is weakly defined. However, as the site's northern edge is entirely undefined the site if developed would create a weaker green belt boundary than the current one. This increases the risk of further development and possible merging.</p> <p>The site falls within 2 parcels which are rated differently in terms of how essential they are to preventing merger but the outer parcel is rated as an essential gap. Topography, means that there is some indivisibility to Thornton to the north from the northern part of the site.</p> <p>There is no road directly connecting this parcel to a neighbouring town and therefore no implications with regards to ribbon development.</p>		<p>may occur but could be mitigated.</p>	
<p>Moderate</p>	<p>Moderate</p>	<p>Major</p>	<p>Moderate</p>	<p>Moderate</p>
<p>Overall Summary of Purpose Assessment:</p>	<p>The site is located in a moderate performing green belt parcel and:</p> <ul style="list-style-type: none"> • Makes a major contribution to safeguarding the countryside from encroachment and 			


	<ul style="list-style-type: none"> • Makes a moderate contribution in checking unrestricted sprawl, to preventing the merger of neighbouring towns and to preserving the setting and special character of historic towns <p>Overall based on professional planning judgement development of the site would result in moderate impact on the fundamental aim and essential characteristics of Green Belt in this location.</p>	
<p>Boundary Strength - Existing (inner) 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>The inner green belt boundary is marked by the fences, walls and shrubs along garden boundaries and is therefore considered to be weak and lacking durability.</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>Entirely Undefined</p>	<p>The site’s northern boundary lacks any physical features and is therefore entirely undefined though the land does slope fairly steeply down to the north beyond the site edge.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</p>		<p>There is a track which curves round along the site’s northern section boundary which would reduce the size of the site a little and could provide a slightly stronger boundary though this is still a weak feature.</p>
<p>Potential for Sprawl:</p>	<p>The site is adjoins / is connected to the existing urban area at two points – for a small part of its south west boundary and along its short north eastern boundary. The rest of the sites boundaries adjoin the green belt and open areas. The site is therefore contained by existing development nor would its development constitute a rounding off of the settlement form.</p>	

	<p>The existing inner green belt boundary is weakly defined meaning the site is not particularly effective in resisting sprawl. Although the northern site boundary is undefined by physical features the land to the north slopes steeply down towards Low Lane therefore further development would be unlikely.</p> <p>Moderate</p>
Impact on Openness:	<p>The site is open comprising open agricultural land / grassland. There is little in the way of built development within the site. The site is visible from the north although distance and topography limits views of the southern section which lies beyond the top of the ridge. The southern part of the site offers extensive views of the wider countryside and green belt.</p> <p>Major</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>Improvements could be made to the existing rights of way network and to an area identified as a green infrastructure corridor along the line of Clayton Beck to the north of the site.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a major role in safeguarding the countryside from encroachment and a moderate role in all other purposes.</p> <p>Sprawl: The site is connected to the settlement boundary along parts of two of its boundaries, however it does not constitute a rounding off of the form of the settlement. The inner green belt boundary is weak suggesting the site is not effective and does not contribute significantly to resisting sprawl however the impact if development were to tumble down the slope of the land to the north would be significant. The outer site boundary is undefined.</p> <p>Openness: The site is fairly prominent in views from the north and is open and lacking non rural uses and built form.</p> <p>Boundary Strength: The existing inner green belt boundary is weakly defined and the site’s outer boundary is entirely undefined.</p> <p>Compensatory Improvements: There are opportunities for improvements to the rights of way network and to areas identified as green infrastructure corridors and / or important habitats.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p>

Isolated and Detached Site Assessment

Site Reference	Site Name	Isolated OR Detached	Comments	Map
SW/129	Cockin Lane Farm	Isolated	<p>This is an isolated site in the Green Belt and is not connected to the settlement of Bradford.</p> <p>There is a notable gap between the site and the settlement boundary – it lies 0.65km distant from Clayton at its nearest point. The site would not provide a sustainable development option and as the site has not been considered for allocation a full site specific Green Belt site assessment has not been carried out for this site.</p> <p>The site could not be combined with another site/piece of land to make a logical site allocation option for Bradford SW.</p>	 <p>The map is an aerial photograph of a rural landscape. A red polygon outlines a specific site, labeled 'es n/w'. The site is located in a field, separated from a cluster of buildings and a road by a gap. The surrounding area consists of green fields, roads, and some trees, illustrating the site's isolation from the settlement of Bradford.</p>

The following additional sites have not been assessed:

Site Ref	Site name	Reason For Non Assessment	Map
SW/020	Back Lane & Sheephill Lane	Steeply sloping land to west of Sheephill Lane and south of Highgate. The site has not been assessed as it has not been actively promoted for residential development by the owner other than being available for a potential highway improvement for a much bigger urban extension between Clayton and Clayton Heights should that be taken forward. Development options currently under consideration at Clayton and Clayton heights are more limited and thus this piece of land is not likely to be needed.	 An aerial photograph of a residential area with a red outline highlighting a specific site labeled 'SW/020'. The site is located to the west of a road labeled 'Sheephill Lane' and south of another road labeled 'Highgate'. Other sites are labeled 'SW36HC' and 'SW10H' in the bottom left and right corners of the map area respectively. The map shows a mix of green fields and built-up residential areas.