

Subject Bradford Green Belt Selective Review

Date 11 November 2019

Job No/Ref

268100-00

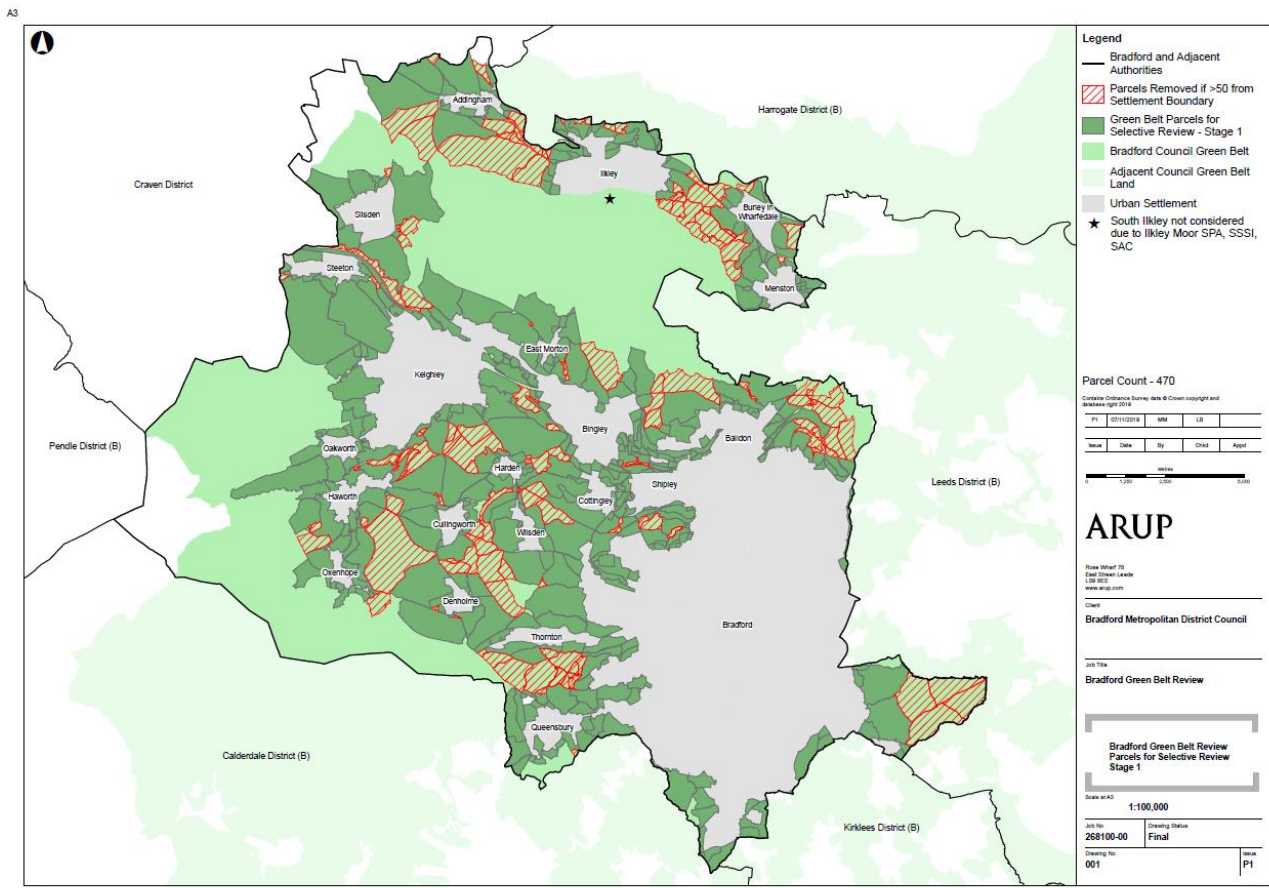
1 Bradford Green Belt Selective Review: Methodology Update Note (November 2019)

1.1 Introduction

Arup was asked to carry out a peer review of CBMDC Green Belt methodology. An advice note was issued to the Council on 27 July 2019. As a result of the application of the method and feedback from CBMDC, the following note has been prepared to provide details of changes and points of clarification.

1.2 Map Updates

The following maps need to be updated in Figures 3.1 (Parcel Identification) and 3.2 (Stage 2 Initial Sift).

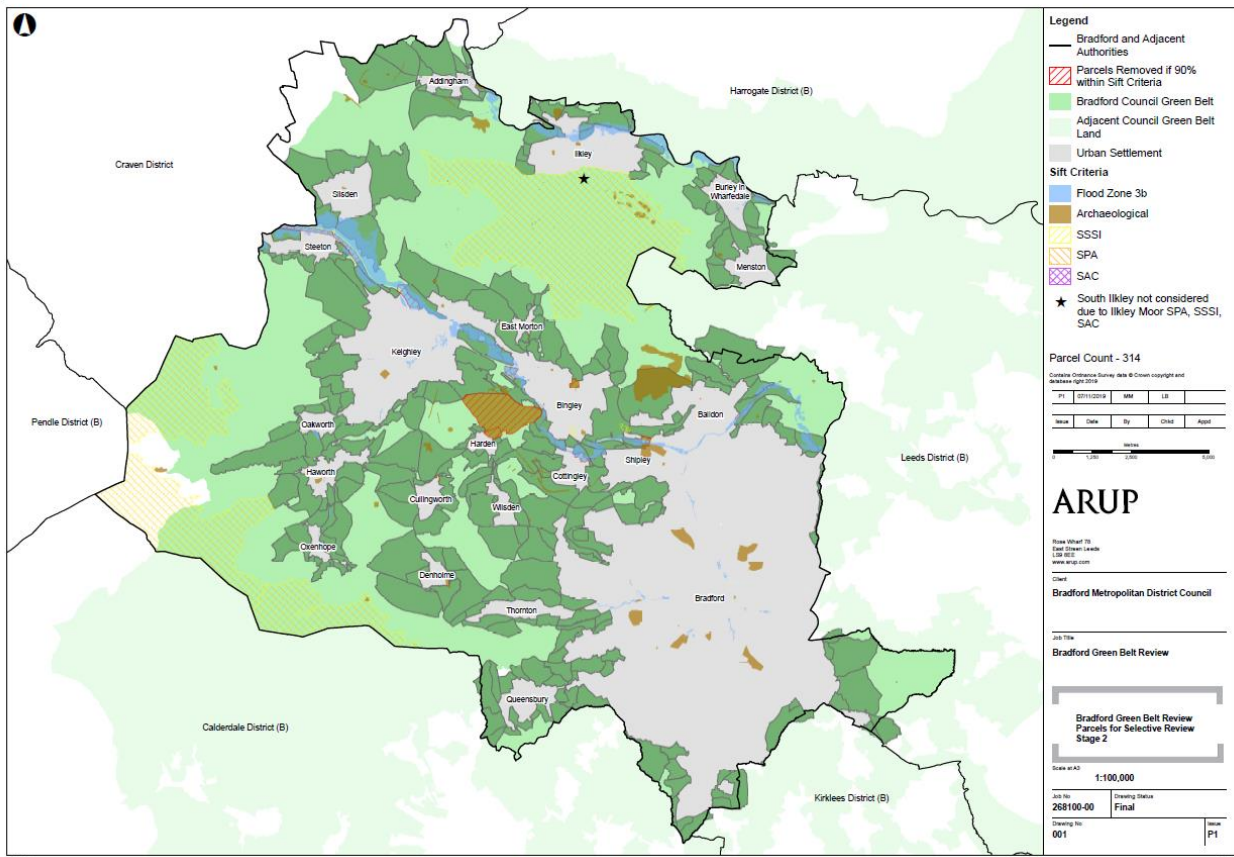


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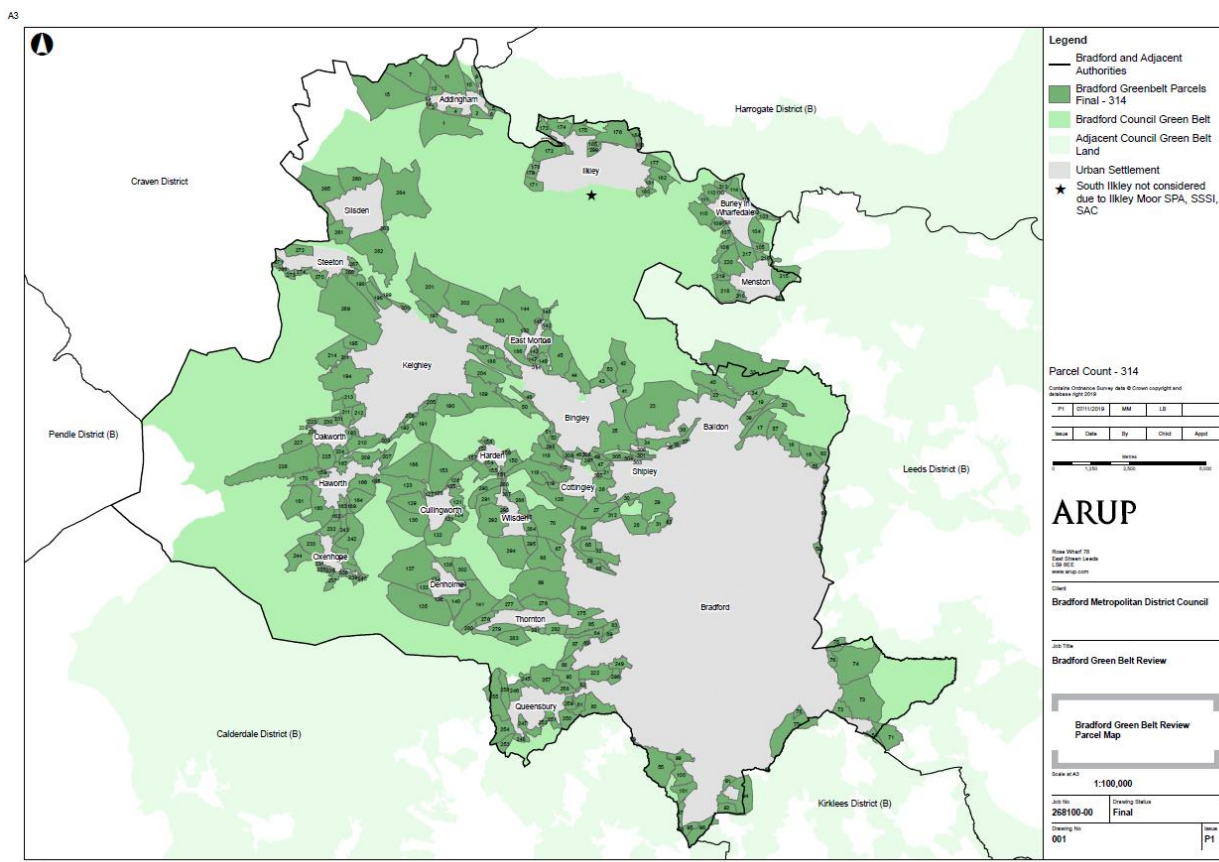


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A final Parcel Plan has also been included which CBMDC may wish to add to the methodology.



1.3 Methodology Changes and Clarification

Topic	June 2019 Methodology Paper: Section / Paragraph Ref	Change / Clarification Details
Parcel Definition	Section 3, paragraph 3.3	Parcels will be included where the inner boundary is up to 50m away from the inset settlement edge. This ensures there is a sufficient buffer around each inset settlement to assess the Green Belt taking account of sustainable patterns of development.
Boundary Definition	Section 3, paragraph 3.34, table 3.2 'Boundaries'	The boundary definition now includes viaducts as a less defensible boundary.
Boundary Definition	Section 3, new paragraph after paragraph 3.4	Where possible parcels have been defined using defensible boundaries. There are some instances where a boundary which is less defensible or lacking in durability has been used to allow for the creation of a parcel of a reasonable scale for

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Topic	June 2019 Methodology Paper: Section / Paragraph Ref	Change / Clarification Details
		assessment. The approach recognises that in these cases new development could form a more defensible boundary.
Bradford District – Towns Definition	Section 3, table 3.3 Neighbouring Towns	<p>For the purposes of the study:</p> <ul style="list-style-type: none"> • Riddlesden is considered part of Keighley; • Cross Roads is considered part of Haworth; and • Mountain is considered part of Queensbury. <p>(See amended table 3.3 below).</p>
Neighbouring Local Authorities – Towns Definition	Section 3, table 3.4	<p>Calverley, Drighlington, Shelf and Northowram are identified as Local Centres and for purpose 2 they are assessed as inset towns within the Green Belt.</p> <p>(See amended table 3.4 below).</p>
Purpose 2 – Washed over settlements	Section 3, new sub-heading ‘washed over settlements’ and paragraph after table 3.3	<p>Where a parcel forms a gap between an inset town and a washed over settlement, this is noted in Purpose 2 Criteria 1 and Criteria 3.</p> <p>The inclusion of the washed over settlement does not influence the assessment findings as it is not defined as a town and is not applicable for the Purpose 2 criteria ‘to prevent neighbouring towns from merging into one another’.</p>
Purpose 2 Criteria 1	Table 3.5: Purpose 2 Assessment Criteria	<p>Add the following additional questions to Criteria 1:</p> <ul style="list-style-type: none"> • Is the parcel located in a gap between two defined towns? • Is the parcel located in a gap between a defined town and a washed over settlement? • Is the parcel located in a gap between a defined town and a town within a neighbouring authority? <p><i>Note to CBMDC:</i></p> <p><i>The assessment remains the same whereby the parcel makes no contribution if it goes not form any gap between towns.</i></p>
Purpose 2 - general	Section 3, new paragraph after paragraph 3.38	<p>In some cases, a parcel may form a gap between the same settlement. Whilst this is noted in purpose 2 it is not factored into the assessment as it does not meet the criteria specified</p>

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Topic	June 2019 Methodology Paper: Section / Paragraph Ref	Change / Clarification Details
		for Purpose 2 'to prevent neighbouring towns from merging into one another'.
Purpose 2, Criteria 4: Ribbon Development	Section 3, table 3.5	<p>Amend table 3.5, criteria 4 – no contribution.</p> <p>Use the relevant description -</p> <p>There are no opportunities for ribbon development to occur along a road towards a neighbouring identified in Purpose 2 Criteria 3.</p> <p>There is no road connecting this parcel to a neighbouring town identified in Purpose 2 Criteria 3.</p> <p>Ribbon development does not go beyond the extent of the neighbouring town towards a neighbouring town identified in Purpose 2 Criteria 3.</p> <p>An infrastructure boundary is in place to stop ribboning occurring, which would mean development could not ribbon beyond the extent of the neighbouring town towards a neighbouring town identified in Purpose 2 Criteria 3.</p>
Purpose 2, Criteria 4: Ribbon Development	Section 3, paragraph 3.48	<p>Amend paragraph 3.48:</p> <p>Parcels will be assessed against whether the current Green Belt boundary restricts 'Ribbon' development <i>along roads which form part of the parcel boundary; where the roads form a direct link between neighbouring towns</i>. Using this methodology.....</p>
Purpose 3, Criteria 1	Section 3, paragraph 4.43	Non-rural uses include residential dwellings, business premises, cemeteries, gypsy and traveller sites and golf courses.
Purpose 3, Criteria 2	Section 3, table 3.6	<p>Update Criteria 2:</p> <p>Major: The parcel has less than 3.0% built form and / or the built form has rural uses.</p> <p>Moderate: The parcel has between 3.1% and 6.0% built form which is a mix of rural and non-rural uses.</p> <p>Low: The parcel is characterised by non-rural land uses with over 6.1% built form.</p>
Purpose 3, Criteria 2	Section 3, paragraph 3.55	<p>Update to paragraph 3.55:</p> <p>The built form percentage takes into account buildings and hardstanding and is based on an average of the Green Belt</p>

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		parcels. In some cases, a parcel boundary may include an element of the road within the boundary but contain no built form within the parcel. This is then considered to contain 0% built form and is reflected in the commentary and the assessment.
Purpose 4	Section 3, new paragraph after 3.59	Whilst it is recognised conservation areas are also designated outside of settlement areas, these have not been considered for the purposes of the Green Belt assessment as the focus is on the historic core of a town.
Purpose 4	Section 3, replace paragraph 3.61	Within the City of Bradford, there are several conservation areas, or historic cores which reflect the distribution of historic assets across the city centre and surrounding suburbs which comprise the City of Bradford. The assessment analysis makes reference to the conservation area / historic core which relates to the parcel.
Summary of Results	Section 3, paragraph 3.64	<p>Paragraph 3.64 text to be updated as follows:</p> <p>When assessing the five Green Belt purposes, the assessment of each criteria is considered before applying an overall assessment for the purpose. The assessment framework in table 4.8 sets out guidance to ensure a no contribution, low, moderate or major assessment is applied consistently for the overall assessments for each Green Belt purpose.</p> <p>See updated table 3.9 below which provides further information on how an overall conclusion has been reached for each purpose.</p>

1.4 Updated tables for the methodology

Table 3.3 Neighbouring Towns

Regional City	Principal Towns	Local Growth Centre	Local Centres	Inset Green Belt Settlements or washed over settlements will be referenced only where there is an opportunity to merge with other 'towns' defined in purpose 2.
City of Bradford	Keighley (and Riddlesden)	Burley-in-Wharfedale	Addingham Baildon	Stanbury Oldfield

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	Ilkley Bingley	Menston Queensbury Steeton Silsden Thornton	Cottingley Cullingworth Denholme East Morton Harden Haworth (and Cross Roads) Oakworth Oxenhope Wilsden	West Morton Burley Woodhead Laycock Brunthwaite, Keelham Denholme Gate Laycock Esholt Micklethwaite Goose Eye Hainworth Tong Harecroft
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Table 3.4 Neighbouring Authorities

Local Authority	Regional or Sub Regional City / Town (Tier 1)	Principal Town (Tier 2)	Local Towns or similar (Tier 3)	Local Centres or similar (Tier 4)	Smaller settlements (only referenced if there is an opportunity to merge with other towns).
Leeds	Leeds City Centre and main urban areas of the city (including Pudsey/Farsley)	Garforth Guiseley Yeadon Rawdon Morley Otley		Caverley Drighlington	
Kirklees (Adopted Local Plan doesn't contain a settlement hierarchy)	Cleckheaton Birkenshaw Scholes Birstall Oakenshaw (part of Low Moor – therefore no GB between settlements)				
Calderdale	Halifax	Brighouse	Hebden Bridge	Mytholmroyd Shelf Northowram	
Pendle		Colne			Trawden
Harrogate					Askwith
Craven		Skipton	Glusburn Crosshills		Cowling Sutton in Craven

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Low Bradley Bolton Abbey Farnhill Kildwick

Table 3.9: Summary Assessment

Purpose	Overall Score			
	No Contribution	Low	Moderate	Major
Purpose 1	The parcel makes no contribution to this purpose.	All criteria are assessed as low.	One criterion is assessed as low and one as either major or moderate; or Both criteria are assessed as moderate.	One criterion is assessed as moderate and one as major; or Both criteria are assessed as major.
Purpose 2	The parcel makes no contribution to this purpose.	All criteria are assessed as low; or One criterion is assessed as low, one as no contribution and one as moderate or major; or Two criteria are assessed as low and one criterion is assessed as no contribution, moderate or major.	All criteria are assessed as moderate; or Criteria are assessed as no contribution or low, moderate and major; or Two criteria are assessed as moderate and one criterion is assessed as no contribution, low or major.	All criteria are assessed as major; or Two criteria are assessed as major and one criterion is assessed as no contribution, low or moderate.
Purpose 3	Not applicable.	All criteria are assessed as low.	One criterion is assessed as low and one as either major or moderate; or	One criterion is assessed as moderate and one as major; or

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			Both criteria are assessed as moderate.	Both criteria are assessed as major.
Purpose 4	The parcel makes no contribution to this purpose.	All criteria are assessed as low.	One criterion is assessed as low and one as either major or moderate; or Both criteria are assessed as moderate.	One criterion is assessed as moderate and one as major; or Both criteria are assessed as major.
Purpose 5	Not applicable.		This purpose makes a moderate contribution across all parcels.	