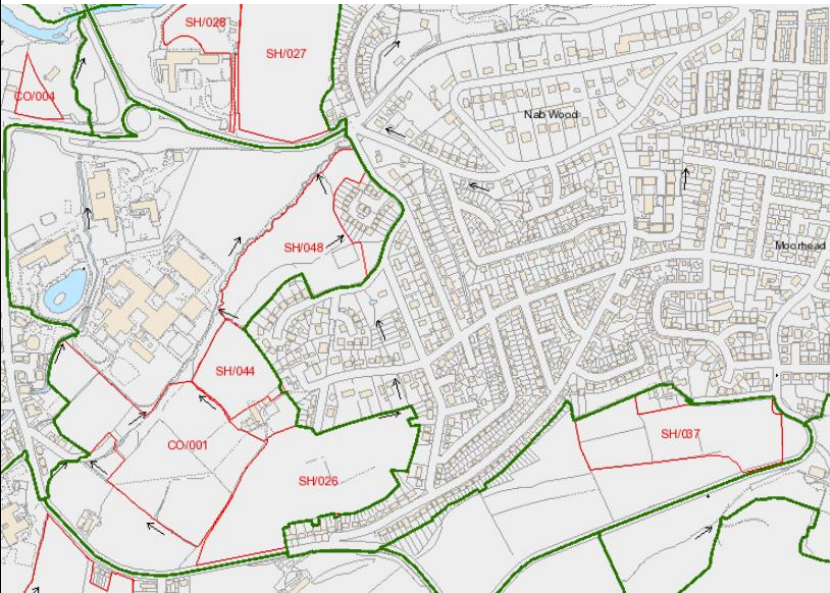



# Shipley Site Specific Green Belt Assessment

Site Specific Green Belt Assessment					
<b>Site Reference:</b>	SH/026	<b>Site Name:</b>	Glenview Drive, Bankfield Road, Nabwood, Shipley	<b>Size (ha):</b>	6.23
<b>Sub Area:</b>	Regional City of Bradford		<b>Settlement:</b>	Shipley	
<b>Site Description:</b>					
<p>The site consists of open sloping grassland with areas of mature trees. The site slopes from down west to east. There are residential uses to the north, east and southeast, with a listed farm building to the north. There are open fields to the west. The site adjoins the existing built up area of Shipley to the West of the settlement. The site's boundaries are comprised of existing development to the north and east, main road (B6269) to the south and field boundaries (mature trees/hedges) to the west. The site is located to the within of green belt parcel 26.</p>					
<b>Map (Parcel and Site Boundary):</b>			<b>Aerial (Site Boundary):</b>		
					
<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	TBC	<b>SA Score:</b>	TBC

Shipley Site Specific Green Belt Assessment

Strategic Parcel Assessment Results:				
<b>Parcel Reference:</b>	026	<b>Overall Rating:</b>	Moderate	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> 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:				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
<p>The site is connected to Shipley, which is defined as a large built up area.</p> <p>The site is connected to Shipley along two boundaries and is partly contained along the southern boundary and is therefore moderately</p>	<p>The existing inner Green Belt boundary is a weak boundary lacking durability (existing development). Based on existing outer boundaries the site would provide a mixed moderate boundary (strong, moderate and weak boundaries comprised main road, continuous band of trees and field boundaries).</p>	<p>The site consists of open land and areas of trees adjoining the urban area. The site comprises of countryside uses with no built form on site.</p> <p>The site therefore plays a major role in safeguarding the countryside from encroachment.</p>	<p>The site is separated from the Shipley/Saltaire historic core by post WW2 development. It does not play a role in supporting the character or views into and out of the historic core as there are no views from the parcel to the historic core</p>	<p>All sites are considered to score moderately against Purpose 5.</p>

Shipley Site Specific Green Belt Assessment

<p>contained by the existing urban area.</p> <p>The site has a weak inner boundary comprised of existing development with soft, irregular or inconsistent boundaries.</p> <p>Therefore, the site makes a moderate contribution to this criterion.</p>	<p>The site is within a parcel that forms an essential gap between Shipley and Cottingley as development would significantly reduce the perceived or actual distance between towns.</p> <p>The site is adjacent a main road (Cottingley Cliffe Road) where the Green Belt has resisted ribbon development towards a neighbouring town with some inter visibility between the towns. There is a perception and visual separation of leaving and entering Shipley along the main road due to the Green Belt designation between the towns (Cottingley).</p> <p>The green belt in this location plays a major role in preventing neighbouring towns from merging.</p>			
Moderate	Major	Major	Low	Moderate
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <u>major</u> role overall when assessed against the NPPF Green Belt purposes.			

Shipleigh Site Specific Green Belt Assessment

<p><b>Boundary Strength - Existing (inner) Boundary:</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Weak: boundaries lacking in durability</p>	<p>The existing (inner) Green Belt boundary is a weak boundary in the form of rear gardens of existing development with soft, irregular or inconsistent boundaries</p>
<p><b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> (<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  Mix of: <u>Strong</u>: Defensible boundaries, moderate less defensible boundaries and <u>Weak</u>: boundaries lacking in durability</p>	<p>If the site were developed and removed from the Green Belt, there would be potential to create a strong boundary to the south (main road), moderate boundaries to the west (existing continuous landscape features) and weak boundary to the north (poorly defined existing development), which would provide similar durability to the existing inner green belt boundary.</p> <p>The site and adjoining Green Belt land to the west comprise of open fields. There is no major change in topography or landform along the outer boundaries. There are some existing landscape features (continuous tree belts), which could be used to create a new boundary. The use of landscape buffers may therefore be appropriate in this location.</p>
<p><b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>N/A</p>	<p>There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary</p>
<p><b>Potential for Sprawl:</b></p>	<p>The site is connected to the urban area of Shipleigh along two boundaries on the western side of the settlement. The site is therefore moderately contained by the existing urban area.</p>	

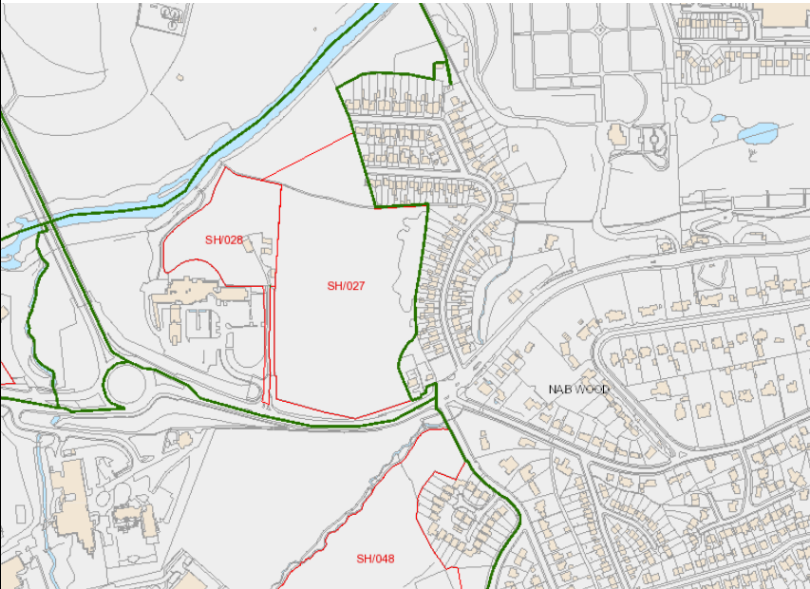

Shipley Site Specific Green Belt Assessment

<p><b>Impact on Openness:</b></p>	<p>Development of the site would breach a weak existing (inner) green belt boundary. The site’s existing outer boundaries to the north and west are a moderate and weak mixed boundary, which could potentially use existing landscape features to create a new defensible boundary along this edge that may resist unrestricted sprawl. The southern boundary is strong (main road) and likely to resist unrestricted sprawl.</p> <p>The site would be an extension of Shipley to the west. The development would not extend beyond the existing settlement boundaries to the north or south.</p> <p>Development of the site therefore has moderate potential for unrestricted sprawl into the wider Green Belt to the west of the site.</p>
	<p>Moderate</p>
	<p>This site consists of undeveloped/open land with areas of trees. There is no built form on the site. Due to topography and existing landscape features there are views from (and into) the site across the wider Green Belt and beyond. The site is visible from the main road (Cottingley Cliffe Road) and there is a perception and visual separation of leaving and entering Shipley along the main road due to the Green Belt designation between the towns (Cottingley). Development of the site would have a major impact on openness in this location.</p>
<p><b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b></p>	<p>There are green infrastructure corridors to the south in and a PROW running adjacent the site to the west, which may present an opportunity to provide greater access and improvements to the wider Green Belt. There are also a number of biodiversity assets and habitat networks (TPO Woodland and Woodland habitat network) within the green belt in close proximity, which could be enhanced through improvements to the surrounding Green Belt land.</p>
<p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>	<p><b>Purposes:</b> This site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment. It performs a moderate role in checking unrestricted sprawl, minor role in preserving the setting and special character of historic towns and major role in preventing neighbouring towns from merging into one another.</p> <p><b>Sprawl:</b> The site is connected to the settlement along one boundary and is poorly contained by the existing urban area. Development of the site would breach a weak existing (inner) green belt boundary. There is potential for a new moderate boundary to be created to the north and west using existing landscape features if this site was to be developed, and strong</p>

## Shingley Site Specific Green Belt Assessment

<b>Overall Conclusion:</b>	<p>defensible boundary to the south which would be likely to resist sprawl. The site would therefore have moderate potential further sprawl into the wider Green Belt.</p> <p><b>Openness:</b> The site performs a major local role in terms of the openness of the Green Belt with no built form on-site and views across to (and from) the wider landscape due to topography and existing landscape features.</p> <p><b>Boundary Strength.</b> The existing (inner) Green Belt boundary is a weak boundary lacking durability. The site's (outer) southern boundary is a strong defensible boundary and northern and western boundary could form a moderate Green Belt boundary using existing landscape features.</p> <p><b>Compensatory Improvements:</b> There are opportunities for improvements to be made to the surrounding Green Belt – particularly in terms of improving PROW and GI links to the wider Green Belt to the west that are adjacent the site and the biodiversity assets that are in close proximity in the surrounding Green Belt land.</p>
	<p>The site is located in a <u>moderate</u> Green Belt Parcel and:</p> <p>Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.</p>

# Shipley Site Specific Green Belt Assessment

Site Specific Green Belt Assessment					
<b>Site Reference:</b>	SH/027	<b>Site Name:</b>	Bingley Road, Nabwood	<b>Size (ha):</b>	5.31
<b>Sub Area:</b>	Regional City of Bradford		<b>Settlement:</b>	Shipley	
<b>Site Description:</b>					
The site consists of open fields bounded by a trees and residential properties to the east. The site adjoins the existing built up area of Shipley to the west. The site is bounded by Bradford Road to the south. There is hotel located directly to the west. The site is located to the south east of green belt parcel 21.					
<b>Map (Parcel and Site Boundary):</b>			<b>Aerial (Site Boundary):</b>		
					
<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>		<b>SA Score:</b>	

Shipleigh Site Specific Green Belt Assessment

Strategic Parcel Assessment Results:				
<b>Parcel Reference:</b>	021	<b>Overall Rating:</b>	Moderate	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Moderate	Major	Moderate	Low	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
The eastern boundary is connected to Shipley, which is defined as a large built up area.  The site is connected to Shipley along one boundary and is therefore poorly contained.	The existing inner Green Belt boundary is a weak boundary lacking durability (existing development with soft, irregular or inconsistent boundaries.)  Based on existing outer boundaries the site would provide a mix of stronger defensible boundaries (made	The site consists of open fields adjoining the urban area. The site comprises of countryside uses with single building in rural use.  The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the Shipley/Saltaire historic core by post WW2 development. It does not play a role in supporting the character or views into and out of the historic core as there are no views from the parcel to the historic core.	All sites are considered to score moderately against Purpose 5.



Shipley Site Specific Green Belt Assessment

<p>The site has a weak existing (inner) boundary to the urban area which is comprised existing development with soft, irregular or inconsistent boundaries. Therefore, the parcel makes a moderate contribution to this criterion.</p>	<p>road to the western outer boundary) and weak green belt boundaries (field boundaries and existing farm development with soft, irregular or inconsistent boundaries) and entirely undefined northern boundary, which would provide similar durability.</p> <p>The site is within a parcel that forms an essential gap between Shipley and Cottingley as development would significantly reduce the perceived or actual distance between towns. The site is adjacent a road (Bradford Road) where the Green Belt has resisted ribbon development towards a neighbouring town with limited inter visibility between the towns.</p> <p>The green belt in this location plays a major role in preventing neighbouring towns from merging.</p>			
Moderate	Major	Major	Low	Moderate

Shipley Site Specific Green Belt Assessment

<p><b>Overall Summary of Purpose Assessment:</b></p>	<p>Based on planning judgement the site performs a <u>major</u> role overall when assessed against the NPPF Green Belt purposes.</p>	
<p><b>Boundary Strength - Existing (inner) Boundary:</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Weak: boundaries lacking in durability</p>	<p>The existing inner Green Belt boundary is a weak boundary lacking durability in the form of rear gardens existing development with soft, irregular or inconsistent boundaries.</p>
<p><b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> (<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  Mix of strong: defensible boundary/ Weak: boundaries lacking in durability/ Entirely Undefined</p>	<p>If the site were developed and removed from the Green Belt, there would be potential to create a mix of stronger defensible boundaries to the south and west (major/minor road), and weak green belt boundaries (field boundaries and existing farm development with soft, irregular or inconsistent boundaries) to the North West and entirely undefined boundary to the north, which would provide similar durability to the existing inner green belt boundary.</p> <p>The site and adjoining Green Belt land to the west comprise of open pasture fields and change to hotel use, there is no major change in topography. There are some strong and moderate landscape features including the River Aire to the north and belts of continuous trees to the west. The use of landscape buffers may be appropriate in this location</p>
<p><b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>:</p>	<p>Potential</p>	<p>A stronger green Belt boundary could be formed by extending the northern boundary to the River Aire which provides a strong landscape feature likely to be durable and resist sprawl. Within the site there is an existing field boundary to the north which would provide a stronger boundary than the current entirely undefined boundary albeit still a weak green belt boundary. A stronger boundary to the west could be formed if the boundary if the western boundary was combined with adjoining site Shipley 028.</p>

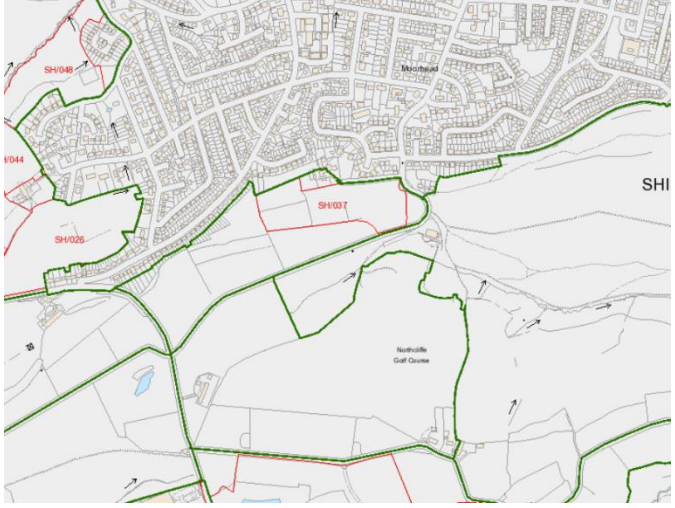

Shipley Site Specific Green Belt Assessment

<p>boundaries lacking in durability; Entirely Undefined)</p>		
<p><b>Potential for Sprawl:</b></p>	<p>The site is connected to the urban area of Shipley along one boundary on the western side of the settlement. The site is therefore poorly contained by the existing urban area.</p> <p>Development of the site would breach a weak existing (inner) green belt boundary. The site’s existing outer boundaries to the south west and south along the roads are a strong defensible boundary that would likely resist further sprawl. To the north west and north the boundary is a weak less defensible mixed boundary, which is entirely undefined in part that would be lacking in durability with potential for unrestricted sprawl. However, there are significant landscape buffers including the River Aire and continuous tree belts to the north and west which would restrict further sprawl. The use of significant landscape buffers may therefore be appropriate in this location to create a new durable green Belt boundary.</p> <p>The site would be an extension of Shipley to the west along the Bradford Road and would join with the existing hotel buildings washed over by the Green belt to the west. The development site would not extend beyond the existing settlement boundaries to the north.</p> <p>Development of the site therefore has moderate potential for unrestricted sprawl into the wider Green Belt to the north and west of the site.</p>	
<p><b>Impact on Openness:</b></p>	<p style="background-color: yellow; text-align: center;">Moderate</p> <p>This site consists of an undeveloped/open field. There is very limited built form on the site. Due to topography and existing landscape features there are views from (and into) the site across the wider Green Belt and beyond. The site is visible from the main road (Bradford Road) on the main entrance to Shipley although partly screened by trees and existing wall. There is a perception and visual separation of leaving and entering Shipley along the main road due to the Green Belt designation between the towns (Cottingley). Development of the site would have a major impact on the openness of the Green Belt.</p> <p style="background-color: red; text-align: center;">Major</p>	
<p><b>Opportunities for compensatory improvement to the environmental</b></p>	<p>There are existing PROW and green infrastructure corridors running through the site, which may present an opportunity to provide greater access and improvements to the wider Green Belt. There are also a number of biodiversity assets within</p>	

Shipleigh Site Specific Green Belt Assessment

<p><b>quality and accessibility of the Green Belt:</b></p>	<p>the green belt to the West and North and habitat networks (including the river Aire and TPO woodland) in close proximity to the site which could be enhanced through improvements to the surrounding Green Belt land.</p>
<p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>	<p><b>Purposes:</b> The site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment. It performs a moderate role in checking unrestricted sprawl, minor role in preserving the setting and special character of historic towns and major role in preventing neighbouring towns from merging into one another</p> <p><b>Sprawl:</b> The site is connected to the settlement along only one boundary and is not strongly contained by the existing urban area. Development of the site would breach a weak existing green belt boundary. There is potential for a new strong defensible boundary to be created to the south west and south if this site was to be developed, which would be likely to resist sprawl. The existing outer boundary to the north west and north is a weak less boundary lacking durability, which is entirely undefined in part. The site would therefore have moderate potential further sprawl into the wider Green Belt.</p> <p><b>Openness:</b> The site performs a major role in terms of the openness of the Green Belt with very limited built form on-site and views across to (and from) the wider landscape.</p> <p><b>Boundary Strength:</b> The existing (inner) Green Belt boundary is a weak boundary lacking durability. The site’s western and southern site boundary could form a new strong Green Belt boundary. The existing north western and northern boundary is a weak boundary, which would require a new defensible green belt boundary to be created. The use of landscape buffers maybe appropriate in this location.</p> <p><b>Compensatory Improvements:</b> There are opportunities for improvements to be made to the surrounding Green Belt – particularly in terms of improving the PROW and GI links to the wider Green Belt to the west that are through the site and the biodiversity assets that are in close proximity in the surrounding Green Belt land.</p>
<p><b>Overall Conclusion:</b></p>	<p>The site is located in a <u>moderate</u> green belt parcel and:</p> <p>Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.</p>

# Shipley Site Specific Green Belt Assessment

Site Specific Green Belt Assessment					
<b>Site Reference:</b>	SH/037	<b>Site Name:</b>	Hollin Hall Farm, High Bank Lane, Shipley	<b>Size (ha):</b>	
<b>Sub Area:</b>	Regional City of Bradford		<b>Settlement:</b>	Shipley	
<b>Site Description:</b>					
<p>The site consists of open grassland with large areas of mature trees to the south. The southern part of the site slopes steeply from down from south to north. The boundaries of the site are comprised of a large area of mature woodland to the south and main road (High Bank Lane). The boundaries to the east and west are entirely undefined in part. There is existing residential uses to the north and east. The site adjoins the existing built up area of Shipley to the south of the settlement. The site is located to the north east of green belt parcel 30.</p>					
<b>Map (Parcel and Site Boundary):</b>			<b>Aerial (Site Boundary):</b>		
					
<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	TBC	<b>SA Score:</b>	TBC

Shingley Site Specific Green Belt Assessment

<b>Strategic Parcel Assessment Results:</b>				
<b>Parcel Reference:</b>	030	<b>Overall Rating:</b>	Moderate	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Moderate	low	Moderate	Moderate	Moderate
<b>Site Specific Assessment Results:</b>				
<b>Assessment Summary:</b>				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
The site is connected to Shipley, which is defined as a large built up area.  The site is connected to Shipley along one boundary and is therefore poorly	The existing inner Green Belt boundary is a mixed moderate boundary (road and existing development with soft, irregular or inconsistent boundaries)  Based on existing outer boundaries the site would	The site consists of open land and areas of trees adjoining the urban area. The site comprises of countryside uses with no built form on site.  The site therefore plays a major role in safeguarding	The site is separated from the Shipley/Saltaire historic core by post WW2 development. It does not play a role in supporting the character or views into and out of the historic core as there are no views from the site to the historic core due	All sites are considered to score moderately against Purpose 5.

Shipley Site Specific Green Belt Assessment

<p>contained by the existing urban area.</p> <p>The site has mixed moderate inner boundary comprised of a strong boundary (Hollin Hall Road) and weak existing (inner) boundary to the urban area which is comprised existing development with soft, irregular or inconsistent boundaries. Therefore, the site makes a moderate contribution to this criterion.</p>	<p>provide a mixed moderate boundary which would provide similar durability.</p> <p>The site is within a parcel that forms a less essential gap between Shipley and Bradford where development may be possible without significant risk of merging. The site is adjacent a road (High Bank Lane) where the Green Belt has resisted ribbon development towards a neighbouring town with no inter visibility between the towns due to topography and existing landscape features.</p> <p>The green belt in this location plays a moderate role in preventing neighbouring towns from merging.</p>	<p>the countryside from encroachment.</p>	<p>to topography and landscape features.</p>	
<p>Moderate</p>	<p>Moderate</p>	<p>Major</p>	<p>Low</p>	<p>Moderate</p>
<p><b>Overall Summary of Purpose Assessment:</b></p>	<p>Based on planning judgement the site performs a <u>moderate</u> role overall when assessed against the NPPF Green Belt purposes.</p>			

Shipleigh Site Specific Green Belt Assessment

<p><b>Boundary Strength - Existing (inner) Boundary:</b></p> <p>(<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Moderate: less defensible boundary</p> <p>Mix of Strong: defensible boundary and Weak: boundaries lacking in durability</p>	<p>The existing inner Green Belt boundary is a moderate less defensible boundary in the form of rear gardens of existing development with soft, irregular or inconsistent boundaries and road.</p>
<p><b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> (<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>If the site were developed and removed from the Green Belt, there would be potential to create moderate boundaries to the south (strongly defined landscape features and road), which would provide similar durability to the existing inner green belt boundary. The boundaries to the west, east and parts of the south are entirely undefined.</p> <p>The site and adjoining Green Belt land to the south comprise of open grassland, road and trees and there are existing landscape features which could be used to create a new boundary. The use of landscape buffers may therefore be appropriate in this location.</p>
<p><b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b></p>	<p>Potential</p>	<p>There are existing features within the site (continuous bank of trees) which could be used to define a stronger boundary than the proposed Green Belt boundary</p>



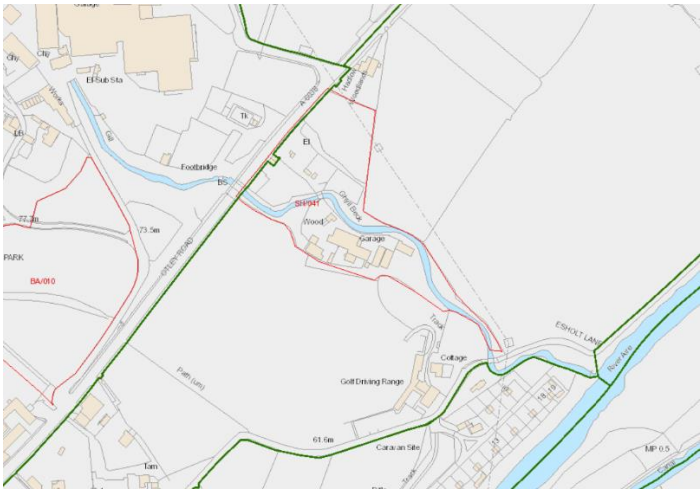

Shipley Site Specific Green Belt Assessment

<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><b>Potential for Sprawl:</b></p>	<p>The site is connected to the urban area of Shipley along one boundary on the southern side of the settlement. The site is therefore poorly contained by the existing urban area.</p> <p>Development of the site would breach a moderate (mixed) existing (inner) green belt boundary. The site’s existing (outer) boundaries to the south are a moderate boundary, which could potentially use existing landscape features to create a new defensible boundary along this edge that is likely to resist unrestricted sprawl. The boundary to the west and east are entirely undefined in part, though there are two strong existing features (High Bank Lane and Nab Wood Drive in close proximity which would restrict further sprawl to the east and west.</p> <p>The site would be an extension of Shipley to the South. The development would not extend beyond the existing settlement boundaries. Development of the site therefore has moderate potential for unrestricted sprawl into the wider Green Belt to the west of the site.</p> <p style="text-align: center;"><b>Moderate</b></p>	
<p><b>Impact on Openness:</b></p>	<p>This site consists of undeveloped/open land with large areas of trees. There is no built form on the site. Due to topography and existing landscape features there are limited views from (and into) the site across the wider Green Belt and beyond. The site is only partly visible from the main road of High Bank Lane. Development of the site would have a major local impact on openness in this location but a moderate impact on the openness of the wider strategic Green Belt.</p> <p style="text-align: center;"><b>Moderate</b></p>	
<p><b>Opportunities for compensatory improvement to the environmental</b></p>	<p>There are green infrastructure corridors and a PROW running adjacent the site, which may present an opportunity to provide greater access and improvements to the wider Green Belt. There are also a number of biodiversity assets and habitat network (TPO Woodland) to the south within the green belt in close proximity which could be enhanced through improvements to the surrounding Green Belt land.</p>	

Shipleigh Site Specific Green Belt Assessment

<p><b>quality and accessibility of the Green Belt:</b></p>	
<p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>	<p><b>Purposes:</b> This site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment. It performs a moderate role in checking unrestricted sprawl, minor role in preserving the setting and special character of historic towns and moderate role in preventing neighbouring towns from merging into one another.</p> <p><b>Sprawl:</b> The site is connected to the settlement along one boundary and is poorly contained by the existing urban area. Development of the site would breach a weak existing (inner) green belt boundary. There is potential for a new moderate boundary to be created to the south using existing landscape features if this site was to be developed, which would be likely to resist sprawl. The site would therefore have moderate potential further sprawl into the wider Green Belt.</p> <p><b>Openness:</b> The site performs a major local role in terms of the openness of the Green Belt with no built form on-site and moderate role in regards to the wider strategic Green Belt with very limited views across to (and from) the wider landscape due to topography and existing landscape features.</p> <p><b>Boundary Strength.</b> The existing (inner) Green Belt boundary is a moderate less defensible boundary. The site’s southern boundary could form a new moderate Green Belt boundary using existing landscape features. The boundaries to the east and west are entirely undefined in part and would require a new green belt boundary to be created.</p> <p><b>Compensatory Improvements:</b> There are opportunities for improvements to be made to the surrounding Green Belt – particularly in terms of improving PROW and GI links to the wider Green Belt that are through and adjacent the site and the biodiversity assets that are in close proximity in the surrounding Green Belt land.</p>
<p><b>Overall Conclusion:</b></p>	<p>The site is located in a <u>moderate</u> Green Belt Parcel and:</p> <p>Based on planning judgement the site has a <u>moderate</u> potential impact on the Green Belt.</p>

# Shipley Site Specific Green Belt Assessment

Site Specific Green Belt Assessment					
<b>Site Reference:</b>	SH/041	<b>Site Name:</b>	Former Tannery, Hollins Hill Works, Hollins Hill	<b>Size (ha):</b>	1.79
<b>Sub Area:</b>	Regional City of Bradford		<b>Settlement:</b>	Shipley	
<b>Site Description:</b>					
<p>The site predominantly consists of in use car sales, repairs business. There is a stream and areas of mature trees running through the centre of the site and vacant areas of grassland to the north. The boundaries to the site are comprised a main road to the west (Otley Road), the southern boundary is largely entirely undefined and the northern and eastern boundaries are mainly formed by field boundaries/hedgerows. There is a golf driving range to the south west, gypsy and traveller site to the south and open fields to the east. The site adjoins the existing built up area of Baildon to the south east of the Settlement. The site is located to the within green belt parcel 19.</p>					
<b>Map (Parcel and Site Boundary):</b>			<b>Aerial (Site Boundary):</b>		
					
<b>PDL Status:</b>	PDL	<b>Accessibility:</b>	TBC	<b>SA Score:</b>	TBC

Shingley Site Specific Green Belt Assessment

Strategic Parcel Assessment Results:				
<b>Parcel Reference:</b>	019	<b>Overall Rating:</b>	Moderate	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> 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:				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
The site is connected to Lower Baildon, which is defined as a large built up area.  The site is connected along one boundary and is	The existing inner Green Belt boundary is a strong boundary (Otley Road).  Based on existing outer boundaries the site would provide a mixed boundary (weak boundary and entirely undefined) which would	The site consists land in business use and areas of trees adjoining the urban area. The majority of the site comprises of business uses with significant built form on site.	The site is separated from the Shipley/Saltaire historic core by post WW2 development. It does not play a role in supporting the character or views into and out of the historic core as there are no views from the site to the historic core due	All sites are considered to score moderately against Purpose 5.

ShIPLEY Site Specific Green Belt Assessment

<p>therefore poorly contained by the existing urban area.</p> <p>The site has strong inner boundary comprised of a main road (Otley Road) Therefore, the site makes a major contribution to this criterion.</p>	<p>provide less durability than the existing inner boundary.</p> <p>The site is within a parcel that forms a largely essential gap between Lower Baildon (Bradford) and Guiseley where limited development may be possible without significant risk of towns merging. The site is adjacent a road (Otley road) where the Green Belt has resisted ribbon development in part towards a neighbouring town with no inter visibility between the towns due to topography and existing landscape features.</p> <p>The green belt in this location plays a moderate role in preventing neighbouring towns from merging.</p>	<p>The site therefore plays a low role in safeguarding the countryside from encroachment.</p>	<p>to topography and landscape features.</p>	
<p>Major</p>	<p>Moderate</p>	<p>low</p>	<p>Low</p>	<p>Moderate</p>
<p><b>Overall Summary of Purpose Assessment:</b></p>	<p>Based on planning judgement the site performs a <u>moderate</u> role overall when assessed against the NPPF Green Belt purposes.</p>			

Shipley Site Specific Green Belt Assessment

<p><b>Boundary Strength - Existing (inner) Boundary:</b></p> <p>(<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Strong: defensible boundary</p>	<p>The existing inner Green Belt boundary is a strong defensible boundary in the form of a main road.</p>
<p><b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> (<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>(Mix of Weak: boundaries lacking in durability; Entirely Undefined)</p>	<p>If the site were developed and removed from the Green Belt, there would be potential to create weak boundaries (field boundaries, changes in landscape type/features), which would provide less durability than the existing inner green belt boundary. Parts of the boundaries to the west, east and south are entirely undefined.</p> <p>The site and adjoining Green Belt land to the east comprise of open fields and golf driving range to the west. There are some existing landscape features which could be used to create a new boundary. The use of landscape buffers may therefore be appropriate in this location.</p>
<p><b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b></p>	<p>N/A</p>	<p>There are no existing features within the site which could be used to define a stronger boundary than the proposed site boundary.</p>

Shipleigh Site Specific Green Belt Assessment

<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><b>Potential for Sprawl:</b></p>	<p>The site is connected to the urban area of lower Baildon along one boundary on the south western side of the settlement. The site is therefore poorly contained by the existing urban area.</p> <p>Development of the site would breach a strong existing (inner) green belt boundary The site’s existing outer boundaries are weak and entirely undefined in part that are considered to have low potential to resist further unrestricted sprawl.</p> <p>The site would be an extension of Baildon to the South. The development would extend beyond the existing settlement boundaries.</p> <p>Development of the site therefore has major potential for unrestricted sprawl into the wider Green Belt to the west of the site.</p> <p style="background-color: red; color: black; text-align: center;"><b>Major</b></p>	
<p><b>Impact on Openness:</b></p>	<p>This site consists of previously developed and open land with areas of trees. There is significant existing built form on the site. Due to topography and existing landscape features there are some moderate views from (and into) the site across the wider Green Belt and beyond. The site is partly visible from the main road of Otley Road. Development of the site would have a moderate local impact on openness in this location and moderate impact on the openness of the wider strategic Green Belt.</p> <p style="background-color: yellow; text-align: center;"><b>Moderate</b></p>	
<p><b>Opportunities for compensatory improvement to the environmental</b></p>	<p>There are green infrastructure corridors running adjacent the site, which may present an opportunity to provide greater access and improvements to the wider Green Belt. There are also a number of biodiversity assets and habitat network (Wetland habitat network region) to the south within the green belt in close proximity which could be enhanced through improvements to the surrounding Green Belt land.</p>	

Shipleigh Site Specific Green Belt Assessment

<p><b>quality and accessibility of the Green Belt:</b></p>	
<p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>	<p><b>Purposes:</b> This site performs a moderate role against the purposes of including land within the Green Belt. It performs a low role in safeguarding the countryside from encroachment. It performs a major role in checking unrestricted sprawl, low role in preserving the setting and special character of historic towns and moderate role in preventing neighbouring towns from merging into one another.</p> <p><b>Sprawl:</b> The site is connected to the settlement along one boundary and is poorly contained by the existing urban area. Development of the site would breach a strong existing (inner) green belt boundary. There is limited potential for a new defensible boundary to be created using existing landscape features if this site was to be developed, which would be unlikely to resist sprawl. The site would therefore have major potential further sprawl into the wider Green Belt.</p> <p><b>Openness:</b> The site performs a low local role in terms of the openness of the Green Belt with significant built form on-site and moderate role in regards to the wider strategic Green Belt with moderate views across to (and from) the wider landscape due to topography and existing landscape features.</p> <p><b>Boundary Strength.</b> The existing (inner) Green Belt boundary is a strong defensible boundary. The site’s outer boundaries are weak and are entirely undefined in part and would require a new green belt boundary to be created. The use of landscape buffers maybe appropriate in this location.</p> <p><b>Compensatory Improvements:</b> There are opportunities for improvements to be made to the surrounding Green Belt – particularly in terms of improving GI links to the wider Green Belt that are through and adjacent the site and the biodiversity assets that are in close proximity in the surrounding Green Belt land.</p>
<p><b>Overall Conclusion:</b></p>	<p>The site is located in a <u>moderate</u> Green Belt Parcel and:</p> <p>Based on planning judgement the site has a <u>moderate</u> potential impact on the Green Belt.</p>



# Shipley Site Specific Green Belt Assessment

Site Specific Green Belt Assessment					
<b>Site Reference:</b>	SH/044	<b>Site Name:</b>	Glenview Close Nab Wood	<b>Size (ha):</b>	1.8
<b>Sub Area:</b>	Regional City of Bradford		<b>Settlement:</b>	Shipley	
<b>Site Description:</b>					
<p>The site consists of open sloping grassland bounded by mature trees. The southern part of the site slopes down from south to north. There is an education use and open fields to the west and existing residential uses to the east. The site adjoins the existing built up area of Shipley to the west of the settlement. The site is located to the within of green belt parcel 26.</p>					
<b>Map (Parcel and Site Boundary):</b>			<b>Aerial (Site Boundary):</b>		
					
<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	TBC	<b>SA Score:</b>	TBC

Shipley Site Specific Green Belt Assessment

Strategic Parcel Assessment Results:				
<b>Parcel Reference:</b>	026	<b>Overall Rating:</b>	Moderate	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> 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:				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
The site is connected to Shipley, which is defined as a large built up area.  The site is connected to Shipley along one boundary and is therefore poorly contained by the existing urban area.	The existing inner Green Belt boundary is a weak boundary lacking durability (existing development)  Based on existing outer boundaries the site would provide a mixed boundary (moderate and weak boundaries comprised continuous band of trees and	The site consists of open land and areas of trees adjoining the urban area. The site comprises of countryside uses with no built form on site.  The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the Shipley/Saltaire historic core by post WW2 development. It does not play a role in supporting the character or views into and out of the historic core as there are no views from the parcel to the historic core	All sites are considered to score moderately against Purpose 5.

Shipley Site Specific Green Belt Assessment

<p>The site has weak inner boundary comprised of existing development with soft, irregular or inconsistent boundaries. Therefore, the site makes a major contribution to this criterion.</p>	<p>existing development/track), which would provide similar durability.</p> <p>The site is within a parcel that forms an essential gap between Shipley and Cottingley as development would significantly reduce the perceived or actual distance between towns. The site is not adjacent a main road (Bradford Road) where the Green Belt has resisted ribbon development towards a neighbouring town with moderate inter visibility between the towns due to topography and existing landscape features.</p> <p>The green belt in this location plays a moderate role in preventing neighbouring towns from merging.</p>			
<p>Major</p>	<p>Moderate</p>	<p>Major</p>	<p>Low</p>	<p>Moderate</p>
<p><b>Overall Summary of Purpose Assessment:</b></p>	<p>Based on planning judgement the site performs a <u>major</u> role overall when assessed against the NPPF Green Belt purposes.</p>			

Shipleigh Site Specific Green Belt Assessment

<p><b>Boundary Strength - Existing (inner) Boundary:</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Weak: boundaries lacking in durability</p>	<p>The existing inner Green Belt boundary is a weak boundary in the form of rear gardens of existing development with soft, irregular or inconsistent boundaries</p>
<p><b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Mixed Moderate: less defensible boundary  Weak: boundaries lacking in durability</p>	<p>If the site were developed and removed from the Green Belt, there would be potential to create moderate boundaries to the north and west (existing continuous landscape features) and weak boundary to the south, which would provide similar durability to the existing inner green belt boundary.</p> <p>The site and adjoining Green Belt land to the north and west comprise of open fields and school use and there are some existing landscape features (continuous tree belts) which could be used to create a new boundary. There is no major change in topography or landform along the outer boundary to the west. The use of landscape buffers may therefore be appropriate in this location</p>
<p><b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>N/A</p>	<p>There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary</p>

Shipley Site Specific Green Belt Assessment

<p><b>Potential for Sprawl:</b></p>	<p>The site is connected to the urban area of Shipley along one boundary on the western side of the settlement. The site is therefore poorly contained by the existing urban area.</p> <p>Development of the site would breach a weak existing (inner) green belt boundary. The site’s existing (outer) boundaries to the north and west are a moderate boundary, which could potentially use existing landscape features to create a new defensible boundary along this edge,</p> <p>The site would be an extension of Shipley to the west and would nearly join with the school buildings washed over by the Green belt to the west. The development would not extend beyond the existing settlement boundaries to the north or south.</p> <p>Development of the site therefore has moderate potential for unrestricted sprawl into the wider Green Belt to the west of the site.</p> <p style="background-color: yellow; text-align: center;"><b>Moderate</b></p>
<p><b>Impact on Openness:</b></p>	<p>This site consists of undeveloped/open land with areas of trees. There is no built form on the site. Due to topography and existing landscape features there are moderate views from (and into) the site across the wider Green Belt and beyond. The site is not visible from the main road of the A65. Development of the site would have a major local impact on openness in this location.</p> <p style="background-color: red; text-align: center;"><b>Major</b></p>
<p><b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b></p>	<p>There are green infrastructure corridors and PROW running through and adjacent the site, which may present an opportunity to provide greater access and improvements to the wider Green Belt. There are also a number of biodiversity assets (TPO Woodland) within the green belt in close proximity which could be enhanced through improvements to the surrounding Green Belt land.</p>
<p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>	<p><b>Purposes:</b> This site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment. It performs a major role in checking unrestricted sprawl, minor role in preserving the setting and special character of historic towns and moderate role in preventing neighbouring towns from merging into one another.</p>

## Shingley Site Specific Green Belt Assessment

	<p><b>Sprawl:</b> The site is connected to the settlement along one boundary and is poorly contained by the existing urban area. Development of the site would breach a weak existing (inner) green belt boundary. There is potential for a new moderate boundary to be created to the north and west using existing landscape features if this site was to be developed, which would be likely to resist sprawl. The site would therefore have moderate potential further sprawl into the wider Green Belt.</p> <p><b>Openness:</b> The site performs a major local role in terms of the openness of the Green Belt with no built form on-site and with moderate views across to (and from) the wider landscape due to topography and existing landscape features.</p> <p><b>Boundary Strength.</b> The existing (inner) Green Belt boundary is a weak boundary lacking durability. The site’s northern and western boundary could form a moderate Green Belt boundary using existing landscape features.</p> <p><b>Compensatory Improvements:</b> There are opportunities for improvements to be made to the surrounding Green Belt – particularly in terms of improving PROW and GI links to the wider Green Belt to the west that are adjacent the site and the biodiversity assets that are in close proximity in the surrounding Green Belt land.</p>
<p><b>Overall Conclusion:</b></p>	<p>The site is located in a <u>moderate</u> Green Belt Parcel and:</p> <p>Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.</p>

# Shipley Site Specific Green Belt Assessment

Site Specific Green Belt Assessment					
<b>Site Reference:</b>	SH/048	<b>Site Name:</b>	New Close Road, Nabwood	<b>Size (ha):</b>	4.12
<b>Sub Area:</b>	Regional City of Bradford		<b>Settlement:</b>	Shipley	
<b>Site Description:</b>					
<p>The site consists of open grassland with large areas of mature trees and former school recreation area, with a beck running along the north western boundary. The southern part of the site slopes down from south to north. There is education uses to the west and existing residential uses to the south and east. The site adjoins the existing built up area of Shipley to the west. The site is located to the north east of green belt parcel 26.</p>					
<b>Map (Parcel and Site Boundary):</b>			<b>Aerial (Site Boundary):</b>		
					
<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	TBC	<b>SA Score:</b>	TBC

Shingley Site Specific Green Belt Assessment

Strategic Parcel Assessment Results:				
<b>Parcel Reference:</b>	026	<b>Overall Rating:</b>	Moderate	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> 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:				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
The site is connected to Shingley, which is defined as a large built up area.  The site is connected to Shingley along two boundaries and is therefore not strongly contained by the existing urban area.	The existing inner Green Belt boundary is a mixed moderate boundary (roads and existing development)  Based on existing outer boundaries the site would provide a moderate boundary (continuous band of trees and Beck), which	The site consists of open land and areas of trees adjoining the urban area. The site comprises of countryside uses with no built form on site.  The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the Shingley/Saltaire historic core by post WW2 development. It does not play a role in supporting the character or views into and out of the historic core as there are no views from the parcel to the historic core	All sites are considered to score moderately against Purpose 5.



Shibley Site Specific Green Belt Assessment

<p>The site has mixed inner boundary comprised of a strong boundary (New Close road) and weak existing (inner) boundary to the urban area which is comprised existing development with soft, irregular or inconsistent boundaries. Therefore, the site makes a major contribution to this criterion.</p>	<p>would provide similar durability.</p> <p>The site is within a parcel that forms an essential gap between Shibley and Cottingley as development would significantly reduce the perceived or actual distance between towns. The site is not adjacent a road where the Green Belt has resisted ribbon development towards a neighbouring town with limited inter visibility between the towns due to topography and existing landscape features.</p> <p>The green belt in this location plays a moderate role in preventing neighbouring towns from merging.</p>			
<p>Major</p>	<p>Moderate</p>	<p>Major</p>	<p>Low</p>	<p>Moderate</p>
<p><b>Overall Summary of Purpose Assessment:</b></p>	<p>Based on planning judgement the site performs a <u>major</u> role overall when assessed against the NPPF Green Belt purposes.</p>			

Shipleigh Site Specific Green Belt Assessment

<p><b>Boundary Strength - Existing (inner) Boundary:</b> (<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  Mix of Strong: defensible boundary and Weak: boundaries lacking in durability</p>	<p>The existing inner Green Belt boundary is a moderate less defensible boundary comprised of rear gardens of existing development with soft, irregular or inconsistent boundaries and a road.</p>
<p><b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> (<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>If the site were developed and removed from the Green Belt, there would be potential to create moderate boundaries to the north and west (strongly defined landscape features), which would provide similar durability to the existing inner green belt boundary.</p> <p>The site and adjoining Green Belt land to the north and west comprise of open playing fields and school use and there are existing landscape features which could be used to create a new boundary. The use of landscape buffers may therefore be appropriate in this location</p>
<p><b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>N/A</p>	<p>There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary</p>

Shipleigh Site Specific Green Belt Assessment

<p><b>Potential for Sprawl:</b></p>	<p>The site is connected to the urban area of Shipleigh along two boundaries on the western side of the settlement. The site is therefore not strongly contained by the existing urban area.</p> <p>Development of the site would breach a moderate mixed existing (inner) green belt boundary. The site’s existing outer boundaries to the north and west are a moderate boundary which could potentially use existing landscape features to create a new defensible boundary along this edge that may resist unrestricted sprawl.</p> <p>The site would be an extension of Shipleigh to the west and would nearly join with the school buildings washed over by the Green belt to the west. The development would not extend beyond the existing settlement boundaries to the north or south.</p> <p>Development of the site therefore has moderate potential for unrestricted sprawl into the wider Green Belt to the west of the site.</p> <p style="text-align: center;"><b>Moderate</b></p>
<p><b>Impact on Openness:</b></p>	<p>This site consists of undeveloped/open land with areas of trees. There is no built form on the site. Due to topography and existing landscape features there are limited views from (and into) the site across the wider Green Belt and beyond. The site is not visible from the main road of the A65. Development of the site would have a major local impact on openness in this location.</p> <p style="text-align: center;"><b>Major</b></p>
<p><b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b></p>	<p>There are green infrastructure corridors and a PROW running adjacent the site, which may present an opportunity to provide greater access and improvements to the wider Green Belt. There are also a number of biodiversity assets (TPO Woodland) within the green belt in close proximity which could be enhanced through improvements to the surrounding Green Belt land.</p>
<p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>	<p><b>Purposes:</b> This site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment. It performs a major role in checking unrestricted sprawl, minor role in preserving the setting and special character of historic towns and moderate role in preventing neighbouring towns from merging into one another.</p>

Shipleigh Site Specific Green Belt Assessment

	<p><b>Sprawl:</b> The site is connected to the settlement along two boundaries and is not strongly contained by the existing urban area. Development of the site would breach a moderate mixed existing (inner) green belt boundary. There is potential for a new moderate boundary to be created to the north and west using existing features if this site was to be developed, which would be likely to resist sprawl. The site would therefore have moderate potential further sprawl into the wider Green Belt.</p> <p><b>Openness:</b> The site performs a major local role in terms of the openness of the Green Belt with no built form on-site and with limited views across to (and from) the wider landscape due to topography and existing landscape features.</p> <p><b>Boundary Strength.</b> The existing (inner) Green Belt boundary is a moderate less defensible boundary. The site’s northern and western boundary could form a moderate Green Belt boundary using existing landscape features.</p> <p><b>Compensatory Improvements:</b> There are opportunities for improvements to be made to the surrounding Green Belt – particularly in terms of improving PROW and GI links to the wider Green Belt to the west that are through and adjacent the site and the biodiversity assets that are in close proximity in the surrounding Green Belt land.</p>
<p><b>Overall Conclusion:</b></p>	<p>The site is located in a <u>moderate</u> Green Belt Parcel and:</p> <p>Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.</p>

# Shipleigh Site Specific Green Belt Assessment

## Isolated and Detached Site Assessment

Site Reference	Site Name	Isolated OR Detached	Comments	Map
SH/028	Main Street	Detached	<p>The site is detached from the main urban area of Shipley.</p> <p>Development of the site would result in an area of green belt that is detached from the main settlement boundary. It is therefore considered development of the site would have a major potential impact on the purposes of green belt and risk unrestricted sprawl.</p> <p>Therefore, a full site specific Green Belt assessment has not been carried out.</p> <p>It could only come forward as part of a larger green belt release alongside the adjacent site SH/027</p> <p><b>Overall Conclusion</b> The site is located in a moderate green belt parcel and based on planning judgement the site has a major potential impact on the Green Belt.</p>	