

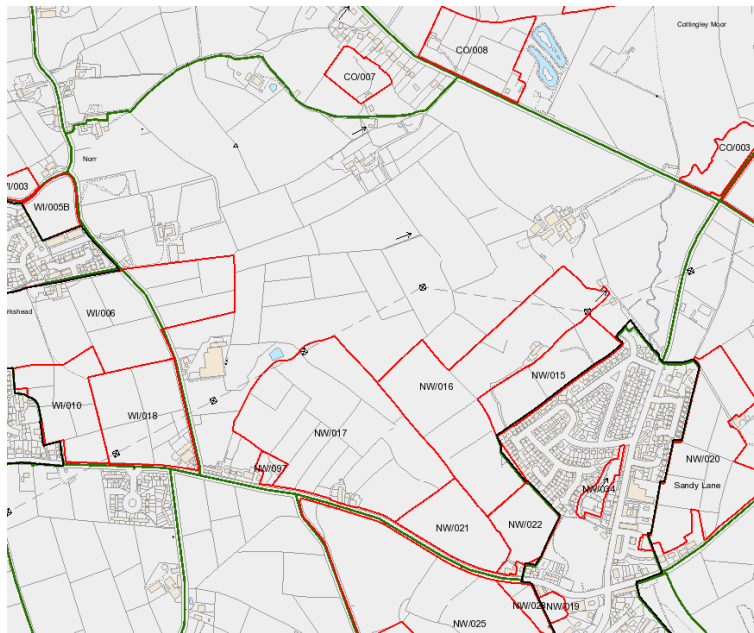
Site Specific Green Belt Assessment

Site Reference:	NW/015	Site Name:	Acacia Drive, Sandy Lane	Size (ha):	3.72
Sub Area:	Regional City of Bradford		Settlement:	Bradford NW	

Site Description:

The site comprises several predominantly open fields sloping slightly up to the SW. The sites southern boundary adjoins and runs along the edge of Sandy Lane so is bounded by residential properties on this side. The northern boundary running the length of the site is marked by a combination of field boundaries, a public right of way and a surfaced access to Mount Pleasant Farm which is itself adjoining the site boundary. The narrower SW and NE site boundaries are field boundaries – the NE one a dry stone wall and the SW one marked by shrubs. The site forms a small part of a much larger strategic parcel.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	70	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	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 connected to the built up area along one of its boundaries and thus is not contained by existing development which suggests a significant potential impact. However, the existing inner boundary is weak – it consists of the rear gardens of residential properties. Although the development has a straight line the boundaries are soft and overall not considered durable.	The site lies on the edge of Sandy Lane which is part of the Regional City of Bradford and if developed would extend the built form in a north westerly direction into an area which lies broadly between Bradford and the settlement of Wilsden. The current inner green belt boundary is weak, however the new outer green belt boundary would also be relatively weak as	The site consists of open fields adjoining the urban area. The site comprises of countryside uses with no built form. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site adjoins the 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 the setting would be impacted by development of this site.	N/A	

	<p>it is currently comprised of field boundaries and a private unmade road. The development would therefore neither create a stronger nor a weaker green belt boundary.</p> <p>The site is extremely small in comparison with the strategic parcel within which it sits. The site itself would result in only a very small reduction in the size of the existing gap between the edge of Sandy Lane and Wilsden (currently 1.25km). Topography means there is little or no inter visibility between the site and Wilsden.</p> <p>The site does not adjoin a road which links the settlements therefore there would be no implications with regards to 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; • Makes a moderate contribution in checking unrestricted sprawl; however • The site is small in comparison to the adjoining settlement and makes only a low contribution to preventing the merger of neighbouring towns and makes no contribution to preserving the setting and special character of historic 			

	<p>towns.</p> <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 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 greenbelt boundary is formed by the rear gardens of residential properties and although development forms a straight line the boundary is considered to lack durability and is therefore 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>Mainly Weak: boundaries lacking in durability</p>	<p>The outer edge of the proposed site is formed by a mixture of footpaths, field boundaries and the unmade road to Mount Pleasant Farm. The strength and regularity of a new boundary would therefore be dependent on site design and landscaping rather than the ideal which is the use of strong existing physical features.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</p>	<p>N/A</p>	<p>There are no existing features within the site or outside of and in the vicinity of the site which could be used to define a stronger Green Belt boundary.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to existing urban area on one side and adjoins open countryside on 3 sides. It would therefore not result in rounding off or consolidating the existing physical framework of the settlement. However, at the same time the existing green belt boundary is considered weak (albeit a newly formed green belt boundary would not form a stronger boundary unless augmented by strong landscaping). The extent of the site would not result in development extending further north than the existing northernmost edge of the settlement.</p>	

	Moderate
Impact on Openness:	The site comprises 4 relatively open fields. There is no built form on the site. However, the site is adjoined by the visually prominent features which temper its openness – the buildings of Mount Pleasant Farm and the high voltage electricity pylon and power lines. The site is not particularly visible or prominent and views outwards from the site to the wider green belt, particularly to the north are limited by topography.
	Moderate
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	There are a number of public rights of way including one running along the north western length of the site which could be improved and in some instances are not well defined. Contribution off site to biodiversity would be needed as there are records on the site of priority species such as brown hare and nesting birds.
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. It plays a moderate role in checking sprawl – while it is only connected to the built up area along one boundary the existing green belt boundary is weak. The site’s size and location within a significant gap and the absence of any affected heritage assets means that it is providing low or no role in relation to purposes 2 and 4.</p> <p>Sprawl: The site is connected to the settlement along only one boundary and there is therefore potential for sprawl albeit tempered by the fact that the existing green belt boundary is weak.</p> <p>Openness: The site comprises 4 fairly open fields however the site is not particularly prominent and topography limits views into the wider green belt.</p> <p>Boundary Strength: The existing green belt boundary is weak. Newly formed green belt boundaries would not be able to rely on strong existing physical features and their strength would therefore rely on site design and landscaping.</p> <p>Compensatory Improvements: There are opportunities for improvements to the rights of way network.</p>
Overall Conclusion:	<p>The site is located in a moderate green belt parcel however that parcel is larger in extent and differs in some instances from the nature of the much smaller site in question and:</p> <p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p>

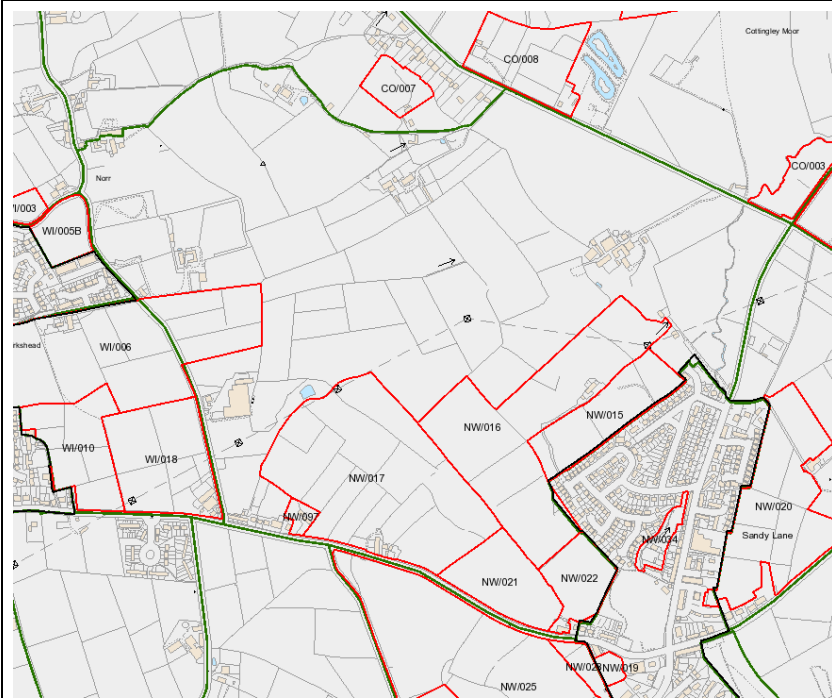
Site Specific Green Belt Assessment

Site Reference:	NW/016	Site Name:	Mount Pleasant Farm, Sandy Lane	Size (ha):	11.17
Sub Area:	Regional City of Bradford		Settlement:	Bradford NW	

Site Description:

Steeply sloping fields separated by stone walls and hedges attached to neighbouring site NW/015. Local access through Sandy Lane is narrow. Mainly agricultural land. Site's south eastern boundary adjoins residential properties of edge of Sandy Lane.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	70	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	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 connected to the built up area along a small part of one of its boundaries and thus is not contained by existing development which suggests a significant potential impact. However, the existing inner boundary is weak – it consists of the rear gardens of residential properties.	The site lies on the edge of Sandy Lane which is part of the Regional City of Bradford and if developed would extend the built form in a north westerly direction into an area which lies broadly between Bradford and the settlements of Wilsden and Cottingley. The current inner green belt boundary is weak, however the new outer green belt boundary	The site consists of open fields adjoining the urban area. The site comprises of countryside uses with no built form other than a small group of farm buildings. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site adjoins a historic town, the City of Bradford, however there is substantial separation between the site and the its historic core. However, development of the site could have some impacts – there is potential visibility from Saltaire World Heritage Site which could affect its setting. There is also a listed building at	N/A	

	<p>would also be weak as it is currently comprised of field boundaries. The development would therefore neither create a stronger nor a weaker green belt boundary.</p> <p>The site forms part of a strategic parcel which is considered to form an essential gap between Bradford and Wilsden. However, the site is much smaller than the parcel and therefore its development would have a significantly lesser impact in reducing the gap between the settlements.</p> <p>Topography, distance and intervening vegetation means there is little / limited inter visibility between the site and Wilsden or Cottingley.</p> <p>The site does not adjoin a road which links the settlements therefore there would be no implications with regards to ribbon development.</p>		Lower Swain Royd farm just to the SE of the site.	
Moderate	Low	Major	Moderate	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; 			

	<ul style="list-style-type: none"> • Makes a moderate contribution in checking unrestricted sprawl and to preserving the setting and special character of historic towns; however • Makes only a low contribution to preventing the merger of neighbouring towns and makes no contribution to <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 Boundary: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	Weak: boundaries lacking in durability	The existing inner greenbelt boundary on the edge of Sandy lane is formed by the rear gardens of residential properties and although development forms straight lines the boundary is considered to lack durability and is therefore weak.
<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>	Weak: boundaries lacking in durability	The site’s outer i.e. northern and western boundaries are essentially field boundaries marked by dry stone walls and occasional shrubs and trees. They are thus 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?:</p>		There are no alternative boundaries from within the site, however if it were to be developed it could only logically come forward if combined with SHLAA site NW/015 which adjoins it.
<p>Potential for Sprawl:</p>	The site is connected to the existing urban area on only a small part of one side and adjoins open countryside on 3 sides. It would therefore not result in rounding off or consolidating the existing physical framework of the settlement.	

	<p>Although the existing green belt boundary is considered weak the new boundary would also be weak opening up the potential for further sprawl. The site is quite large and due its position and shape would extend into the countryside in not one but two directions both to the north west and south.</p> <p>Major</p>
Impact on Openness:	<p>The site consists of open fields and comprises of countryside uses with no built form other than a small group of farm buildings. The site is steeply sloping in parts and is quite prominent from certain vantage points, particularly from Wilsden Road to the south.</p> <p>Major</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There are a number of public rights of way adjoining and through the site which could be improved. Contribution off site to biodiversity could be made as there are records on the site of priority species such as brown hare and nesting birds.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site varies in how it performs against the 5 purposes. It performs a major role in safeguarding the countryside from encroachment, makes a moderate contribution to checking unrestricted sprawl and preserving the setting and character of a historic town but a low role in preventing the merger of towns.</p> <p>Sprawl: The site is only connected to the existing settlement along a small part of one of its boundaries and there could be a major potential for sprawl in two directions;</p> <p>Openness: The site comprises open fields with little built form and the site is quite prominent in views from the south;</p> <p>Boundary Strength: Both the existing inner and new green belt boundaries would be considered to be weak;</p> <p>Compensatory Improvements: There are opportunities for improvements to rights of way and biodiversity.</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:	NW/018	Site Name:	High Ash Farm, Allerton Road, Allerton	Size (ha):	2.58
Sub Area:	Regional City of Bradford		Settlement:	Bradford NW	
Site Description:					
<p>Level to slightly sloping fields on edge of built up area. The site is adjoined by residential properties to the north and east and agricultural land to the south and west. High Ash Farm lies just beyond the SW corner of the site. The site forms a high point meaning it is visible in long distance view from the south but the dip in the land further north and the presence of residential development to the north and east mean that those views are framed against the existing built up area adjoining and beyond the site. The site lies at the far NE corner of the strategic parcel in which it sits and is tiny in comparison to the parcel which has an area of 161ha.</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		

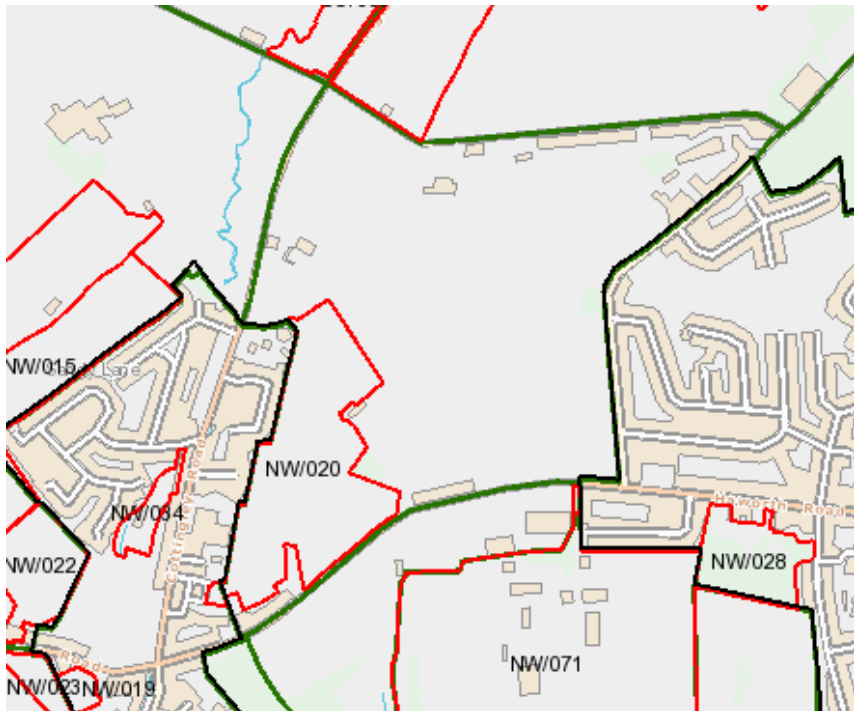

PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	69	Overall Rating:	Major		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in 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	Moderate	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 two of its boundaries – the northern and eastern sides. The buildings of High Ash Farm adjoin the SW boundary. The site is therefore partly contained by existing development. The existing inner green belt boundary is mixed in strength – Allerton Rd at the northern edge of the site forms a strong	The site lies on the edge of a defined town i.e. the Regional City of Bradford. The existing inner green belt boundary is strong along Allerton Rd but weak in strength to the east. The new green belt boundary would be mixed in strength – the western boundary is strong as it is formed by a minor road	The site consists of open fields adjoining the urban area. The site comprises of countryside uses with no built form other than limited agricultural structures. The site therefore plays a major role in safeguarding the countryside from encroachment.	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 the setting would be impacted by its development.	N/A	

<p>boundary but the boundary at the eastern side is moderate or weak being formed by a straight line of existing development marked by dry stone walls and rear gardens.</p>	<p>serving High Ash Farm but the southern boundary is weak being formed by a dry stone wall.</p> <p>Therefore, on balance the new green belt boundaries would have a similar strength to the existing ones.</p> <p>The site sits in a Green Belt parcel which forms a largely essential gap between Bradford and the settlements of Thornton Wilsden and Denholme. However, it should be noted that site forms only a tiny part of the parcel, lies at its northern edge and would if developed only constitute a small reduction in what is a substantial gap between these settlements.</p> <p>There are no views of the surrounding countryside and green belt to the north and north east due to the intervening built up area of Allerton. The site sits on the top of a ridgeline in an elevated position - extensive longer distance views of the countryside to the south can be obtained from the site although views of the immediately</p>			
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	<p>adjoining green belt to the south are prevented (other than at the site's southern edge) by topography. The land drops steeply beyond and to the south of the site.</p> <p>There is some potential for ribbon development along the south side of Allerton Rd however the significance of this is tempered by the fact that development already extends along the northern side of that road for the majority of the length of the site.</p>			
Moderate	Moderate	Major	No Contribution	Moderate
Overall Summary of Purpose Assessment:	<p>The site is located in a major performing green belt parcel and:</p> <ul style="list-style-type: none"> • Makes a major contribution in safeguarding the countryside from encroachment; • Makes a moderate contribution to checking unrestricted sprawl and preventing the merger of neighbouring towns; • Makes no contribution to preserving the setting and character of a historic town. <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 Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries)	Mixed - strong: defensible boundary/ and moderate: less defensible boundary	The existing inner green belt boundary is mixed in strength – Allerton Rd at the northern edge of the site forms a strong boundary but the boundary at the eastern side is weak being formed by a straight line of existing development marked by dry stone walls and rear gardens.		

lacking in durability; Entirely Undefined)		
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 moderate: less defensible boundary	The new green belt boundary would also be mixed in strength – the western boundary is strong as it is formed by a minor road serving High Ash Farm but the southern boundary is weaker being formed by a dry stone wall.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:		There are no existing features within the site or outside of and in the vicinity of the site which could be used to define a stronger Green Belt boundary.
Potential for Sprawl:	The site adjoins the existing built up area along two of its boundaries and is therefore partly contained by existing development. The existing inner green belt boundary the site is connected to is mixed in strength – Allerton Rd at the northern edge of the site forms a strong boundary but the boundary at the eastern side is weak being formed by a straight line of existing development marked by dry stone walls and rear gardens. This together with the relatively small size of the site means that the potential for sprawl is modest.	
	Moderate	
Impact on Openness:	The site is open and lacking built form. It can be seen in long distance views from the south but is seen against the backdrop of the existing urban area. It is therefore moderately prominent. Views of the wider green belt can be gained – in particular longer distance views to the south.	
	Major	
Opportunities for compensatory improvement	Opportunities exist to make contribution to the improvement to public rights of way to the south and west of the site and to Chellow Dean which lies to the north east and which is a designated local wildlife site.	

<p>to the environmental quality and accessibility of the Green Belt:</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. It performs a major role in safeguarding the countryside from encroachment, makes a moderate contribution to checking unrestricted sprawl and preventing the merger of towns but makes no contribution to preserving the setting and character of a historic town.</p> <p>Sprawl: While there would be some potential for sprawl this would be limited by the size of the site, its connection on two of boundaries to the existing settlement and the ability to form green belt boundaries of similar mixed strength to those existing at present;</p> <p>Openness: The site comprises open fields without built form. Topography means that longer distance views of the countryside, particularly to the south can be gained from the site;</p> <p>Boundary Strength: The existing green belt boundary is mixed – either strong or moderate as is the outer site boundary.</p> <p>Compensatory Improvements: There are opportunities for improvements to the recreational and ecological value of Chellow Dean and to nearby rights of way.</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:	NW/020	Site Name:	Haworth Road, Sandy Lane	Size (ha):	7.55
Sub Area:	Regional City of Bradford		Settlement:	Bradford NW	
Site Description:					
Sloping fields on east side of Sandy Lane, divided by stone walls and some hedges. Development statement submitted to Issues and options consultation for the site, this includes a transport statement. Residential properties - edge of Sandy lane - adjoin the site to the west. Open farmland to the east and south.					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	64	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.
<p>The site adjoins the existing settlement boundary of Bradford along one of its sides – its western side and is thus not contained by existing development. This suggests a significant potential impact.</p> <p>However, the green belt’s inner boundary is considered to be weak as it is marked formed predominantly by the rear gardens of properties. It is not therefore playing a significant</p>	<p>The site lies on the edge of a defined town i.e. the Regional City of Bradford. Cottingley lies to the north.</p> <p>If the site were to be developed the new green belt boundary formed by the northern and eastern edge of the site would be weak (formed by irregular field boundaries and stone walls) and lacking in durability – it would be very slightly weaker than the current inner green</p>	<p>The site consists of open fields adjoining the urban area. The site comprises of countryside uses with no built form. The site therefore plays a major role in safeguarding the countryside from encroachment.</p>	<p>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 adversely impacted by development of this site.</p>	N/A

<p>role is resisting the outward spread of the settlement in this location.</p>	<p>boundary as although that is also formed by softer less permanent features (rear gardens) the settlement edge running north south is currently more regular and linear in nature.</p> <p>The site sits in a Green Belt parcel which forms a less essential gap between Bradford and Cottingley. If developed the gap between the northern edge of the settlements would only be marginally reduced from approximately 0.83km to 0.77km. A significant gap would remain between the 2 settlements. Sloping topography means that there is some visibility from the elevated SE part of the site of Cottingley, albeit these are longer distance views.</p> <p>The site does not adjoin the main road connection between Bradford and Cottingley (the B6146) and therefore further ribbon development would not be caused.</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; • Makes a moderate contribution in checking unrestricted sprawl; however • 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 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 – mainly weak : boundaries lacking in durability with some strong areas / defensible boundary</p>	<p>The site adjoins the built up area on its western side.</p> <p>The inner green belt boundary – the western edge of the site is formed predominantly by the rear gardens of properties and mix of trees, shrubs and fences and is therefore considered to be 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>Mixed - Strong: defensible boundary & Weak: boundaries lacking in durability</p>	<p>The northern and eastern boundaries are formed by field boundaries marked mainly by dry stone walls with some shrubs and a small group of buildings at West House Farm. These boundaries are therefore considered to be weak and lacking durability.</p> <p>The southern boundary would be mixed – just over half is formed by Haworth Road which provides a strong boundary, the remainder is irregular and is formed by the rear of residential properties and is therefore weak.</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 to be developed the new green belt boundary would be adjusted to be drawn along the full length of Haworth Rd i.e. the residential properties on Haworth Rd and adjoining the SW site edge of the site which are currently within the green belt would be included within the settlement. This would provide a stronger more logical boundary than retaining the current green belt boundary which follows the rear gardens of these properties.</p>

Potential for Sprawl:	<p>The site is connected to the existing settlement boundary along only one side and would not constitute rounding off or consolidating the existing physical framework of the settlement. Although the existing inner green belt boundary is weak it is regular and linear – the new inner green belt boundary – the eastern site boundary is also weakly defined but irregular so would in fact provide a slightly weaker boundary and would still leave potential for further sprawl in the future. Much of the southern boundary is formed by Haworth Rd which would be a strong boundary preventing further sprawl to the south.</p> <p>Moderate</p>
Impact on Openness:	<p>The site consists of several open fields with an absence of any built form. The visibility both of the site from surrounding vantage points and of the wider countryside and green belt from within the site varies. The more elevated SE sections are more sensitive and prominent offering longer distance views.</p> <p>Major</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>Opportunities exist to improve the existing rights of way network with a right of way running along the site’s northern / north eastern boundary. Improvements to adjoining areas defined as part of the habitat network (grassland) are a further possibility.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site varies in how it performs against the 5 purposes. It performs a major role in safeguarding the countryside from encroachment and a moderate role in checking unrestricted sprawl. However, the role it plays in preventing the merger of neighbouring town and preserving the setting and character of a historic town is low.</p> <p>Sprawl: The site is connected to the settlement along only one of its boundaries which is weakly defined but regular. The new boundary to the south formed by Haworth Rd would be strong and able to resist further development however the new boundary to the east would be slightly weaker than the current boundary.</p> <p>Openness: The site comprises open fields without built form. This and local topography mean that there would be major impacts on openness;</p> <p>Boundary Strength: The existing green belt boundary is weak and the northern, eastern and southern boundaries of the site are mixed –weak to the east, and strong to the south.</p> <p>Compensatory Improvements: There are opportunities for improvements to adjoining rights of way and the local habitat network.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p>

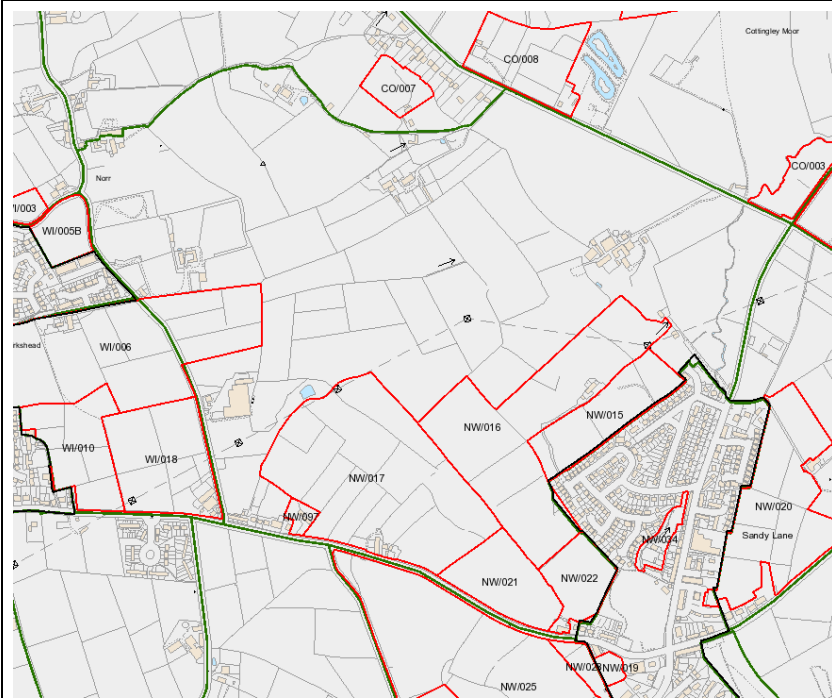
Site Specific Green Belt Assessment

Site Reference:	NW/022	Site Name:	Wilsden Road, Sandy Lane	Size (ha):	2.22
Sub Area:	Regional City of Bradford		Settlement:	Bradford NW	

Site Description:

Sloping field adjacent to cricket ground and residential development. The site forms a very small part at the edge of a very large strategic parcel extending westwards towards Wilsden.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	70	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	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 connected to the existing built up area along two of its boundaries and is thus not contained by existing development which suggests a significant potential impact. However, the existing inner green belt boundary is weak consisting mostly of either fences or stone walls which does not provide a strong barrier to prevent sprawl.	The site lies on the edge of Sandy Lane which is part of the Regional City of Bradford and if developed would extend the built form westwards the settlement of Wilsden. The current inner green belt boundary is weak, however the new outer green belt boundary would also be weak as it would be comprised mainly of field boundaries marked by stone	The site consists of agricultural land and comprises entirely rural land uses. It consists of open fields, the only built form being an agricultural building and farmhouse on the southern edge. The site therefore plays a major role in safeguarding the countryside from	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. Grade 11 listed Lower Swain Royd Farm lies within the site at its southern edge which may be impacted by the development of this site.	N/A	

	<p>walls. The development would therefore neither create a stronger nor a weaker green belt boundary.</p> <p>Although the site sits in a Green Belt parcel which forms an essential gap between Bradford and Wilsden the site itself forms just a tiny part of it at its extreme SE corner. Topography and distance mean that there are no views of Wilsden from the site. Even if developed there would remain a substantial gap between the 2 settlements.</p> <p>If developed there would be little impact in terms of ribbon development as only a small part of the site adjoins the B1644.</p>	encroachment.		
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; • Makes a moderate contribution in checking unrestricted sprawl; however • Makes only a low contribution to preventing the merger of neighbouring towns and to preserving the setting and special character of historic 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 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 inner green belt boundary in this location is formed on the northern edge of the site by gardens and fences, on the south eastern edge by low stone walls in poor condition and sporadic trees and a couple of residential properties. These boundaries are considered 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>)	Mixed – a small area would be string, vast majority would be Weak: boundaries lacking in durability	The new boundaries would be formed mostly by the site’s NW and SW edges. The site’s north and south western boundaries are field boundaries marked by stone walls and are also considered to be weak and lacking durability. A very small part of the new boundary would be formed by the B6144 which would be strong.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:		There are no existing features within the site or outside of and in the vicinity of the site which could be used to define a stronger Green Belt boundary.
Potential for Sprawl:	The site is connected to the urban area along two of its boundaries and is therefore not particularly well contained by existing development. Its development would not constitute a rounding off or consolidation of the existing physical form of the settlement. The existing inner green belt boundary is weak and lacking durability and this the site could be argued to be performing a limited role in preventing sprawl, however the new boundaries unless substantially strengthened by planting are also currently weak being marked by stone walls meaning that there may be a threat in the future of further sprawl southwards .	
	Moderate	

Impact on Openness:	<p>The site comprises a single open field largely devoid of built development. It affords some views of the surrounding countryside to the south and west but the extent of these is limited by topography. The site is prominent in local views from the south and from public rights of way.</p> <p>Major</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There are rights of way running along the site's northern boundary which could 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. It performs a major role in safeguarding the countryside from encroachment and a moderate role in checking unrestricted sprawl but makes only a low contribution in preventing the merger of neighbouring towns and preserving the setting and character of a historic town.</p> <p>Sprawl: The site is connected to the settlement along two of its boundaries and so is not particularly well contained by existing development however the existing inner green belt boundary is weak. There is therefore a moderate likelihood for sprawl.</p> <p>Openness: The site comprises open fields with very limited built form and is quite prominent in local views from the south. Topography and existing built development limits wider views and views from the north;</p> <p>Boundary Strength: The existing green belt boundary is weak however the site's boundaries formed by stone walls are also weak.</p> <p>Compensatory Improvements: There are opportunities for improvements to adjoining 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:	NW/023	Site Name:	Wilsden Road/West Avenue, Sandy Lane	Size (ha):	0.71
Sub Area:	Regional City of Bradford		Settlement:	Bradford NW	
Site Description:					
Level to sloping field on edge of development. Residential uses adjoin the site on its north and eastern boundaries. Open agricultural land to west.					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		

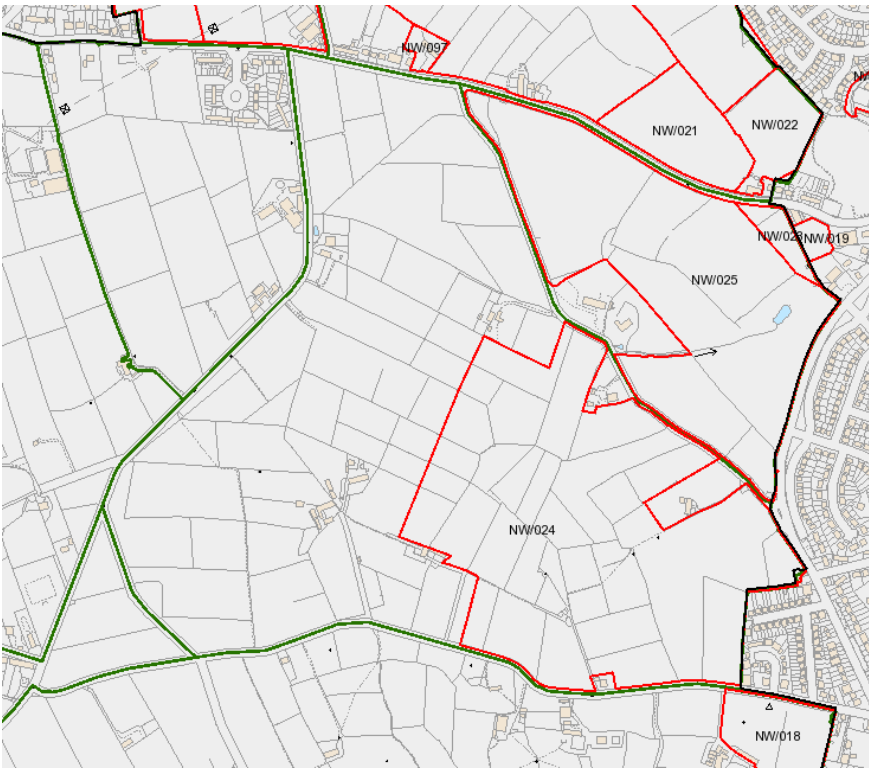

PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	67	Overall Rating:	Moderate		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Major	Moderate	Moderate	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 triangular in shape and therefore has 3 sides. The site adjoins the existing settlement boundary and built development on one (its eastern) side but also adjoins built development on its northern boundary. Some of that built development on the N boundary lies within the settlement boundary and part just outside it. It is therefore considered that the site is well	The site lies on the edge of a defined town i.e. the Regional City of Bradford. The existing inner green belt boundary in this location is considered weak and lacking in durability. However, the new boundary is also currently weak being marked only by dry stone walls and post and rail fencing. Development would therefore provide neither a stronger or	The site consists of two open fields in agricultural / grazing use with no built form. The site therefore plays a major role in safeguarding the countryside from encroachment.	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 is a listed building – Lower Swain Royd Farm to the north of the site however development of the site would not harm its setting.		

<p>contained by existing development which would limit the potential impact.</p> <p>The existing inner green belt boundary does not provide a particularly strong barrier to sprawl as it is mainly weak being defined by stone wall, the rear of residential properties and along a small part an un made road.</p>	<p>weaker green belt boundary compared to that which exists at present.</p> <p>The site sits within a parcel which forms a largely essential gap between Bradford and Wilsden, and where it is stated that limited development may be possible without significant risk of towns merging. However, the parcel is large in extent amounting to over 22ha whereas the site at the far eastern edge of the parcel and amounts to less than 1ha.</p> <p>There is a significant and large gap between the edge of the settlement and the nearest edge of Wilsden – over 1.1km. Should this site be developed that gap would only be reduced by approximately 60m.</p> <p>Intervening topography and the distances involved mean that there is no inter-visibility between the site and Wilsden.</p> <p>Wilsden Rd / the B6144 forms the northern boundary of the site – some ribbon development would therefore occur by extending built development along this road however the</p>			
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	extent would be small and in any case there is already built development on the opposite north side of the road opposite this site.			
Low	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 in safeguarding the countryside from encroachment; however • Makes a low contribution to checking unrestricted sprawl, preventing the merger of neighbouring towns and preserving the setting and character of a historic town. <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 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 is mainly weak being defined by stone wall, the rear of residential properties and along a small part an un made road. It is therefore lacking 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	The site’s western boundary which would form the new inner green belt boundary is also currently weak being marked only by dry stone walls and post and rail fencing. It would therefore need strengthening via landscaping and planting.		

Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A	There are no existing features within the site or outside of and in the vicinity of the site which could be used to define a stronger Green Belt boundary.
Potential for Sprawl:	The site is triangular in shape and is well contained by development along two of its boundaries. Both the existing green belt boundary in this location and the outer / western site boundary are weak however development provides the opportunity to provide additional planting to strengthen the boundary.	
Impact on Openness:	The site comprises two open fields comprising improved grazing and lacks built form. However, the site is not prominent and runs along the existing edge to the settlement. The fact that the site is not visually prominent, its small size and its shape means that it is rated moderate rather than major in terms of impact on openness.	
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	Opportunities exist to make contribution to the improvement of the following assets – a public right of way which runs between Wilsden Rd at the northern edge of the site towards the Prune Park Inn; and Chellow Dean which lies to the east and which is a designated local wildlife site. The site also lies within and on the edge of a draft green infrastructure corridor.	
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site varies in how it performs against the 5 purposes. While it performs a major role in safeguarding the countryside from encroachment, its size and nature mean that in reality the impacts of development on openness would be limited. Moreover, it makes a low contribution to checking unrestricted sprawl, to preventing the merger of neighbouring towns and preserving the setting and character of a historic town.</p> <p>Sprawl: The site is connected to the settlement along two of its three boundaries and the existing green belt boundary is weak and therefore the potential for sprawl is low.</p> <p>Openness: The site comprises open fields without built form but topography and its size mean that development would not be particularly prominent.</p> <p>Boundary Strength: The existing green belt boundary is weak as is the outer site boundary. However, the newly formed</p>	

	green belt boundary could by incorporating tree planting and landscaping be slightly strengthened. Compensatory Improvements: There are opportunities for improvements to the recreational and ecological value of Chellow Dean and to adjoining rights of way.
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:	NW/024	Site Name:	Allerton Road, Prune Park Lane	Size (ha): 27.67
Sub Area:	Regional City of Bradford		Settlement:	Bradford NW
Site Description:				
Large collection of separate fields divided by dry stone walls				
Map (Parcel and Site Boundary):		Aerial (Site Boundary):		
				

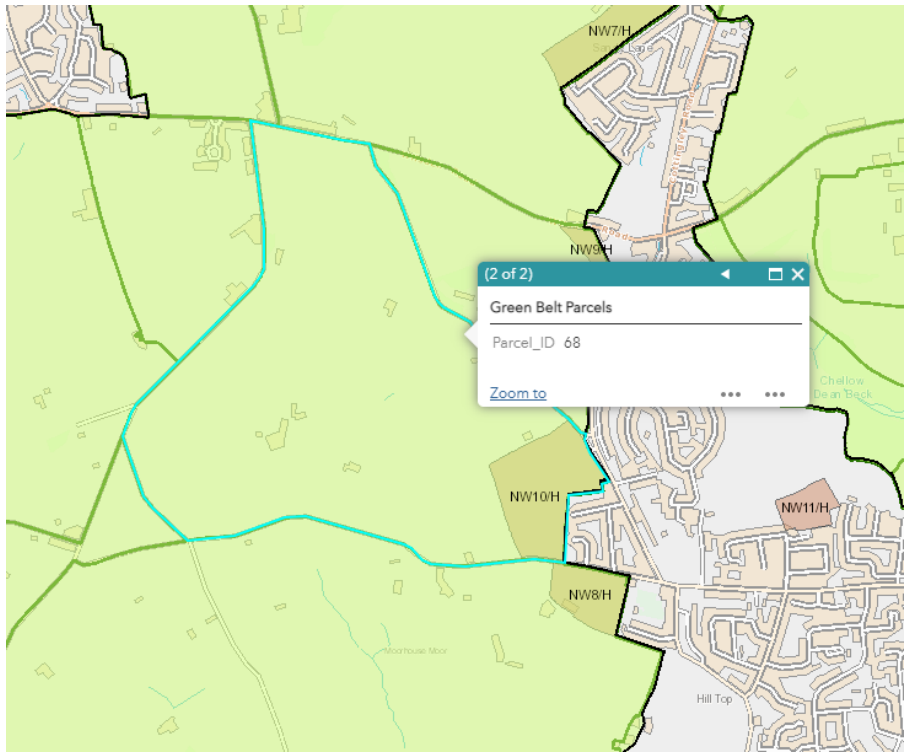

PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	68	Overall Rating:	Moderate		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Major	Moderate	Moderate	Low	Moderate	
Site Specific Assessment Results:					
Assessment Summary:					
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
The site adjoins the existing settlement boundary along one of its four sides. It is not therefore contained by existing development which suggests that impacts could be significant. The inner green belt boundary – the eastern edge of the site - is mixed with weak boundaries being formed by the rear gardens of existing properties	The site lies on the edge of a defined town i.e. the Regional City of Bradford. If the site were developed it would extend the settlement in a north westerly direction towards Wilsden. The existing inner green belt boundary in this location is considered mixed in strength. However, the new boundary – the western boundary of the site is irregular and mainly weak	The site consists of open fields adjoining the urban area. The site comprises of countryside uses with no built form. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site adjoins the 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 is a designated heritage asset – a listed building at Upper Swain Royd Farm may be affected and impacted by the development of the site		

<p>and strong ones along the short length where the boundary is formed by Prune Park Lane. This suggests the land and its inner green belt boundary are not particularly effective in preventing sprawl and suggest a lesser impact.</p>	<p>being formed by field boundaries and dry stone walls. Part of the western boundary which runs northwards cutting through the middle of fields is entirely undefined.</p> <p>Development would therefore result in a weaker and less defensible green belt boundary compared to that which exists at present.</p> <p>The site sits in a Green Belt parcel which forms a largely essential gap between Bradford and Wilsden. Topography varies and slightly sloping in parts but flatter in its southern section. The land generally rises to the north and north east. Topography, distance and intervening vegetation means that there is little inter-visibility between the site and Wilsden.</p> <p>Although the site is large there is a substantial gap between the edge of the existing built up area (the eastern edge of the site), and the nearest edge of Wilsden amounting to approximately 1.4km. However, if the site were the gap between Wilsden and the nearest NW edge of the site would be</p>			
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	significantly reduced to around 800m. There is significant potential for ribbon development along – Prune Park Lane.			
Moderate	Major	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 under 2 of the 5 purposes - to, preventing the merger of neighbouring towns and in safeguarding the countryside from encroachment and a moderate contribution in checking unrestricted sprawl however; • Makes a low contribution to preserving the setting and character of a historic town. <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 Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Mixed – both strong: defensible boundary, and weak: boundaries lacking in durability	The inner green belt boundary – the eastern edge of the site - is mixed with weak boundaries being formed by the rear gardens of existing properties and strong ones where the boundary is formed by Prune Park Lane. The weaker elements cover a larger proportion of the inner green belt boundary.		
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;	Mixed – both strong: defensible boundary, weak: boundaries lacking in durability and entirely undefined	<p>The potential new boundaries would be very mixed. The southern boundary of the development is formed by Allerton Road and is therefore considered strong and defensible.</p> <p>The northern boundary is mixed, in the most part strongly defined by Prune Park Lane. However, the site excludes two residential properties on the south side of the Lane both with extensive grounds. In both cases the boundaries here become mainly weak as they are defined by the edges of garden, fences and shrubs. Part of the boundary line which adjoins</p>		

<u>Entirely Undefined)</u>		<p>Whinney Hill Farm is stronger as it is formed by an access road to the property.</p> <p>The western boundary of the site is irregular and mainly weak being formed by field boundaries and dry stone walls. Part of the western boundary which runs northwards cutting through the middle of fields is entirely undefined.</p>
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:		<p>The undefined element of the western boundary could re-drawn and adjusted eastwards to follow existing field boundaries – however this would still leave a weak boundary.</p>
Potential for Sprawl:	<p>The site is only connected on one side to the existing built up area and would not constitute a rounding off of the settlement. Although the existing inner green belt boundary is mixed in strength and durability the new greenbelt boundary would be weaker still, indeed part are entirely undefined, meaning there would be considerable potential for further sprawl in a westerly direction.</p> <p>Major</p>	
Impact on Openness:	<p>The site consists of open fields adjoining the urban area. The site comprises of countryside uses with no built form. There are extensive views of both the immediate surrounding countryside from the site and also longer distance views.</p> <p>Major</p>	
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>Opportunities exist to make contribution to the public rights of way network with several footpaths traversing the site.</p>	
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a major role in relation to 3 of the 5 green belt purposes - in checking unrestricted sprawl, in preventing the merger of neighbouring towns and in safeguarding the countryside from encroachment. However, it makes a low contribution to preserving the setting and character of a historic town.</p> <p>Sprawl: The site is connected to the settlement along one of its boundaries and the new green belt boundary would be</p>	

	<p>weaker than the present inner green belt boundary; this means that there is major likelihood for sprawl.</p> <p>Openness: The site comprises open fields without built form. This and the site's size and topography mean that there would be significant impacts on openness;</p> <p>Boundary Strength: The existing green belt boundary is mixed with both strong and weak elements however the new green belt boundary to the west would be either weak or entirely undefined.</p> <p>Compensatory Improvements: There are opportunities for improvements to several rights of way.</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:	NW10/H	Site Name:	Allerton Road, Prune Park Lane	Size (ha):	6.17
Sub Area:	Regional City of Bradford		Settlement:	Bradford NW	
Site Description:					
Agricultural fields divided by dry stone walls					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					

PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	68	Overall Rating:	Moderate		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Major	Moderate	Moderate	Low	Moderate	
Site Specific Assessment Results:					
Assessment Summary:					
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
The site adjoins the existing settlement along two of its sides. It is therefore partially contained by existing development which suggests that impacts could be moderate. The inner green belt boundary – the eastern edge of the site - is mixed with weak boundaries being formed by the rear gardens of existing properties	The site lies on the edge of a defined town i.e. the Regional City of Bradford. If the site were developed it would extend the settlement in a north westerly direction towards Wilsden. The existing inner green belt boundary in this location is considered mixed in strength. The new boundary – the western and northern boundary	The site consists of open fields adjoining the urban area. The site comprises of countryside uses with no built form. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site adjoins the 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 is a designated heritage asset – a listed building at Moor House Farm which may be affected and impacted by the development of the site	N/A	

<p>and strong ones where the boundary is formed by Prune Park Lane. The weaker elements cover a slightly larger proportion of the inner green belt boundary.</p>	<p>would also be mixed. The western section marked by dry stone walls / field boundaries would be weakly defined but the southern boundary along Allerton Rd would be strong. A section of the northern boundary formed by the access road to Whinney Hill Farm would also be strong.</p> <p>Development would therefore result in a similar or slightly stronger green belt boundary compared to that which exists at present. This reduces the threat of further development which could reduce the gap between the settlements.</p> <p>The site sits in a Green Belt parcel which forms a largely essential gap between Bradford and Wilsden. Topography varies but is relatively flat. Topography, distance and intervening vegetation means that there is little inter-visibility between the site and Wilsden.</p> <p>There is a substantial gap between the edge of the existing built up area - the eastern edge of the site - and the nearest edge of Wilsden amounting to approximately</p>			
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	<p>1.46km. Development of the site would only slightly reduce this gap to 1.27km. There would therefore be no threat of merger.</p> <p>There is some potential for ribbon development – development would extend slightly along Prune Park Lane.</p>			
Moderate	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 a moderate contribution to checking unrestricted sprawl and preventing the merger of neighbouring towns; however • Makes a low contribution to preserving the setting and character of a historic town. <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 Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Mixed – both strong: defensible boundary, and weak: boundaries lacking in durability	The inner green belt boundary – the eastern edge of the site - is mixed with weak boundaries being formed by the rear gardens of existing properties and strong ones where the boundary is formed by Prune Park Lane. The weaker elements cover a slightly larger proportion of the inner green belt boundary.		
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible	Mixed – both strong: defensible boundary, weak: boundaries lacking in durability and entirely	The potential new boundaries would be mixed. The western section marked by dry stone walls / field boundaries would be weakly defined but the southern boundary along Allerton Rd would be strong. A section of the northern boundary formed by the access road to Whinney Hill Farm would also be strong.		

boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>	undefined	Development would therefore result in a similar or slightly stronger green belt boundary compared to that which exists at present
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 connected on two sides to the existing built up area and would not constitute a rounding off of the settlement. The existing inner green belt boundary is mixed in strength and durability and the new greenbelt boundary would be similar or perhaps slightly stronger meaning there would be a moderate potential for sprawl.	
	Moderate	
Impact on Openness:	The site consists of open fields adjoining the urban area. The site comprises of countryside uses with no built form. There are views of both the immediate surrounding countryside from the site and also longer distance views.	
	Major	
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	Opportunities exist to make contribution to the public rights of way network with several footpaths adjoining or close to the site.	
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a major role in checking safeguarding the countryside from encroachment and a moderate role in checking unrestricted sprawl and in preventing the merger of neighbouring towns. However, it makes a low contribution to preserving the setting and character of a historic town.</p> <p>Sprawl: The site is connected to the settlement along two of its boundaries and the new green belt boundary would be similar or slightly stronger in comparison to the present inner green belt boundary; this means that there is moderate likelihood for sprawl.</p>	

	<p>Openness: The site comprises open fields without built form offering shorter and longer distance views.</p> <p>Boundary Strength: The existing green belt boundary is mixed in strength with both weaker and stronger elements however the new green belt boundary to the west would similar or slightly stronger.</p> <p>Compensatory Improvements: There are opportunities for improvements to several rights of way.</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:	NW/025	Site Name:	Prune Park Lane, Allerton	Size (ha): 18.57
Sub Area:	Regional City of Bradford		Settlement:	Bradford NW
Site Description:				
Undulating and in places steeply sloping open fields separated by dry stone walls and hedging.				
Map (Parcel and Site Boundary):			Aerial (Site Boundary):	

PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	
Strategic Parcel Assessment Results:					
Parcel Reference:	67	Overall Rating:	Moderate		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Major	Moderate	Moderate	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 settlement boundary and built development on one (its south eastern) side albeit only one narrow field lies between the site and the further built development on the SW edge of Sandy Lane. It is therefore not well contained by existing development which suggests that impacts could be significant.	The site lies on the edge of a defined town i.e. the Regional City of Bradford. The existing inner green belt boundary on the site's south eastern side is formed by Stony Lane which is a strong and defensible boundary. Should the site be developed the newly created green belt boundaries to the north and west formed by Wilsden Road and Prune Park	The site consists of open fields adjoining the urban area. The site comprises of countryside uses with no built form. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site adjoins the 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 is a designated heritage asset – a listed building at Upper Swain Royd Farm would be affected and impacted by the development of the site.	N/A	

<p>The existing inner green belt boundary is formed by Stony Lane and is therefore considered to be strong and defensible.</p> <p>As the site is not very well contained by existing development and has a strongly defined inner green belt boundary where the site connects to the built up area the site is considered to have a major role in checking the unrestricted sprawl.</p>	<p>Lane would also be strong. However, the new boundary would not form a more durable boundary than the existing one suggesting a major impact.</p> <p>The site sits in a Green Belt parcel which forms a largely essential gap between Bradford and Wilsden however topography and intervening vegetation means that there is no inter visibility between the them.</p> <p>The gap between the nearest point of the site that adjoins the boundary of Bradford to Wilsden (the NE corner on Wilsden Rd) and the eastern edge of Wilsden is 1157 metres but this gap would be significantly reduced to 582m if the site were developed and the settlement extended to the junction of Prune Park Lane and Wilsden Rd.</p> <p>The B6144 forms the site connecting Bradford to Wilsden. There are small pockets of ribbon development on its N side which pre-date the Green Belt designation. Therefore, the Green Belt parcel has resisted ribbon development towards a</p>			
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	neighbouring town. This indicates a major impact.			
Major	Major	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 3 of the 5 purposes – to checking unrestricted sprawl, to safeguarding the countryside from encroachment and to preventing the merger of neighbouring towns. However • It makes a low contribution to preserving the setting and character of a historic town. <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 Boundary: (<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	The existing inner green belt boundary is formed by Stony Lane and is therefore considered to be strong and 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>)	Strong: defensible boundary	The newly created green belt boundaries to the north and west formed by Wilsden Road and Prune Park Lane would also be strong.		
Boundary Strength – could an alternative site boundary be drawn to produce a		There are no more logical outer boundaries as Prune Park Lane and Wilsden Rd are already strong options. However, if the site were to be allocated it would be logical to include the small field adjoining the site to the NE (SHLAA site NW/025), particularly as this filed has a		

potentially stronger or more logical Green Belt boundary?:		relatively weak inner boundary. This would also remove an area which would otherwise be vulnerable to future development.
Potential for Sprawl:	The site is not very well contained by existing development, would not represent a rounding off of the settlement and has a strongly defined inner green belt boundary where the site connects to the built up area. It is therefore considered to have a major role in checking the unrestricted sprawl.	
Major		
Impact on Openness:	This is a large site comprising several fields in agricultural use and is lacking in any built form. It is fairly prominent in local and medium distance views although the lower southern sections are viewed against the backdrop of the urban area of Sandy lane and Allerton. Views from within the site of adjoining countryside and the wider green belt vary but in places, particularly in the more elevated parts are extensive.	
Major		
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	Opportunities exist to make contribution to the improvement of the following assets – a public right of way which runs through the centre of the site from Wilsden Rd at the north eastern edge of the site towards the Prune Park Inn; and Chellow Dean which lies to the east and which is a designated local wildlife site. A small part of the NE section of the site also lies within a draft green infrastructure corridor.	
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site varies in how it performs against the 5 purposes. It performs a major role in checking unrestricted sprawl, in preventing the merger of neighbouring towns and in safeguarding the countryside from encroachment. However, it makes a low contribution to preserving the setting and character of a historic town.</p> <p>Sprawl: The site is connected to the settlement along one of its boundaries which is strongly defined – this and the site’s size means that there is major likelihood for sprawl.</p> <p>Openness: The site comprises open fields without built form. This, the site’s size and topography mean that there would be significant impacts on openness;</p> <p>Boundary Strength: The existing green belt boundary is strong as is the outer site boundaries – both are formed by roads.</p> <p>Compensatory Improvements: There are opportunities for improvements to the recreational and ecological value of Chellow Dean and to adjoining rights of way.</p>	
Overall Conclusion:	Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.	

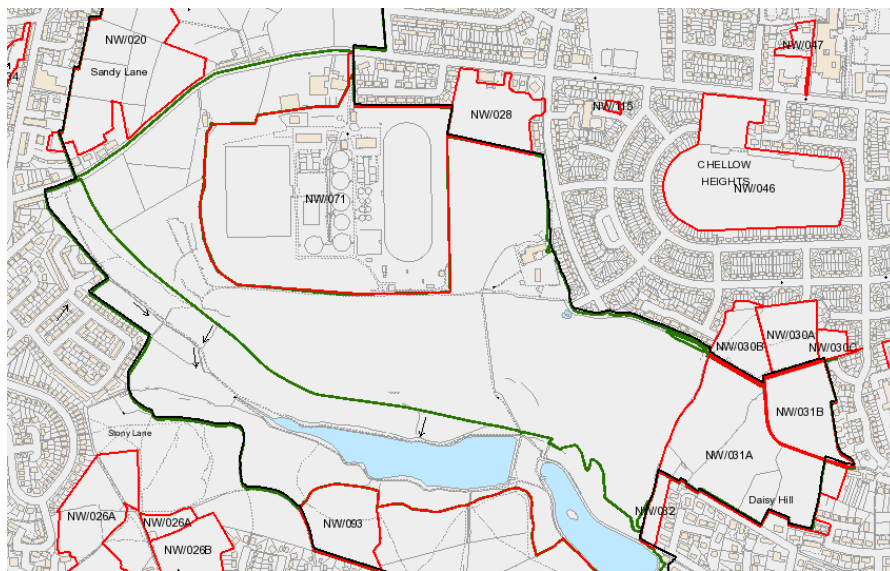
Site Specific Green Belt Assessment

Site Reference:	NW/031A	Site Name:	Hazel Walk, Daisy Hill	Size (ha):	6.63
Sub Area:	Regional City of Bradford		Settlement:	Bradford NW	

Site Description:

Steeply sloping fields with some mature trees and hedgrows. On the edge of urban area. This is a prominent site which slopes steeply 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:	32	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	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 of Bradford. The site is connected to the built up area along two of its boundaries to the north and south. However, those 2 boundaries are not contiguous and open green belt land lies to both the west and to the east. The site would not therefore constitute rounding off.	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 several predominantly open and steeply sloping fields of rough grassland adjoining the built up area. There is a line of trees through the centre of the site however the site contains no buildings / built. The site is in an elevated position, sloping steeply to the south and south west and offers extensive longer distance views to adjoining parts of the urban area and the countryside	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 its development.	N/A	

<p>The sites inner green belt boundaries both to the north and south are formed by fences, gardens and residential development and are thus considered to be weak and to lack durability. However, they do follow a linear / straight line.</p> <p>The green belt is therefore making a moderate contribution in this location to preventing sprawl.</p>		<p>between and beyond.</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 • 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>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 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>While the existing inner green belt boundaries to the north and south are both straight and therefore not irregular they are formed by a mixtures of fences, gardens and residential development and are therefore considered weak and lacking in durability.</p>		

Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Mixed : Moderate: less defensible boundary and Weak: boundaries lacking in durability/ Entirely Undefined	The outer boundary to the west which is currently marked by a fairly consistent line of trees and shrubs is considered to be moderate, however the eastern boundary is much weaker comprising a field boundary and right of way and more intermittent shrubs and trees.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A	There are no existing features within the site or outside of and in the vicinity of the site which could be used to define a stronger Green Belt boundary.
Potential for Sprawl:	The site is connected to the built up area on its northern and southern boundaries – neither of these boundaries is well defined. If developed the 2 parts of the urban area would be joined and thus further southward sprawl would not be possible. Further sprawl westwards would be a risk but may be resisted / limited by topography – the land slopes steeply. However there would be pressure to develop the remaining area of green belt land to the east (assuming that site is not allocated for residential development).	
Moderate		
Impact on Openness:	The site comprises several fields which are open, steeply sloping and devoid of built form. Views of the surrounding countryside and built up areas beyond from the site are extensive.	
Major		
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	Opportunities exist for the improvement of existing rights of way such as that which marks the site’s northern and north western boundaries and also the enhancement and conservation of the recreation, amenity and ecological value of Chellow Dean which lies to the south west of the site.	

<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 a moderate role in checking unrestricted sprawl. However, it makes a low contribution to and 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 and boundaries to the north and south and those existing green belt boundaries are weak. In addition, the site is adjoined by green belt on both its western and eastern sides. Therefore, the potential for sprawl is moderate.</p> <p>Openness: The site comprises a several open and steeply sloping fields without any built form and offering extensive views over the wider green belt and adjoining built up areas to the south.</p> <p>Boundary Strength: The existing green belt boundaries are weak. The resulting new green belt boundaries would be a mix of moderately strong (to the west) and weak to the east but could by incorporating tree planting and landscaping be slightly strengthened.</p> <p>Compensatory Improvements: There are opportunities for improvements to the recreational and ecological value of Chellow Dean and to adjoining rights of way.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p>

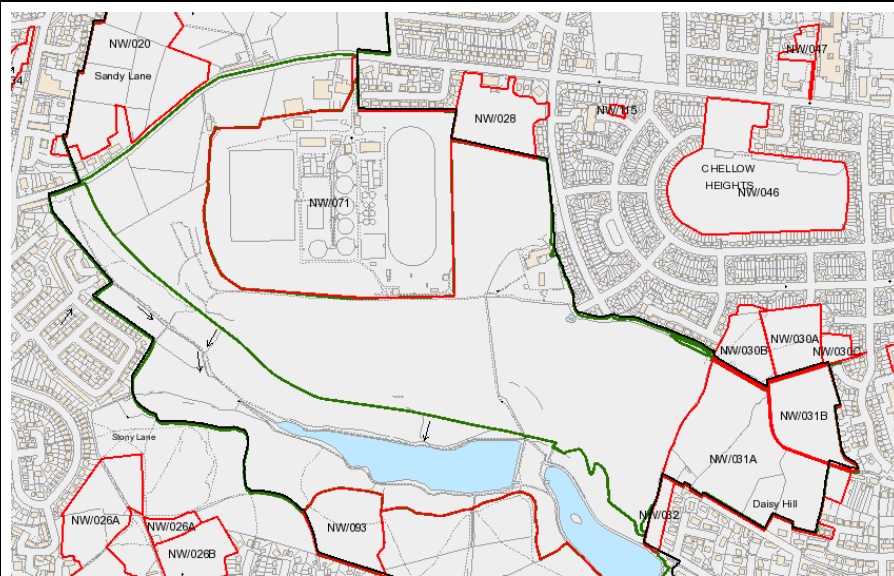
Site Specific Green Belt Assessment

Site Reference:	NW/031B	Site Name:	Milmoor Close	Size (ha):	2.22
Sub Area:	Regional City of Bradford		Settlement:	Bradford NW	

Site Description:

Sloping field with access from Milmoor Close

Map (Parcel and Site Boundary):



Aerial (Site Boundary):

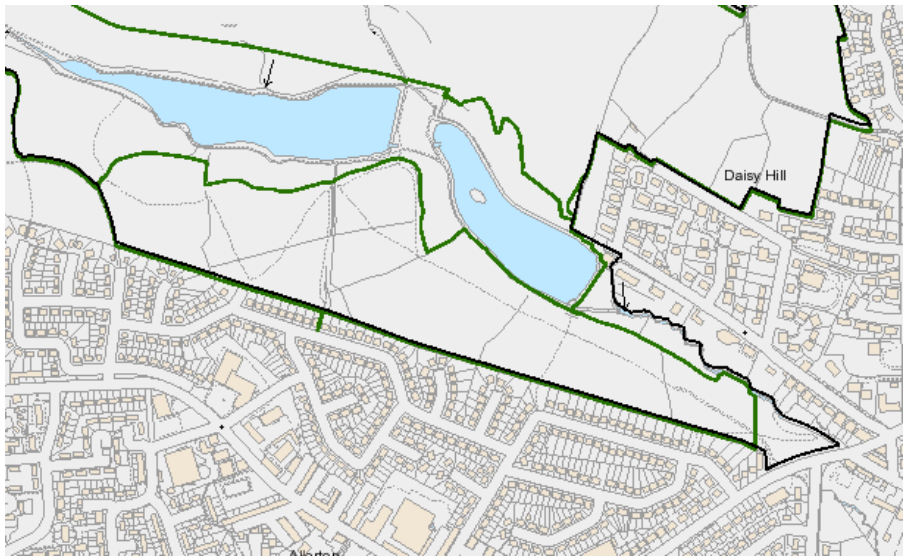



PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	32	Overall Rating:	Moderate		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist 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	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 of Bradford. The site is connected to the built up area along two of its boundaries to the north and east and also a small part of its southern boundary. It is therefore reasonably well contained by existing development which would limit any potential impact.	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 single open field of rough grassland adjoining the built up area. There are no buildings / built form within the site. The site is in an elevated position, sloping slightly upwards towards the centre. The land falls away steeply beyond the site boundary to the SW and thus from the western site boundary there are extensive longer distance views to adjoining	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 its development.	N/A	

<p>The green belt's inner / northern boundary is formed by fences, gardens and residential development as is part of its eastern boundary – these boundaries are considered to be weak and to lack durability. The green belt is therefore making a low contribution in this location to preventing sprawl.</p>		<p>parts of the urban area and the countryside between and beyond.</p>		
<p>Low</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; however • Makes a low contribution to checking unrestricted sprawl and preserving the setting and character of a historic town and makes no contribution to preventing the merger of neighbouring towns and preventing safeguarding the countryside from encroachment; however <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 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 – mainly weak and lacking in durability with some moderate less defensible boundary</p>	<p>The site is connected to the settlement on 2 sides to the north and east and also a small part of the southern boundary at the site’s SE corner. Although not a rounding off, the land is therefore reasonably well contained by the existing built form.</p> <p>The existing green belt boundary is considered weak being formed by fences, gardens and residential development, however part of the eastern boundary is reinforced by trees which lie within the site / green belt itself.</p>
<p>Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Weak / Moderate : boundaries lacking in durability / less defensible</p>	<p>The new boundary in its current state is considered weak, being formed by a field boundary along which runs a public right of way. This boundary is relatively open being lined by only intermittent shrubs and a slightly raised embankment. If the boundary was reinforced by solid tree planting the newly formed green belt boundary would in effect become stronger than the current green belt boundary and would have a moderate rating.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</p>	<p>N/A</p>	<p>There are no existing features within the site or outside of and in the vicinity of the site which could be used to define a stronger Green Belt boundary.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the built up area along two of its boundaries and a small part of the southern boundary and thus the site is reasonably well contained by the existing physical framework of the settlement. While the site’s outer boundary is weakly defined it could be strengthened by planting and it is replacing what is currently a weak and less durable green belt boundary. Moreover, there is a significant change in topography beyond the site’s western boundary with the land sloping away towards Chellow Dean which would make further development and sprawl less likely.</p> <p style="text-align: center;">Low</p>	
<p>Impact on Openness:</p>	<p>The site comprises a single field and is open and lacking in any built form. Topography means that there is a significant difference between the extent to which views can be gained to the wider countryside and green belt – such views are</p>	

	available and extensive from the western and southern parts of the site but much less so from the central and eastern sections.
Major	
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	Opportunities exist for the improvement of existing rights of way such as that which traverses the site’s western boundary and also the enhancement and conservation of the recreation, amenity and ecological value of Chellow Dean which lies to the south west of the site.
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. However, it makes a low contribution to checking unrestricted sprawl and preserving the setting and character of a historic town and makes no contribution to preventing the merger of neighbouring towns and preventing safeguarding the countryside from encroachment.</p> <p>Sprawl: The site is connected to the settlement along two and a bit boundaries and the existing green belt boundary is weak and therefore the potential for sprawl is low.</p> <p>Openness: The site comprises a single open field and parts of the site provide extensive views over the wider green belt.</p> <p>Boundary Strength: The existing green belt boundary is weak as is the outer site boundary. However, the newly formed green belt boundary could by incorporating tree planting and landscaping be strengthened.</p> <p>Compensatory Improvements: There are opportunities for improvements to the recreational and ecological value of Chellow Dean and to adjoining rights of way.</p>
Overall Conclusion:	<p>The site forms a very small part of a much larger green belt parcel which has been rated as <u>moderate</u>.</p> <p>The site would have limited or no impacts on some of the green belt purposes however the openness of the site and potential for encroachment into the countryside mean that based on planning judgement the site has a <u>moderate</u> overall potential impact on the Green Belt.</p>

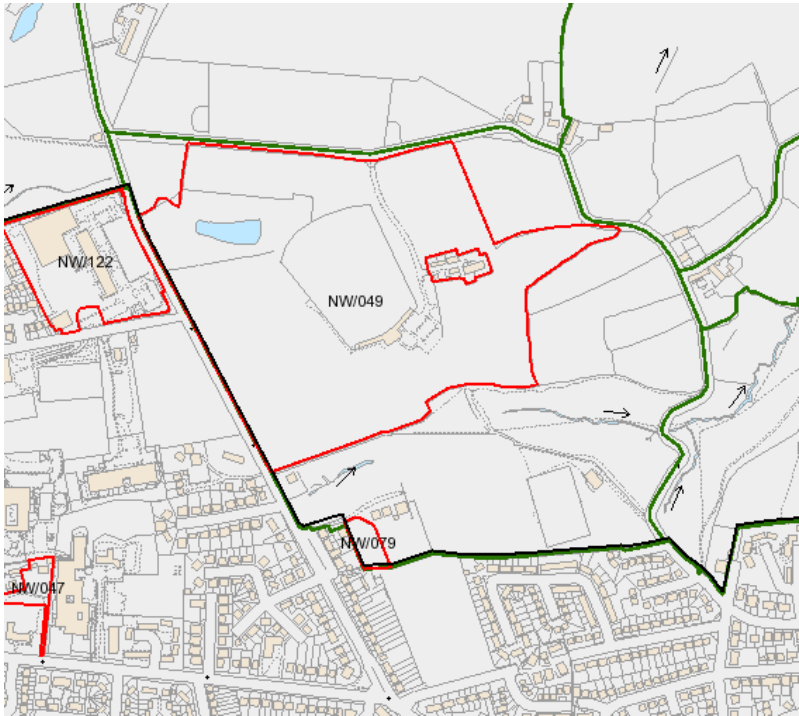

Site Specific Green Belt Assessment					
Site Reference:	NW/033	Site Name:	Chellow Dene, Bradford	Size (ha):	12.96
Sub Area:	Regional City of Bradford		Settlement:	Bradford NW	
Site Description:					
Sloping tract of land between residential properties and Chellow Dene country park in the heart of the urban area.					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					

PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	66	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	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 is elongated and therefore has two long boundaries on its northern and southern side and two shorter boundaries to the west and east. It adjoins and is connected to the built up area along its full 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 comprising a series of grassed fields and is devoid of any built form. The site therefore plays a major role in safeguarding the countryside from encroachment.	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 two listed buildings to the north and north east of the site but these are unlikely to be affected by the site's	N/A	

<p>part of its northern boundary. Development would only be partially contained which would suggest a moderate potential impact.</p> <p>The existing inner green belt boundary is mixed in strength, weak along the sites southern boundary but moderate along part of its norther / north eastern boundary.</p> <p>The site is therefore considered to be providing a moderate role in preventing unrestricted sprawl.</p>			development.	
Moderate	No contribution	Major	Low	Moderate
<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 makes 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 Boundary: (<u>Strong</u>: defensible boundary;</p>	<p>Mixed Mainly Weak: boundaries lacking in durability but with some</p>	<p>The inner green belt boundary in this location is formed on the southern edge of the site by the rear of properties, gardens and fences – although the development edge forms a linear straight edge the boundaries are considered weak and lacking in durability. It is also formed</p>		

<p><u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Moderate: less defensible boundary. Small area – strong: defensible</p>	<p>by part of the site’s boundary on its north eastern edge. Here the boundary is slightly stronger being formed by an extensive and continuous belt of trees. A small and narrow area at the eastern edge is formed by Allerton Rd which is classed as strong and defensible.</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/ Moderate: less defensible boundary/ Weak: boundaries lacking in durability</p>	<p>The majority of the site’s northern boundary is formed by a continuous belt of trees which is therefore categorised as moderate and less defensible.</p> <p>The site is long and elongated in a west to east direction and therefore its boundary to the west (and east) is much shorter than its northern and southern ones. The western boundary is formed by a field boundary and is therefore weak and lacking durability and would need strengthening with boundary planting.</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 no existing features within the site or outside of and in the vicinity of the site which could be used to define a stronger Green Belt boundary.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the existing built up area along one of its long boundaries (the southern) and part of the northern. Although partly contained it would not form a rounding off of the settlement.</p> <p>The existing green belt boundary is a mixture of weak boundaries to the south formed by gardens and stronger boundaries to the east and north formed by a road and by tree belts. The existing site is therefore forming some degree of resistance to sprawl but not a strong one.</p> <p>If the site were developed there would be a relatively low risk for further sprawl due to the presence of strong tree belts and Chellow Dene itself to the north.</p> <p style="background-color: yellow; text-align: center;">Moderate</p>	
<p>Impact on Openness:</p>	<p>The site is open in nature and is devoid of any built form. Because of topography, tree belts and the extensive built up area to the south the site is not particularly prominent and most of the points within the site afford only localised views of the</p>	

	rest of the site rather than longer distance and wider views of the surrounding countryside.
	Moderate
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	Opportunities exist for the improvement of existing rights and also the enhancement and conservation of the recreation, amenity and ecological value of Chellow Dean.
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 all of its southern boundary and part of its northern boundary and also adjoins the built up area along its short eastern boundary. The existing inner green belt boundaries are mixed and therefore overall there is moderate potential for sprawl.</p> <p>Openness: The site comprises open grassland and is devoid of built form. However, views are localised rather than of the wider countryside.</p> <p>Boundary Strength: The existing green belt boundary is mixed in strength – weak along the site’s southern edge but stronger along parts of the northern and eastern site boundaries. Most of the new green belt boundary, should the site be developed, would be moderate however the western edge would be weak unless strengthened via planting.</p> <p>Compensatory Improvements: There are opportunities for improvements to the recreational and ecological value of Chellow Dean and to adjoining rights of way.</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:	NW/049	Site Name:	Bingley Road/Long Lane, Heaton	Size (ha):	20.33
Sub Area:	Regional City of Bradford		Settlement:	Bradford NW	
Site Description:					
<p>The site consists of land managed as a golf course and driving range, including mown grass and parkland. There are areas of trees and woodland of various sizes both within and along the site boundaries. The site is slightly sloping broadly from the east up to the west. Tree belts and topography mean that it is difficult to gain extensive views of and into the site from outside its boundaries.</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					

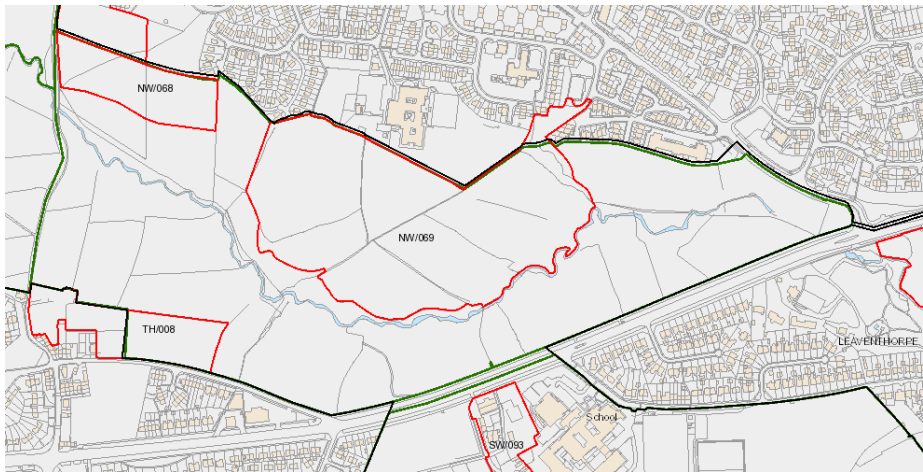

PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	28	Overall Rating:	Moderate		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist 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.	
<p>The site adjoins the existing built up area of Bradford.</p> <p>The site is connected to the built up area along only one of its boundaries and thus is not contained by existing development which suggests a significant potential impact.</p> <p>The green belt's inner / western boundary is formed by Bingley Road and is therefore strongly</p>	<p>The site lies on the edge of a defined town i.e. the Regional City of Bradford.</p> <p>The existing inner green belt boundary on the site's western side is formed by Bingley Road which is a strong and defensible boundary. However, should the site be developed the newly created green belt boundaries would only be slightly weakened. Long Lane would</p>	<p>The site sits within a Green Belt Parcel which is considered to have a moderate role in safeguarding the countryside from encroachment.</p> <p>The whole of the site is in use as a golf course – while this has some urbanising characteristics as a managed landscape it is a rural and open use – only a very small part of the site – the road, car parks and buildings</p>	<p>The site adjoins a historic town, the City of Bradford, however there is substantial separation between the site and the historic core. There are no designated heritage features within the site or in a location given separation distance, topography and the extent of intervening tree cover which would be adversely affected by development.</p>		

<p>defined and defensible. It provides a strong barrier to further unrestricted sprawl in an easterly direction.</p>	<p>provide a strong boundary to the north while substantial woodland adjoining the southern boundary (which is also protected by other designations) would be classed as a moderately strong boundary to the south. Given the extent of woodland and its protection under other designations a breaching of this southern boundary would be highly unlikely.</p> <p>The eastern boundary would also be classified as moderate but due to the narrower extent of tree lines and the boundary's irregular nature it would be the weakest of the new boundaries.</p> <p>The site sits in a Green Belt parcel which forms a less essential gap between Bradford and Cottingley. Topography and tree cover means that there are very limited views both into and out of the site and thus there is no significant visual connectivity between different towns which would be eroded in this instance.</p> <p>Finally, the green belt does currently serve to prevent further ribbon development</p>	<p>associated with it contains built form such as the roads, storage areas and car parking associates with the golf course. This suggests a major impact.</p>		
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	<p>along the B6269. Having said that any impact is lessened by the presence of built development on the western side of the road.</p> <p>Overall it is considered that the green belt provides a moderate role in preventing neighbouring towns from merging.</p>			
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 in checking unrestricted sprawl and safeguarding the countryside from encroachment; • Makes a moderate contribution to preventing the merger of neighbouring settlements and preventing; however • The site makes only a low contribution to preserving the setting and special character of historic towns and would enable the forming of strong or moderately strong new green belt boundaries capable of resisting further development in the future. <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 Boundary: (<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	The existing inner Green Belt boundary is formed by Bingley Road and is therefore considered strong and durable.		
Boundary Strength –	Mix of Strong: defensible and	If the site were developed the new Green Belt boundaries would be strong on the northern		

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>)	Moderate: less defensible boundaries	edge (Long Lane), moderate but considered defensible due to the presence of substantial woodland areas to south and moderate to the west where narrower tree lines mark the site's boundary.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:		<p>There are no existing features within the site which could be used to define a stronger boundary than the existing or potential new Green Belt boundary.</p> <p>Additional fields to the NE adjoining Shay Farm and SE adjoining Heaton Royds Farm could be added with the result of a slightly stronger western boundary formed by road (rather than by trees). However any marginal benefits would be outweighed by the increased encroachment into the countryside and extension of development closer to areas which are considered sensitive in terms of their landscape and ecological value.</p>
Potential for Sprawl:	The site only adjoins the existing settlement along one side and so would not be rounding off or consolidating the existing physical framework. While the existing inner green belt boundary formed by Bingley Road is strong the site would be capable of forming defensible boundaries which would prevent further development or sprawl.	<p style="text-align: center;">Moderate</p>
Impact on Openness:	Although the site is largely lacking in built form, both topography and tree cover mean that it is not prominent or visible nor does it provide views across the wider Green Belt.	<p style="text-align: center;">Moderate</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	There are extensive opportunities to improve the recreational value, and habitat / ecological value of areas to the east and south of the site. Rights of way adjoin the site to the south and areas of woodland including ancient woodland lie to the south and east.	
Site Specific Assessment	Purposes: The site varies in how it performs against the 5 purposes. Most notably the site performs a major role in checking	

Summary – Impact on the Green Belt:	<p>unrestricted sprawl and a moderate role in safeguarding the countryside from encroachment. However, it plays a low role in preserving the setting and special character of historic towns</p> <p>Sprawl: The site is connected to the settlement along only one boundary and therefore there is some potential for sprawl.</p> <p>Openness: The site largely lacks built form however topography and tree cover mean it is not particularly visible or prominent;</p> <p>Boundary Strength: There existing inner green belt boundary is strong however the newly formed green belt boundaries would be strong or moderate;</p> <p>Compensatory Improvements: There are opportunities for improvements to the rights of way network and to nearby areas of recreational and ecological value.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.</p>

Site Specific Green Belt Assessment					
Site Reference:	NW/068	Site Name:	Allerton Lane east, Allerton	Size (ha):	1.63
Sub Area:	Regional City of Bradford		Settlement:	Bradford NW	
Site Description:					
Grassed area sloping southwards toward scrub/wooded area on the north bank of Pitty Beck					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					

PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	275	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.	
Moderate	Major	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 is connected to the built up area along one of its boundaries and thus is not contained by existing development which suggests a significant potential impact. The existing inner green belt boundary is mixed - more than half is weak and lacking durability being entirely undefined with no physical features. The rest is marked by a	The site lies on the edge of Allerton which is part of the Regional City of Bradford and if developed would extend the built form in a southerly direction into an area which lies between Bradford and the settlement of Thornton. The current inner green belt boundary is mixed - partly undefined, partly moderately strong. If the site were	The site consists of open fields / grazing land and comprises of countryside uses with no built form. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site adjoins the 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 is also a substantial distance between the site and the designated Thornton conservation area to the south west. There are no designated heritage assets within, adjoining or near to the site which would be impacted	N/A	

<p>block of trees which provide a moderately strong boundary.</p>	<p>developed the new inner green belt boundary would be slightly stronger as its entire length would be marked by woodland providing a moderately strong less defensible boundary,</p> <p>The site lies within a strategic parcel which is classified as an essential gap between Bradford and Thornton, however it in comparison to the parcel little indivisibility between the site and Thornton due to topography and intervening woodland.</p> <p>The western boundary of the site is formed by Allerton Lane which connects the two settlements and therefore there is major potential for ribbon development in this location.</p>		<p>by development of this site.</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 in checking unrestricted sprawl and safeguarding the countryside from encroachment; • Makes a moderate contribution to preventing the merger of neighbouring settlements; 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</p>			

	fundamental aim and essential characteristics of Green Belt in this location.	
Boundary Strength - Existing Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Mixed - Entirely Undefined in part and in part Moderate: less defensible boundary	The existing inner green belt boundary in this location is mixed in strength - more than half is weak and lacking durability being entirely undefined with no physical features. The rest is marked by a block of trees which provide a moderately strong boundary.
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>)	Mixed - Strong: defensible boundary / Moderate: less defensible boundary / Entirely Undefined	The western boundary is marked by Allerton Lane which is therefore a strong boundary. The eastern boundary is mostly undefined other than a small section which is marked by woodland. The southern boundary is marked by woodland and is therefore moderate and less defensible.
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 connected to the settlement of Allerton on one side and adjoins open countryside on 3 sides. It would therefore not result in rounding off or consolidating the existing physical framework of the settlement which suggest significant potential for sprawl. While part of the existing inner green belt boundary is entirely undefined, the new boundary would only be moderate in strength being formed by woodland. Therefore, the site would result in sprawl albeit further sprawl beyond and to the south would be unlikely.	
	Major	
Impact on Openness:	The site comprises open grassland with a complete absence of built form. The site is visible from local roads and rights of	

	<p>way but longer distance views into and out of the site to the wider countryside are restricted by topography and vegetation.</p> <p>Moderate</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There are a number of public rights of way which could be improved. Contributions to the improvement of the ecological value of the Pity Beck Local Wildlife Site which lies to the south could also be made.</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 checking unrestricted sprawl in safeguarding the countryside from encroachment. It also plays a moderate role in preventing neighbouring towns from merging. However, it plays a low role in preserving the setting and special character of historic towns</p> <p>Sprawl: The site is connected to the settlement along only one boundary and there is therefore significant potential for sprawl.</p> <p>Openness: The site is open and completely lacking in built form but wider views into and out of the site are restricted by topography and vegetation.</p> <p>Boundary Strength: existing inner boundary of the green belt is mixed and in part entirely undefined. The other site’s boundaries are mixed in strength and durability;</p> <p>Compensatory Improvements: There are opportunities for improvements to the rights of way network and to nearby areas of ecological value.</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:	NW/069	Site Name:	Land south of Hoopoe Mews, Allerton	Size (ha):	9.39
Sub Area:	Regional City of Bradford		Settlement:	Bradford NW	
Site Description:					
Extensive open area to the north side of Pitty Beck, south of Allerton Church school, some fields are used for informal grazing					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		

PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	275	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.	
Moderate	Major	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 is connected to the built up area along one of its boundaries and thus is not contained by existing development which suggests a significant potential impact. However, the existing inner green belt boundary is weak and lacking durability as it is formed by fences, shrubs and the rear of existing residential properties.	The site lies on the edge of Allerton which is part of the Regional City of Bradford and if developed would extend the built form in a southerly direction into an area which lies between Bradford and the settlement of Thornton. The current inner green belt boundary is weak. If the site were developed the new inner green belt boundary would be	The site consists of open fields / grazing land and comprises of countryside uses with no built form. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site adjoins the 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 is also a substantial distance between the site and the designated Thornton conservation area to the south west. There are no designated heritage assets within, adjoining or near to the site which would be impacted	N/A	

	<p>slightly stronger as it would be marked by woodland providing a moderately strong less defensible boundary,</p> <p>The site lies within a strategic parcel which is classified as an essential gap between Bradford and Thornton. It would significantly reduce the gap between the 2 settlements. Visually the site does offer some views of Thornton though this is partly restricted by topography and vegetation.</p> <p>The site is not adjoined by any road linking the 2 settlements therefore ribbon development would not be caused.</p>		by development of this site.	
Moderate	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 in safeguarding the countryside from encroachment; • Makes a moderate contribution to checking unrestricted sprawl and preventing the merger of neighbouring settlements; 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 moderate impact on the fundamental aim and essential characteristics of Green Belt in this location.</p>			

Boundary Strength - Existing 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 – the site’s northern boundary - is formed in the main by fences, intermittent shrubs, and residential property boundaries which are weak and lacking durability.
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 – Mainly moderate: less defensible boundary. Small area weak – boundaries lacking in durability.	The site’s western boundary, a field boundary marked by occasional shrubs is weak. The southern boundary of the site is irregular but formed by the edge of a substantial woodland belt which follows the Pity Beck. This and the eastern boundary which is also marked by trees and shrubs are moderately strong / less defensible.
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 connected to the built up area on one side and adjoins open countryside on 3 sides. It would therefore not result in rounding off or consolidating the existing physical framework of the settlement which suggest significant potential for sprawl. However, the existing green belt boundary is weak and lacking durability and the new boundary formed of the site were developed would be slightly stronger than the existing one. While the site would lead to sprawl the woodland and beck to the south would mean that further sprawl beyond it would be unlikely.	
	Moderate	
Impact on Openness:	The site comprises open grassland with a complete absence of built form. The site does offer views into the wider countryside although medium distance views are partially restricted by landform and woodland.	

	Major
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	There would be opportunities to enhance the ecological value of the woodland areas and the Pity Beck Local Wildlife Site which adjoins to the south and to public rights of way which adjoin and cross the site.
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 in safeguarding the countryside from encroachment. It also plays a moderate role in checking unrestricted sprawl and preventing neighbouring towns from merging. However, it plays a low role in preserving the setting and special character of historic towns</p> <p>Sprawl: The site is connected to the settlement along only one boundary and there is therefore potential for sprawl, however the new green belt boundary would be slightly stronger than the existing one.</p> <p>Openness: The site is open and completely lacking in built form and affords views of the wider countryside.</p> <p>Boundary Strength: existing inner boundary of the green belt is weak as it is marked by fences, shrubs and garden boundaries, however the southern boundary formed by extensive woodland is stronger.</p> <p>Compensatory Improvements: There are opportunities for improvements to the rights of way network and to nearby areas of ecological value.</p>
Overall Conclusion:	Based on planning judgement the site has a moderate potential impact on the Green Belt.

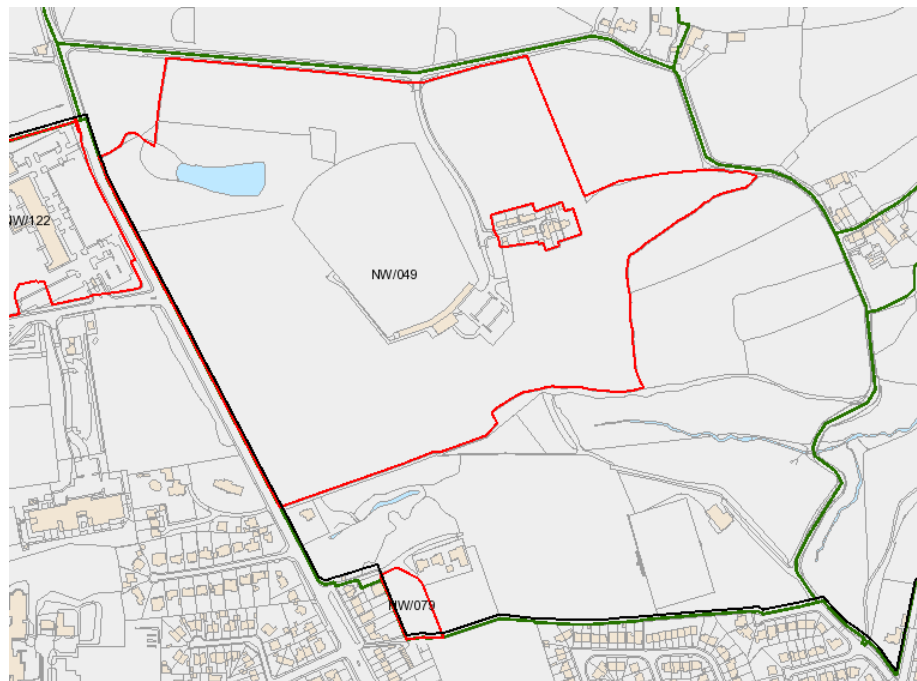
Site Specific Green Belt Assessment

Site Reference:	NW/079	Site Name:	Bingley Road, Heaton	Size (ha):	0.31
Sub Area:	Regional City of Bradford		Settlement:	Bradford NW	

Site Description:

Level site comprising area of scrubland to the rear of residential properties. The land is unused. The site forms a very part at the edge of a much larger green belt parcel which extends to the north towards Northcliffe.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):




PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	28	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 settlement / existing built up area of Bradford along two sides to the west and south which suggests a moderate impact. The existing inner green belt boundary in this location is mixed but mainly weak – it is formed on the western edge of the site by fences and shrubs marking rear gardens and is weak and lacking durability and	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 consists of a field covered by grasses and weeds with intermittent shrubs particularly on the boundaries. It has 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 and thus no such assets or the setting would be impacted by development of this site.	N/A	


to the south by shrubs and vegetation which is slightly stronger.				
Moderate	No Contribution	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 in safeguarding the countryside from encroachment and a moderate contribution to checking unrestricted sprawl; • It makes no contribution to preventing the merger of neighbouring settlements and 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>			
Boundary Strength - Existing 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 Weak: boundaries lacking in durability with some Moderate: less defensible boundary	The existing inner green belt boundary in this location is formed on the western edge of the site by fences and shrubs marking rear gardens and is weak and lacking durability and to the south by shrubs and vegetation which is 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;	Mixed - Moderate: less defensible boundary with some Strong: defensible boundary	The site’s eastern boundary is marked by trees and shrubs and is moderate and less defensible. The short northern boundary is marked by an unadopted road serving residential properties and is therefore strong.		

Entirely Undefined]		
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 settlement on two sides. It is therefore only partially contained by existing development and would not form a rounding off or consolidation of the existing physical framework of the settlement.</p> <p>However, the existing inner green belt boundary is mixed and mainly weak and a new boundary should the site be developed could be formed which is slightly stronger and moderate, particularly if existing trees at and beyond the sites eastern boundary were reinforced with further planting.</p>	
	Moderate	
Impact on Openness:	<p>There is no built form on the site however the site is not prominent or visible other than from its immediate boundaries due to its screening by existing development, trees and shrubs.</p>	
	Moderate	
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>Contributions could be made to the improvement of public rights of way to the north of the site and to woodland and areas of ecological value to the north and east.</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 in safeguarding the countryside from encroachment and a moderate role in checking unrestricted sprawl. However, it has little or no role with regards to preventing neighbouring towns from and in preserving the setting and special character of historic towns</p> <p>Sprawl: The site is connected to the settlement along two boundaries and there is therefore moderate potential for sprawl,</p>	


	<p>however the new green belt boundary could be slightly stronger than the existing one.</p> <p>Openness: The site is lacking in built form but is not prominent or visible other than from close quarters;</p> <p>Boundary Strength: existing inner boundary of the green belt is mixed but mainly weak as it is marked by garden boundaries, fences and shrubs, however eastern and northern boundaries are stronger.</p> <p>Compensatory Improvements: There are opportunities for improvements to the rights of way network and to nearby areas of ecological value.</p>
Overall Conclusion:	Based on planning judgement the site has a moderate potential impact on the Green Belt.

Isolated and Detached Site Assessment

Site Reference	Site Name	Isolated OR Detached	Comments	Map
NW/017	Wilsden Road, Sandy Lane	Isolated	Prominent fields alongside Wilsden Road outside the main urban area of either Wilsden or Sandy Lane. Steeply sloping fields which face south.	

Site Reference	Site Name	Isolated OR Detached	Comments	Map
NW/021	Wilsden Road, Sandy Lane	Isolated	Sloping fields separated by dry stone and some trees. The site is prominent and separate from the main urban area. This however would be resolved by rejoining this site to its neighbour but strong landscaping will be required to reduce the impact of any development on the wider rural environment and the world heritage site.	

The following sites have not been assessed:

Site Ref	Site name	Reason For Non Assessment	Map
NW/071	Chellow Water Treatment Works, Haworth Road, Daisy Hill	Although this site remains in the SHLAA for now it has not been assessed as Yorkshire Water have confirmed that it is not currently available for development and thus it does not form a reasonable alternative site for allocation.	
NW/093	Land behind Meadowbank Avenue. West of Canford Road, Allerton	The site forms part of a larger area with designated village green status and is not considered a reasonable alternative site for allocations.	