

Site Specific Green Belt Assessment

Site Reference:

NE/051

Site Name:

Apperley Bridge / Esholt (Former Filter Beds - Water Treatment Works)

Size (ha):

55.10

Sub Area:

Bradford NE

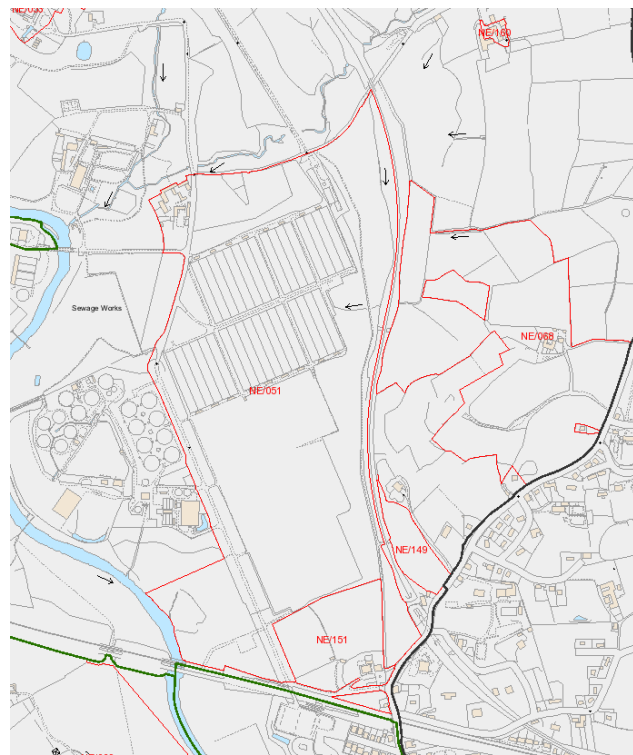
Settlement:

City of Bradford

Site Description:

The site consists of redundant sewage treatment works former filter beds together surrounding woodland and green infrastructure and a cluster of listed buildings within the extreme north west of the site as part of the Home Farm Industrial Park and Home Farm House and Cottage. The majority of the site is contained within Green Belt parcel 316 and the western edge and heritage features within Parcel 317.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Mixed	Accessibility:	Bus Stop within 400m Frequent service / Within 800m of Rail Station (Southern end)	SA Score:	
Strategic Parcel Assessment Results:					
Parcel Reference:	316/317	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 separated from the large built up area. The site essentially forms part of the wider Green Belt. As a large strategic piece of Green Belt and part of the wider Green Belt area, the site fulfils a role in checking the sprawl of the large built-up areas.	The site is separate to the built edge and within the wider Green Belt. At a macro scale there is a relatively limited distance between North East Bradford and Yeadon (broadly 1-1.5 miles) and this site is located approximately in the middle of the two settlements. The	The site consists of a significant area of PDL and the site also contains woodland and other forms of green infrastructure bounding the eastern edge of the site areas in particular, which are important features of the	The more elevated aspects of the site and of this scale may have a role in the overall setting of the historic town. The PDL area is within a valley floor environment and of lower impact.	All sites are considered to score moderately against Purpose 5.	

	Green Belt in this area (taken as a whole) plays a valuable role in preventing towns merging.	wider countryside and landscape.		
Moderate	Moderate	Moderate	Moderate	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a <u>moderate</u> role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary	The western edge of the site is broadly aligned to defensible boundaries in the form of the river edge and road network, the northern edge of the site is defined by road infrastructure and the eastern edge generally by the railway line. The southern edge of the site boundary is less defensible and is defined by the end of the filter beds and start of the field boundary for NE/151. Overall defensible at the scale of site proposed.		
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>)	Moderate: less defensible boundary	Southern edge of the site may need to be strengthened or form part of an extended development parcel.		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Yes	Extending the development envelope to include NE/151 would strengthen the southern boundary and take the site area to the existing road form.		

Potential for Sprawl:	<p>The site is generally self-contained.</p> <p>Low</p>
Impact on Openness:	<p>The site consists of low lying built form and the introduction of development will have a significant impact viewed within the valley area / immediate proximity to the site on openness in terms of visual intrusion and volume or massing.</p> <p>Major</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There are opportunities to link the site to recreation / access improvements to the wider Green Belt and scope to mitigate the impact on openness through screening, landscaping and a sensitive approach to managing scheme layout and design.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: On balance the site is considered to have a moderate impact on Green Belt purposes – generally informed by the strategic scale of the site.</p> <p>Sprawl: The site is generally self-contained and sprawl is considered very limited.</p> <p>Openness: Major impact on openness in terms of visual intrusion and introduction of built volume.</p> <p>Boundary Strength: Broadly defensible boundaries – but southern boundary is weaker.</p> <p>Compensatory Improvements: recreation / access improvements to the wider Green Belt and scope to mitigate the impact on openness through screening, landscaping and a sensitive approach to managing scheme layout and design.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a <u>moderate</u> potential impact on the Green Belt.</p>

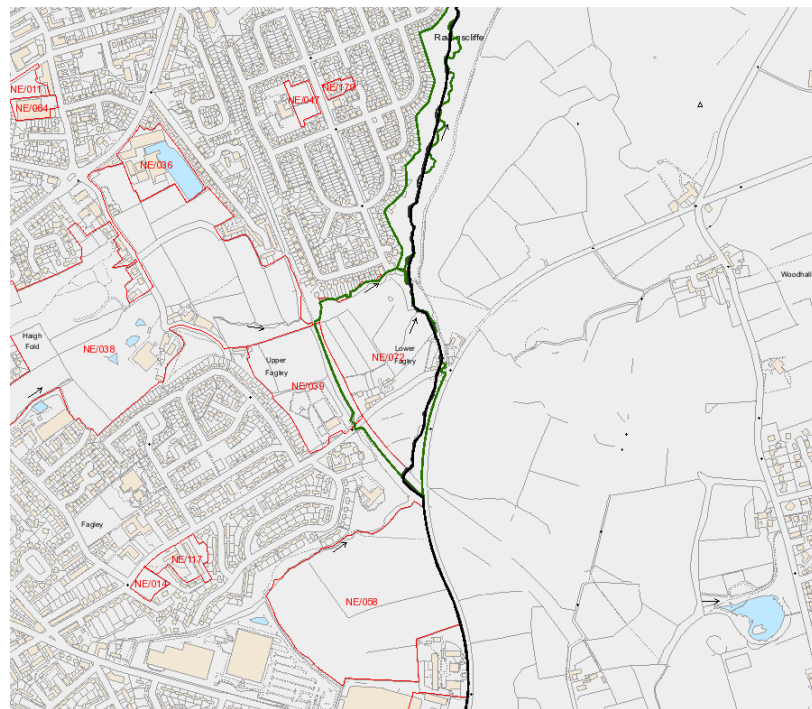
Site Specific Green Belt Assessment

Site Reference:	NE/072	Site Name:	Lower Fagley Lane, Fagley	Size (ha):	7.94
Sub Area:	Bradford NE		Settlement:	City of Bradford	

Site Description:

Majority of the site is open grazing land - used as rough grazing, with equestrian uses also evident. Site also includes farm buildings and cottages and Blue Pig Inn, plus commercial uses and a Gypsy and Traveller site. Site forms similar boundary to Green Belt parcel 59.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:		SA Score:	
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Strategic Parcel Assessment Results:

Parcel Reference:	59	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.	
While technically this large site is connected partially to the built form on one edge primarily it would essentially present sprawl in part.	Development would bring the edge of the built form closer to Western edge of Leeds BUA and potentially the visual perception of development may be a stronger feature.	The site contains built form including some commercial uses but overall generally in keeping with a countryside setting. Development would lead to significant urbanisation and loss of rural / countryside character.	The site contains a listed farmstead and the generally fulfils an open setting / vista to the Eastern edge of Bradford.	All sites are considered to score moderately against Purpose 5.	
Moderate	Moderate	Major	Moderate	Moderate	
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a <u>Moderate</u> role overall when assessed against the NPPF Green Belt purposes.				
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary	The northern edge of the site is connected to residential built form and strongly defines the edge of the settlement and start of the Green Belt. The South western edge of the			

<p>(<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>		<p>settlement is more loosely defined by residential development and a tree line / field boundary. The western edge of the site contains road infrastructure and capacity for growth.</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>Moderate: less defensible boundary</p>	<p>The new outer boundary would consist of minor road /track infrastructure and field edges reinforced by woodland. Likely to be defined as a less defensible boundary.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Yes</p>	<p>Fagley Road could be used possibly as a stronger more defensible boundary – although this is a minor road.</p>
<p>Potential for Sprawl:</p>	<p>Development growth is likely to be linked to the road infrastructure which presents a finger of development into the Green Belt – although it is partly bounded.</p> <p>Moderate</p>	
<p>Impact on Openness:</p>	<p>Elevated in part – development on this site would lead to a significant impact on openness both in terms of volume and view / vista.</p> <p>Major</p>	

Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There may be opportunities to improve access and leisure routes within this area of Green Belt.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: Assessed overall as making a moderate contribution to the Green Belt in terms of a functions with major contribution towards safeguarding the countryside.</p> <p>Sprawl: Party bounded site but only at scale – would introduce a fairly significant incursion into the Green Belt.</p> <p>Openness: Would introduce significant urbanisation and loss of openness – due to volume and vista / perception.</p> <p>Boundary Strength: Move from one less defensible boundary to another.</p> <p>Compensatory Improvements: Scope for environmental improvements, and improved access for recreation / leisure.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a <u>moderate</u> potential impact on the Green Belt.</p>

Site Specific Green Belt Assessment

Site Reference:

NE/140

Site Name:

Land East of Harrogate Road, Greengates

Size (ha):

1.00

Sub Area:

Bradford NE

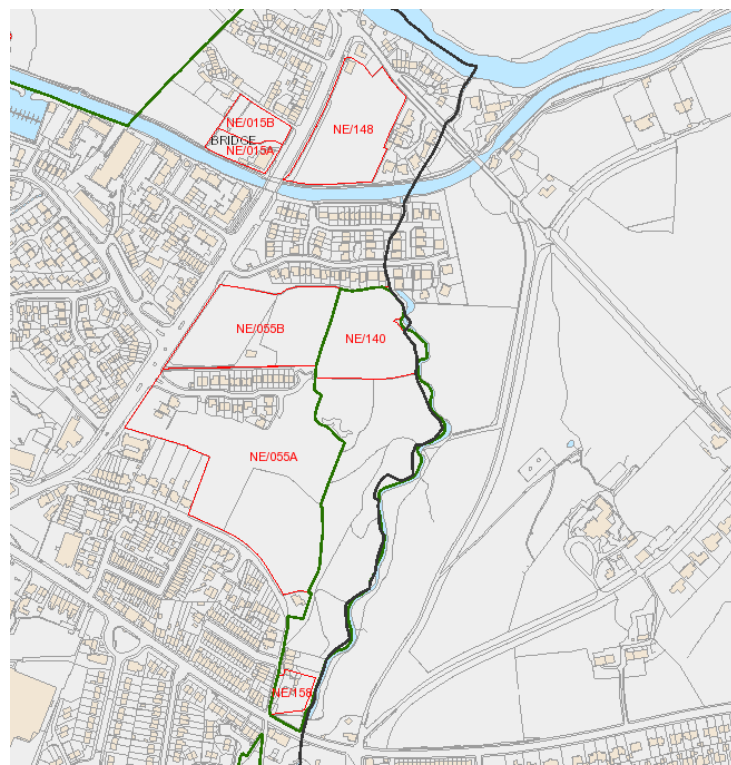
Settlement:

City of Bradford

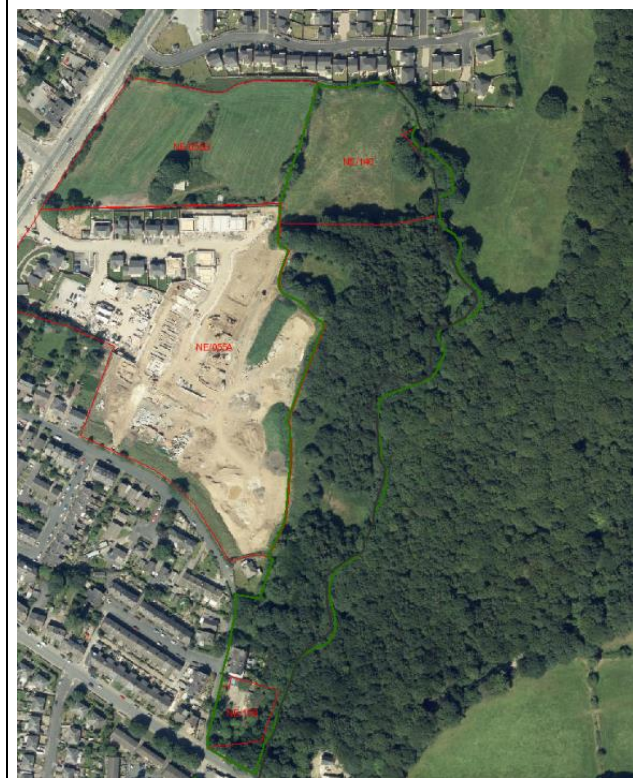
Site Description:

- Single field east of NE/055B contained by woodland to the south and east with housing bounding the northern edge of the site. Carr Beck also forms a defined watercourse feature to the eastern edge of the site. The site is located within Green Belt parcel 61 which is a narrow linear parcel stretching from Carr Bottom Road / A657 in the south to Providence Avenue to the north. The Carr Beck broadly provides the eastern edge to the parcel. The site slopes steeply towards the east.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	Not on high frequency bus route. Bus stops adjacent to the site providing hourly services. Nearest rail station Apperley Bridge is circa 900m away.	SA Score:	
Strategic Parcel Assessment Results:					
Parcel Reference:	61	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	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 built-up area to the north with development proposed (although not constructed) to the west.	Development would not necessarily lead to a weaker defensible boundary and increase the likelihood of towns merging. The physical	The site is predominately an agricultural field landscape and part of the open countryside and therefore fulfils a role in safeguarding	The northern perimeter is adjacent to the Leeds Liverpool Canal Conservation Area, which forms part of the overall character to the settlement. The site is	All sites are considered to score moderately against Purpose 5.	

	reduction in the gap is limited in scale.	the countryside from encroachment.	however relatively contained.	
Moderate	Low	Major	Moderate	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a <u>moderate</u> role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Weak: boundaries lacking in durability	The existing inner western boundary consists of hedgerow / field 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>)	Moderate: less defensible boundary	Eastern new boundary edge would be fixed against treeline and beck feature.		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	No	The natural beck feature provides a defined edge to the parcel and any defined development edge. The practicalities of development are likely to involve strengthening the eastern edge of the site through landscaping / planting and to avoid any risk of flooding.		

Potential for Sprawl:	<p>The site is relatively well contained and bounded to the north with residential development and the likelihood of development to the west. The eastern outer boundary of the site would also be stronger than the current inner boundary.</p> <p>Moderate</p>
Impact on Openness:	<p>Development would have a clear urbanising impact on the site. It would reduce open views through the parcel although this is obscured slightly by the current boundary to NE55/B and woodland provides an edge to the site visually.</p> <p>Major</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>Opportunities to strengthen the eastern edge of site through landscape and planting. The integration of GI through the development may help soften the impact of physical form on the wider landscape.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs an overall moderate role against the Green Belt purposes.</p> <p>Sprawl: The site is relatively contained and linked to development options to the west – its capacity to facilitate sprawl is limited by establishing a stronger Green Belt boundary to the east.</p> <p>Openness: The site is a single field and countryside and development will have an urbanising impact and reduce openness when viewed at a site level.</p> <p>Boundary Strength: The new eastern boundary would present a stronger boundary (although less defensible) against the current weak inner boundary (field boundary).</p> <p>Compensatory Improvements: New landscaping and planting to the east of the site and integration of green infrastructure where practical.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a <u>moderate</u> potential impact on the Green Belt.</p>

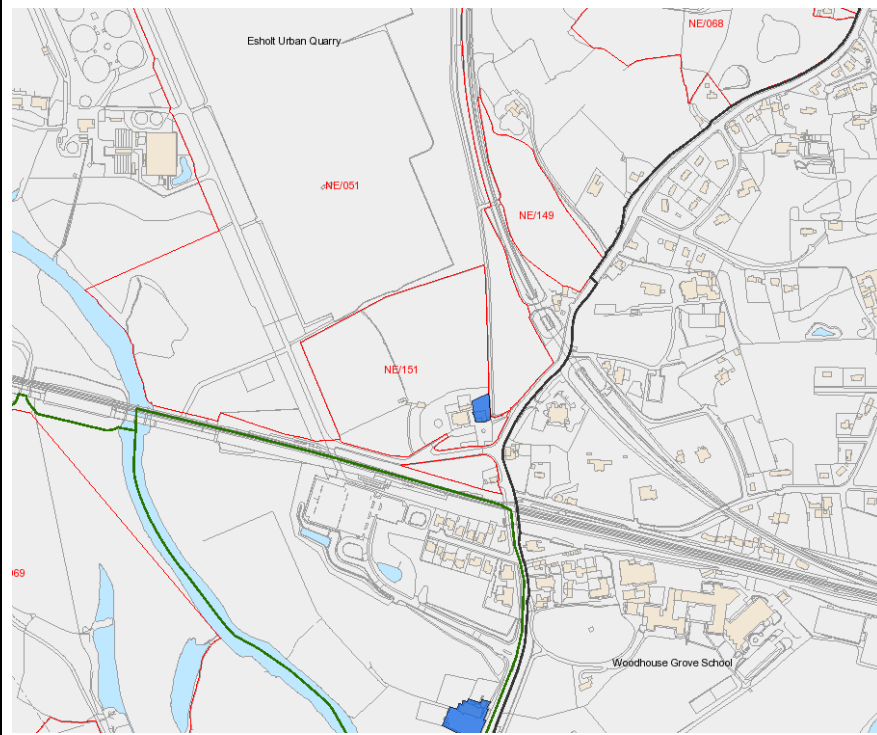
Site Specific Green Belt Assessment

Site Reference:	NE/151	Site Name:	Walkhill Farm, Apperley Lane	Size (ha):	4.94
Sub Area:	Bradford NE	Settlement:	City of Bradford		

Site Description:

Green Field site with prominent listed farm building on edge of The Avenue / Apperley Lane (A658). Site is partially screened but with elevated open aspect to the west and consists primarily of fields linked to the farmhouse and a small triangle of land (mainly garden land) with gatehouse style dwelling to the south of the main site.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	Bus Stop within 400m Frequent service / Within 800m of Rail Station	SA Score:	
Strategic Parcel Assessment Results:					
Parcel Reference:	315 & 316	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 separated from the large built up area. The railway line potentially presents a strong boundary but the site would be essentially inset in the Green Belt with the northern boundary of the site (field boundary) relatively weak. As part of the wider Green	The site is separate to the built edge and within the wider Green Belt. Development may present a limited perception of reducing the gap between built forms. As part of the wider Green Belt the site provides a role in preventing merging.	The eastern boundary of the site is fairly urbanised in character but open and agricultural across the majority of the site. The site provides a role as part of the wider Green Belt in safeguarding the countryside from encroachment.	The more elevated aspects of the parcel may have a role in the overall setting of the historic town.	All sites are considered to score moderately against Purpose 5.	

Belt the site fulfils a role in checking the sprawl of the large built-up areas.				
Moderate	Moderate	Moderate	Moderate	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a <u>Moderate</u> role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary	Southern, western and eastern edges of the site relatively strongly defined with northern edge of site weaker with less defensible 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>)	Moderate: less defensible boundary	Northern boundary is relatively weak and consist primarily of field edge.		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	No	Site boundary is logical and is split across two Green Belt parcels.		

Potential for Sprawl:	<p>Limited risk mainly associated with connectivity to road infrastructure.</p> <p>Low</p>
Impact on Openness:	<p>Development of the site both in terms of introduction of built form within the Green Belt and potential loss of the perception of openness may be reasonably significant.</p> <p>Major</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There may be opportunities to introduce improved recreational access through part of the site linked to the wider area and landscape, together with enhanced landscaping in more exposed aspects of the site.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: Moderate impact overall on Green Belt purposes.</p> <p>Sprawl: Relatively low risk of sprawl with limited connectivity to road frontage.</p> <p>Openness: Major impact on openness in terms of visual intrusion and introduction of built volume.</p> <p>Boundary Strength: Broadly defensible boundaries – but northern boundary is weaker.</p> <p>Compensatory Improvements: Possible recreational links and landscaping for screening.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a <u>moderate</u> potential impact on the Green Belt.</p>

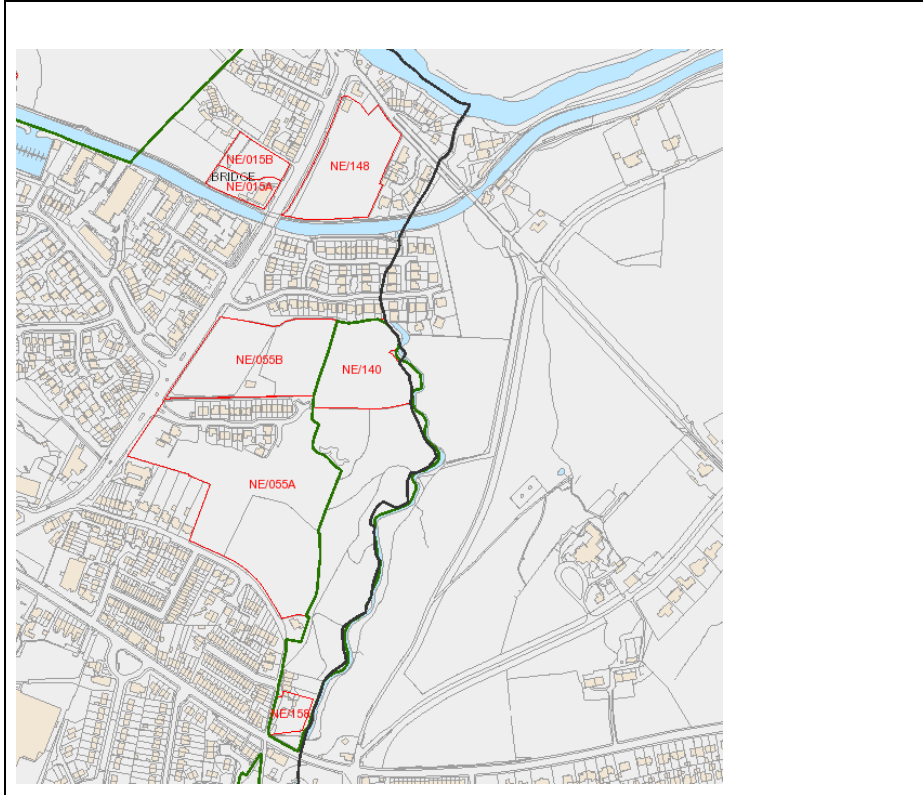
Site Specific Green Belt Assessment

Site Reference:	NE/158	Site Name:	Carr Bottom Road	Size (ha):	0.20
Sub Area:	Bradford NE	Settlement:	City of Bradford		

Site Description:

Garden land in the Green Belt adjoining the urban area with narrow access. Site contains other buildings / structures. The overall site also contains woodland / planting.

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



PDL Status:	Greenfield	Accessibility:		SA Score:	
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Strategic Parcel Assessment Results:				
Parcel Reference:	61	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	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 bounded to the north and west by residential built form, together with road frontage to the south. The eastern boundary is less defensible but not weak.	The reduction in the gap would be very minor in terms of physical space but is within very close proximity to Calverley and therefore the Green Belt in this location plays an important role in maintaining separation between settlements.	The site consists of garden land with various built structures and not necessarily of a 'countryside' character, although it does feature trees and vegetation. The degree of encroachment would be minor.	The site is limited in scale and situated some distance from conservation area features.	All sites are considered to score moderately against Purpose 5.
Low	Major	Low	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a <u>moderate</u> role overall when assessed against the NPPF Green Belt purposes.			

<p>Boundary Strength - Existing (inner) Boundary: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)</p>	<p>Strong: defensible boundary</p>	<p>The inner boundary is formed by Carr Bottom Road and is generally considered a durable and recognisable feature.</p>
<p>Boundary Strength – Potential new boundary (based on the full extent of the site): (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)</p>	<p>Moderate: less defensible boundary</p>	<p>The eastern outer boundary would consist of the Carr Beck and existing woodland which is considered a less defensible boundary.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)</p>	<p>No</p>	<p>The natural beck feature would provide a defined edge to the site, although this is obscured by the trees / planting in the area.</p>
<p>Potential for Sprawl:</p>	<p>The site is heavily bounded to the north, south with a less defensible boundary to east.</p> <p>Low</p>	
<p>Impact on Openness:</p>	<p>The site is garden land and already consists of structures with an urbanising character.</p> <p>Low</p>	

Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>Limited options for compensatory measures due to site size.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: Moderate overall with the most significant Green Belt impact considered in relation to risk of merging at a very narrow point in the overall Green Belt area between Bradford North East and Calverley.</p> <p>Sprawl: Highly contained - unlikely to have major sprawl impact.</p> <p>Openness: Features built form in part – unlikely to have a major impact on Green Belt openness.</p> <p>Boundary Strength: Would entail moving from a strong durable boundary to less defensible boundary.</p> <p>Compensatory Improvements: None noted</p>
Overall Conclusion:	<p>Based on planning judgement the site has a <u>Low</u> potential impact on <i>the</i> Green Belt.</p>