

CHAPTER 13

Controlling Development

In the Green Belt

13.0 Introduction

- 13.1 Within the Green Belt there is a general presumption against inappropriate development and a requirement that proposals will not harm the distinctive identity of Bradford's countryside. The Council will therefore only support developments which accord with those UDP Policies relating to development in the Green Belt (Policies GB1 to GB6A), with preference being given to proposals which would help to maintain the quality and distinctiveness of the countryside.
- 13.2 The following policies set down basic principles to strictly control development in the Green Belt within the guidelines set by Planning Policy Guidance Note 2, (Revised) Green Belts (PPG2) in order to ensure that the objectives of the Green Belt listed above are achieved.
- 13.3 In addition the Council is currently reviewing its Supplementary Planning Guidance on "Development in the Green Belt and Other Rural Areas". This will provide additional detailed guidance, expanding on the basic principles set down in Policies GB1-GB6A below, dealing in particular with matters such as design, siting and materials.

Policy GB1

EXCEPT IN VERY SPECIAL CIRCUMSTANCES, PLANNING PERMISSION WILL NOT BE GIVEN WITHIN THE GREEN BELT AS DEFINED ON THE PROPOSALS MAPS FOR THE CONSTRUCTION OF NEW BUILDINGS FOR PURPOSES OTHER THAN AGRICULTURE AND FORESTRY, ESSENTIAL FACILITIES FOR OUTDOOR SPORT AND OUTDOOR RECREATION, CEMETERIES OR FOR OTHER USES OF LAND WHICH PRESERVE THE OPENNESS OF THE GREEN BELT AND WHICH DO NOT CONFLICT WITH THE PURPOSES OF INCLUDING LAND IN IT.

- 13.4 It will be for applicants to demonstrate that very special circumstances exist to justify uses other than those set out in Policy GB1.

New Buildings

- 13.5 Under Policy GB1 certain new buildings may be acceptable in principle in the Green Belt. However, Government guidance states that it is important that new development should not injure the visual amenities of the Green Belt. To ensure this the following policy will apply:

Policy GB2

WITHIN THE GREEN BELT, NEW BUILDINGS WHICH MAY BE ACCEPTABLE IN PRINCIPLE SHOULD BE SITED SO THAT THEY RELATE CLOSELY TO EXISTING BUILDINGS, OR, WHERE THEIR FUNCTIONAL REQUIREMENTS DEMAND OTHERWISE, IN AN UNOBTRUSIVE POSITION WITHIN THE LANDSCAPE. WHERE APPROPRIATE, ADDITIONAL TREE PLANTING AND LANDSCAPING SHOULD BE INCLUDED TO FURTHER REDUCE THE IMPACT OF THE BUILDINGS.

Infill

- 13.6 In the Green Belt there are often gaps within existing settlements or within groups of existing buildings where a strictly limited amount of new building could occur without resulting in any encroachment of development into open countryside and without conflicting with other objectives of the Green Belt. It is important however that such development is strictly controlled.
- 13.7 To ensure infill development is strictly controlled, the following policy will apply:

Policy GB3

WITHIN THE SETTLEMENTS LISTED BELOW AND WASHED OVER BY THE GREEN BELT PLANNING PERMISSION WILL ONLY BE GRANTED FOR INFILLING PROVIDED THAT:

- (1) IT FALLS WITHIN THE INFILL BOUNDARY OF THE SETTLEMENT, AS DEFINED ON THE PROPOSAL MAP
- (2) IT FILLS A SMALL GAP IN A SMALL GROUP OF BUILDINGS;
- (3) IT IS RELATED TO THE SCALE OF THE SETTLEMENT AND DOES NOT ADVERSELY AFFECT THE CHARACTER OF THE SETTLEMENT OR ITS SURROUNDINGS.

IT WOULD NOT RESULT IN THE LOSS OF OPEN SPACE WHICH IS IMPORTANT TO THE CHARACTER, VISUAL AMENITY AND LOCAL IDENTITY OF THE SETTLEMENT

PROPOSALS FOR THE EXTENSION OF THE LISTED SETTLEMENTS WILL NOT BE PERMITTED.

SETTLEMENTS WHERE THIS POLICY APPLIES ARE:-

BRUNTHWAITE
DENHOLME GATE
ESHOLT
GOOSE EYE
HAINWORTH
HARECROFT
KEELHAM
LAYCOCK
MICKLETHWAITE
STANBURY
TONG

- 13.8 Infill will only be allowed within the boundaries identified on the proposals map for each of the named settlements, subject to compliance with the other three considerations

- 13.9 For the purpose of this policy an 'infill' site is a small gap in a small group of buildings, normally sufficient for example for only one dwelling, which is bounded by buildings on at least two sides. Where small areas of open land within recognised settlements make an important contribution to the character of the settlements, infilling will not be permitted.
- 13.10 The policy recognises that there are important green spaces within the settlements, which are often too small to identify on the plan but should be safeguarded from infill.
- 13.11 Limited Affordable Housing for local community needs may be acceptable according to PPG2 and Annex B of PPG3 'Housing'. Such development will only be allowed where it accords with H10.

Conversions/Change of Use

- 13.12 As a result primarily of changes in the practice and economics of farming there are likely to be a number of substantial and attractive agricultural buildings which, during the lifetime of the Plan, may no longer be needed for agricultural purposes. These buildings could fall into disrepair if not put to some alternative use.
- 13.13 PPG2 encourages the appropriate re-use of such buildings in order to help diversify the rural economy. Therefore where a building is of permanent and substantial construction and capable of conversion without major or complete reconstruction:

Policy GB4

PLANNING PERMISSION FOR THE CONVERSION OR CHANGE OF USE OF BUILDINGS IN THE GREEN BELT WILL BE GRANTED WHERE THE PROPOSAL SATISFIES ALL OF THE FOLLOWING CRITERIA:

- (1) IT DOES NOT HAVE A MATERIALLY GREATER IMPACT THAN THE PRESENT USE ON THE OPENNESS OF THE GREEN BELT AND THE PURPOSES OF INCLUDING LAND IN IT;
- (2) IT DOES NOT ADVERSELY AFFECT THE CHARACTER OF THE BUILDING AND ITS SURROUNDINGS;
- (3) IT DOES NOT INVOLVE THE COMPLETE OR SUBSTANTIAL REBUILDING OF THE BUILDING;
- (4) IT INVOLVES ONLY MINOR CHANGES TO THE ORIGINAL BUILDING AND THE VOLUME, FORM AND MATERIALS OF THE BUILDING REMAIN SUBSTANTIALLY THE SAME;
- (5) THE DEVELOPER ENSURES THAT ALL INFRASTRUCTURE CONSTRAINTS ARE ADEQUATELY OVERCOME WITHOUT ADVERSELY AFFECTING THE CHARACTER OF THE GREEN BELT;

- (6) IT DOES NOT LEAD TO PRESSURES FOR ADDITIONAL FARM OR OTHER BUILDINGS TO REPLACE THOSE WHICH HAVE BEEN CONVERTED TO OTHER USES.
- 13.14 Proposals which may involve the extension of converted buildings, will be critically assessed against Policy GB5 to ensure that they do not detract from the character of the building.
- 13.15 Particular infrastructure concerns, which could affect the character of the Green Belt include the means of access and provision of public utilities.
- 13.16 Where the proposal is for the conversion of a building, which forms an integral part of a group of buildings, it must ensure that the character of the group as a whole as well as the actual building is not harmed.
- 13.17 When considering proposals for the reuse of agricultural buildings for non-agricultural purposes, the Council will consider whether the proliferation of farm buildings constructed under permitted development rights could have a seriously detrimental effect on the openness of the Green Belt. In such situations the Council will determine, with reference to the guidance in Annex D paragraph 2 of PPG2, whether it would be appropriate to impose a condition withdrawing their right for new farm buildings in respect of that particular agricultural unit or holding.
- 13.18 Proposals for the conversion of buildings to residential use will be treated with particular caution as they can often have an unacceptably detrimental effect on both the character of the building and on the surrounding countryside (particularly through the creation of a residential curtilage). This is particularly the case with isolated buildings in the open countryside, and hence in appropriate circumstances, the Council will withdraw residential permitted development rights from rural buildings when granting planning permission for residential conversion.
- 13.19 Proposals for the conversion of listed buildings will also be assessed against Policy BH1 and BH4.
- 13.19a *Protected species (for example bats) may occupy former agricultural or other buildings in the Green Belt. Therefore it is important that developers carry out an ecological appraisal to determine whether the development would affect a protected species (see policy NE11). Where the development is likely to affect a protected species the proposal will be assessed against policy NE10.***

Extensions

- 13.20 There are many existing dwellings within the Green Belt which occupiers, in response to their changing requirements, may wish to extend or alter. Whilst the extension or alteration of dwellings within the Green Belt may be acceptable in principle, proposals will be strictly controlled to ensure that they do not detract in any way from the character of the Green Belt or of the original dwelling.

Policy GB5

PLANNING PERMISSION FOR THE EXTENSION AND/OR ALTERATION OF DWELLINGS WITHIN THE GREEN BELT WILL NOT BE GRANTED UNLESS THE PROPOSAL SATISFIES ALL OF THE FOLLOWING CRITERIA:

- (1) IT DOES NOT ADVERSELY AFFECT THE CHARACTER OF THE GREEN BELT;
- (2) IT DOES NOT ADVERSELY AFFECT THE CHARACTER OF THE ORIGINAL DWELLING AND ANY ADJACENT BUILDINGS;
- (3) *IT* DOES NOT RESULT IN DISPROPORTIONATE ADDITIONS OVER AND ABOVE THE SIZE OF THE DWELLING AS ORIGINALLY BUILT.

13.21 The design and detailing of the extension/alteration should be in character with the dwelling as originally constructed and adjacent buildings. Particular attention will be paid to proposals for extensions to dwellings which have already been extended and extensions should be limited to what is necessary to provide a reasonable degree of domestic accommodation.

13.22 Wherever possible dwellings should be extended into an adjoining building, rather than involve the construction of new ones.

13.23 Proposals for extensions to listed buildings will also have to satisfy Policy BH4.

Replacement Dwellings in the Green Belt

13.24 PPG2 allows for the replacement of existing dwellings in the Green Belt, providing the new dwelling is not materially larger than the dwelling it replaces. In order to be acceptable, great care will be required to ensure that the replacement dwelling would not have a greater impact on the openness or the purposes of the Green Belt than the dwelling replaced. Therefore:

Policy GB6

PLANNING PERMISSION FOR THE REPLACEMENT OF DWELLINGS WITHIN THE GREEN BELT WILL ~~[Delete: BE PERMITTED PROVIDED THAT]~~ **ONLY BE PERMITTED IF** THE PROPOSAL SATISFIES ALL OF THE FOLLOWING CRITERIA:

- (1) THE REPLACEMENT DWELLING AND ANY ~~[Delete: CURTAILAGE]~~ **CURTILAGE** DEVELOPMENT WOULD HAVE NO GREATER IMPACT IN TERMS OF HEIGHT, SITING OR SITE COVERAGE THAN THE EXISTING DWELLING AND ITS ASSOCIATED CURTAILAGE DEVELOPMENT;
- (2) THE PROPOSED REPLACEMENT DWELLING AND ASSOCIATED WORKS WOULD MAINTAIN OR ENHANCE THE OPEN CHARACTER AND APPEARANCE OF THE LOCALITY;

- (3) THE EXISTING DWELLING HOUSE IS CAPABLE OF USE IN ITS PRESENT STATE AND HAS NOT BECOME SO DERELICT THAT IT COULD ONLY BE BROUGHT BACK INTO USE WITH COMPLETE OR SUBSTANTIAL RECONSTRUCTION;
- (4) USE OF THE EXISTING BUILDING AS A DWELLING HOUSE HAS PLANNING PERMISSION, HAS BEEN GRANTED A CERTIFICATE OF LAWFUL USE, AND THE USE HAS NOT BEEN ABANDONED.
- 13.25 In order to be acceptable, great care will be required to ensure that the replacement dwelling would not have a greater impact on the openness or the purposes of the Green Belt than the dwelling replaced. Consideration will be given to the siting of the replacement dwelling in the local landscape and its impact on the openness of the Green Belt.
- 13.26 The original dwelling should also be of permanent and substantial construction. The replacement of a listed residential building is subject to policy BH2, which only allows demolition of a listed building in exceptional circumstances.

Major Developed Sites

- 13.27 PPG2 states that Green Belts can contain some major developed sites such as factories, hospitals, **water/sewage treatment works** and educational establishments. These substantial sites may be in continuing use or be redundant. Limited infilling or redevelopment of major existing developed sites identified in an adopted development plan, which meet the criteria in paragraphs C3 or C4 of Annex C of PPG2 (Revised), is appropriate development. These sites remain subject to development control policy for Green Belt and the Green Belt notation is washed over them.

[Delete:

- 13.28 **The Council has carried out a comprehensive survey to identify any major developed sites within the District. Only one site, Scalebor park Hospital, Burley-In-Wharfedale, has been identified in the context of Annex C of PPG2 as a major developed site in the plan. S/GB7 in the Shipley proposal report sets out the requirements to be met for any future redevelopment of this site.]**

13.27a PPG2 recognises that there are advantages to permitting limited development at major developed sites within the Green belt provided the development does not prejudice the Green function of the Green belt or the purposes of including land in it. Where the site is continuing use limited infilling may help to secure jobs and prosperity without further prejudicing the Green Belt. Similarly the complete or partial redevelopment of these sites may offer the opportunity for environmental improvement without adding to their impact on the openness of the Green Belt.

13.27b The Council has carried out an assessment of potential sites, which could be identified as major developed sites within the district. A total of three sites have been identified. The test of whether a site was considered major is based upon a guideline of a minimum of 5ha existing developed area (includes buildings, structures, hardstanding and circulation space between

buildings). The extent of the existing developed portion of each site is shown on the proposal map. The identification of these sites offers a greater degree of flexibility within the Green belt for limited infilling or redevelopment which meet the criteria, provided the proposals are for the preferred use specified in the policy. All of the sites are in current use as water treatment or waste water treatment works. All of the identified sites are expected to continued in their existing use within the plan period and have been identified in order to facilitate this continuing use.

Policy GB6A

THE FOLLOWING MAJOR DEVELOPED SITES HAVE BEEN IDENTIFIED WITHIN THE GREEN BELT AND ARE SHOWN ON THE PROPOSALS MAP:

Site	Preferred Use
Chellow Heights	Water treatment operations
Esholt	Waste water treatment operations
Marley	Waste water treatment operations

ON THESE SITES LIMITED INFILLING FOR THE PREFERRED USE WITHIN THE PRESENT EXTENT OF DEVELOPMENT WILL BE PERMITTED PROVIDING :

- (1) IT HAS NO GREATER IMPACT ON THE PURPOSES OF INCLUDING LAND IN THE GREEN BELT THAN THE EXISTING DEVELOPMENT;**
- (2) IT DOES NOT EXCEED THE HEIGHT OF THE EXISTING BUILDINGS; AND**
- (3) IT DOES NOT LEAD TO A MAJOR INCREASE IN THE DEVELOPED PORTION OF THE SITE.**

REDEVELOPMENT OF THE SITES (OR PART OF THE SITES) FOR THE PREFERRED USE WILL BE PERMITTED PROVIDING

- (4) IT HAS NO GREATER IMPACT THAN THE EXISITNG DEVELOPMENT ON THE OPENNESS O FTHE GREEN BELT AND THE PURPOSES OF INCLUDING LAND IN IT, AND WHERE POSSIBLE HAVE LESS;**
- (5) IT CONTRIBUTES TO THE ACHIEVEMTN OF THE OBJECTIVES FOR THE USE OF LAND IN GREEN BELTS;**
- (6) IT DOES NOT EXCEED THE HEIGHT OF THE EXISTING BUILDINGS; AND**
- (7) THE REDEVELOPMENT WOULD NOT OCCUPY A LARGER AREA OF THE SITE THAN THE EXISTING BUILDINGS, UNLESS THIS WOULD ACHIEVE A REDUCTION IN HEIGHT WHICH WOULD PROVIDE A NET BENEFIT TO VISUAL AMENITY.**

13.27c *Infilling under this policy means the filling of small gaps between built development*

13.27d *The relevant area for the purposes of D) is the aggregate ground floor area of the existing buildings (the footprint), excluding temporary buildings, open spaces with direct external access between wings of a building, and areas of hardstanding. The character and dispersal of proposed redevelopment will need to be considered as well as its footprint. Additionally, the site should be considered as a whole, whether or not all the buildings are to be redeveloped.*