Site Specific Green Belt Ass	essment							
Site Reference:	КҮ/001	Site Name:	Barr House	e Lane/Hollins La	ne, Utley	Size (ha):	4.15ha	
Sub Area:	Airedale			Settlement:	Keighley (Utley)			
Site Description:								
The site consists of several steeply sloping agricultural fields with a number of scattered trees and areas of woodland, on the north western edge of Keighley. The slope runs from downwards from west to east (from Hollins Lane towards Bar House Lane). It is bounded to the east and south by residential development (Bar House Lane & Hollins Lane), with agricultural land to the north. Hollins Lane is the western boundary, beyond which lie a several agricultural fields (including SHLAA site KY/002). The boundaries are formed by dry stone walls in various states of repair, whilst there are mature trees along the western and eastern boundaries. An un-named watercourse runs across the southern section of the site. A public right of way adjoins the northern boundary and links Hollins Lane to Bar House Lane. The site is located adjacent to the southern boundary of Green Belt parcel 198.								
Map (Parcel and Site Boundar	y):			Aerial (Site Bo	undary):			

PDL Status:	Greenfield	Accessibility:	110m to the services per one service	stops are located around 30m e east on Skipton Road. These s hour to Burnley (2 per hour), I extending each hour to Leeds I er hour) & Silsden (1 per hour) uthbound)	tops provide 6/7 kley (2 per hour - with Bradford Airport),	re: TBC	
Strategic Parc	el Assessment R	esults:					
Parcel Refere	nce:	198		Overall Rating:	Major		
-	• •	Purpose 2: T neighbouring tow into one another.	vns merging	Purpose 3:To assist insafeguardingthecountrysidefromencroachment.	setting and special character r of historic towns. t		Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Major		Major		Major	Moderate		Moderate
Site Specific A	ssessment Resul	ts:					
Assessment S	ummary:						
•	sprawl of large	Purpose 2: T neighbouring tow into one another.	vns merging	Purpose 3:Toassistinsafeguardingthecountrysidefromencroachment.	Purpose 4: To prese setting and special ch of historic towns.		Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Keighley built its north east eastern bou north eastern formed by B forming a str south east consists of residential p open land, fo lacking in dura	up area along tern and south undaries. The n boundary is ar House Lane rong edge, the ern boundary gardens to properties and prming a weak ability. The site	south eastern consists of g residential prop open land, form boundary lac durability. Based on existing	ned by Bar ing a strong ndary, the boundary ardens to perties and ing a weak cking in g boundaries	The site consists of open fields adjoining the urban area. The site comprises of countryside uses no built form except the dry stone walls forming field boundaries. The site therefore plays a major role in safeguarding the countryside from encroachment.	historic core of Keig Post WWII developm	hley by nent. It role in cter or of the e to	All sites are considered to score moderately against Purpose 5.

Overall Summary of Purpose Assessment:	Based on planning judgement t	the site performs a <u>major</u> role	overall when assessed against t	he NPPF Green Belt purposes.
Moderate	Major	Major	Low	Moderate
	Steeton. The green belt in this location plays a major role in preventing neighbouring towns from merging. Hollins Lane connects Keighley to Steeton and development would be a continuation of ribboning along this road.			
	Development would reduce the perceived and actual distance between towns. Development of the site would reduce the gap between Keighley and			
	The site sits in Green Belt parcel 198, which forms an essential gap between Keighley and Steeton.			
Therefore, the parcel makes a moderate contribution to this criterion.	boundary in the north west consisting of a dry stone walled field boundary would only provide a weak edge lacking in durability.			
contained by the existing urban area. The site has a moderate existing (inner) boundary to	strong boundary to the south west where it follows Hollins Lane and consists of a dry stone wall lined with mature trees. The potential new			

Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> <u>Undefined</u>)	Moderate: less defensible boundary	The existing green belt boundary is mixed in strength. Its formed by Bar House Lane creating a strong defensible boundary and the gardens to residential properties and open land, forming a weak boundary lacking in durability.
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability <u>;</u> <u>Entirely Undefined</u>)	Moderate: less defensible boundary	Potential new boundaries would provide a strong boundary to the south west where it follows Hollins Lane and consists of a dry stone wall lined with mature trees and a weak boundary lacking in durability to the north west, where the site consists of a dry stone wall field boundary. Therefore the potential boundary would be mixed in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> <u>Undefined</u>)	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.
Potential for Sprawl:	by the existing urban area. The existing (inner) Green Bel boundaries in the form of made outer boundary to the south w north west the site's outer bo	t boundary is a moderate less defensible boundary formed of a mix of strong and weaker e roads to the north east and rear gardens and open land to the south east. The site's existing vest along Hollins Road is strong and durable and would likely resist further sprawl. To the bundaries consists of a dry stone wall forming a weak boundary lacking in durability with wl. Development of the site therefore has moderate potential for unrestricted sprawl into the f the site.

	The site would be an extension of Keighley to the north on land enclosed by Hollins Lane and Bar House Lane and would join with existing residential development to the north and east. The development would extend beyond the existing settlement boundaries and extend the existing ribbon development along Hollins Lane .
	Moderate
Impact on Openness:	This site consists of undeveloped, open fields. There is no built form on the site. There are limited views into the site from Hollins Lane, but no views from Bar House Lane due to topography and tree coverage. There are views into and out of the site and the wider green belt. Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt.
	Moderate
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	A public right of way adjoins the northern boundary and links Hollins Lane to Bar House Lane, which may present an opportunity to provide greater access and improvements to the wider Green Belt. There are no existing, identified wildlife sites or habitats within the immediate vicinity, therefore any compensatory improvements would need to consider the opportunity for habitat creation.
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: 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 and a major role in preventing neighbouring towns from merging into one another and a low role in preserving the setting and special character of historic towns. Sprawl: The site is connected to the settlement along two boundaries on the northern side of Keighley and is therefore not strongly contained by the existing urban area. Development of the site has moderate potential for unrestricted sprawl into the wider Green Belt. Openness: Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt. Boundary Strength: The potential to create stronger boundaries is limited. The new boundaries would be formed Hollings lane and a field boundary and have a similar strength as the existing boundaries. Compensatory Improvements: A footpath runs along the north western boundary, where there may be opportunity to make improvements to increase accessibility into the wider Green Belt. There are no identified biodiversity assets close to the site which limit the opportunity for environmental enhancement in the immediate vicinity.
Overall Conclusion:	 Based on planning judgement the site has a moderate potential impact on the Green Belt. The site is located in major Green Belt parcel. The site makes a major contribution to the purposes of including land in the Green Belt. The site has a moderate potential for sprawl and would have a moderate impact on openness. There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

Site Specific Green Belt Assessment								
Site Reference:	кү/002	Site Name:	Hollins Lane	e, Keighley		Size (ha):	4.06	
Sub Area:	Airedale			Settlement:	Keighley			
Site Description:								
The site consists of three broadly level, but very gently sloping agricultural fields that are used for animal grazing. The slope runs from west to east (from the western boundary towards Hollins Lane). It is bounded to the east by residential (Hollins Lane & Hollins Close) and agricultural/grazing land to the north and west. To the south lies Whinburn Hall and its grounds (formerly a school), whilst the buildings of Whinburn Farm are to the west. Dry stone walling makes up the western and eastern, as well as internal boundaries. A line of mature trees is also present along the eastern boundary. The northern boundary is a post and rail fence, a broken tree line and farm access road (to Whinburn Farm). The southern boundary consists of line of mature trees that screen Whinburn Hall and its grounds, and a dry stone wall. The site located adjacent to the eastern boundary of Green Belt parcel 269.								
Map (Parcel and Site Bounda	ry):			Aerial (Site Boundary):			
						RTOR		

PDL Status:	Greenfield	Road. These st Ikley (2 per hor		are located around 290m & 320m to the east on Skipton tops provide 6/7 services per hour to Burnley (2 per hour), our - with one service extending each hour to Leeds Bradford ton (2 per hour) & Silsden (1 per hour) (northbound) and thbound)			твс
Strategic Parc	el Assessment Res	sults:					
Parcel Refere	nce:	269		Overall Rating:	Major		
•	stricted sprawl of large neighbouring towns merging safeguarding the countryside setting and special		Purpose 4: To preserve the setting and special character historic towns.	of rot	Purpose 5: To assist in urban egeneration, by encouraging he recycling of derelict and ther urban land.		
Major		Major		Major	Major		Noderate
Site Specific A	Assessment Results	:					
Assessment S	ummary:						
Purpose 1: To unrestricted s built-up areas	prawl of large	Purpose 2: To prev neighbouring towr into one another.		Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character historic towns.	of re ti	Purpose 5: To assist in urban egeneration, by encouraging he recycling of derelict and ther urban land.
Keighley on eastern bour classed as a la The southern is formed by trees and dry separate the adjacent Whin grounds. The boundary is f	its southern and ndaries, which is rger built up area.	Keighley – a define located within a Keighley and Steet The existing eas Green Belt is fo Lane, which is	d town, and it gap between on. stern (inner) rmed Hollins a strong vever, the ern (inner) of a dry stone and trees,	development, with exception of fencing and dry stone walling that forms the boundaries of the site and fields. Development would have an impact on the openness of the Green Belt. As such it play a	The site is attached to Keig but is separated from its his core by development of var ages. There are no views from site into the historic core, and versa. The site does not play supporting role in preserving setting and special characted the settlement. It should be noted that the s within the setting of a l	toric rying n the l vice y a g the er of ite is	Лoderate

Overall Summary of Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes. Purpose Assessment:						
Moderate	Moderate	Major	Low	Moderate		
	ribbon development. Based on the site boundaries it unlikely that this would extend too far from the existing built up area (Keighley).					
	limited ribbon development along Hollins Lane, however this pre-dates the establishment of the Green Belt. Development on this site may result further					
	The parcel within which the site is located has seen some very					
	settlements. Any visual perception of them being merged would be limited.					
	north and west) there is no inter-visibility between the two					
	between Keighley and Steeton. Due to the topography of the surrounding landscape (to the					
	The site is part of the land gap					
	most section, where it is no defined by any feature. These can be considered to be weak.					
in un-restricted sprawl into the Green Belt	boundary mainly consists of dry stone walling, with the exception of the south western					
Keighley along two boundaries where development may result	is formed by a farm access track, whilst the western (outer)					
The cite is connected to	The northern (outer) boundary		building and listed park/garden (Whinburn Hall and its grounds).			

Boundary Strength - Existing Boundary: (Strong: defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; Entirely <u>Undefined</u>)	Strong: defensible boundary/ Moderate: less defensible	The existing eastern (inner) Green Belt boundary consists of a minor road (Hollins Lane), which represents a stronger, defensible boundary that is more durable, recognisable and likely to be permanent. However, the southern (inner) boundary is a mix of woodland and dry stone walling that separates the site from Whinburn Hall and its grounds. This is therefore less defensible.
Boundary Strength – Potential new boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> <u>Undefined</u>)	Moderate: less defensible boundary/ Weak: boundaries lacking in durability.	Should the site be developed, and thus removed from the Green Belt, it may be more difficult to achieve a strong defensible boundary along the northern and western edges of the site. These consist of dry stone walling and no defined features (western) and post/rail fencing and established farm track (northern). The former would be weak (lacking in durability) and moderate (less defensible). The introduction of landscaped buffers or further planting may appropriate particularly to west.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> <u>Undefined</u>)		On the western edge of the site, it may be more appropriate to the redrawn the boundary to better reflect the changes in landscape. To the west of the site, the area becomes steeper rising up to a tree line that screens Whinburn Farm. However, this will result in a moderate (less defensible) boundary.
Potential for Sprawl:	contained by the urban area.	ttlement (Keighley) along two boundaries on the eastern and southern boundaries. As such it is not strongly t boundary is formed a mix of stronger and moderate boundaries – a minor road (Hollins Lane) and a mix of id.

	The site would be an extension of Keighley to the north/north west along Hollins Lane, thus extending the settlement boundary. As such it would not represent a logical rounding off of the settlement.
	Major
Impact on Openness:	This site consists of undeveloped, open fields. There is no built form on the site. There are limited views into the site from Hollins Lane due to topography and tree coverage. There are views into and out of the site and the wider green belt in the north. Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt due to topography and tree coverage.
	Moderate
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	There are no footpaths within or adjoining the site. There are no identified biodiversity assets close to the site which limit the opportunity for environmental enhancement in the immediate vicinity, therefore any compensatory improvements would need to consider the opportunity for habitat creation.
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: 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 and a moderate role in preventing neighbouring towns from merging into one another and a low role in preserving the setting and special character of historic towns. Sprawl: The site is connected to the settlement along two boundaries on the northern side of Keighley and is therefore not strongly contained by the existing urban area. Development of the site has major potential for unrestricted sprawl into the wider Green Belt. Openness: Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt. Boundary Strength: Development would not provide strong defensible boundaries along the northern and western edges of the site, but would be a mix of weak (lacking in durability) and moderate (less defensible) boundaries. Mitigation: There are no footpaths or identified biodiversity assets within or close to the site, limiting the opportunity for environmental enhancement.
Overall Conclusion:	 Based on planning judgement the site has a major potential impact on the Green Belt. The site is located in major Green Belt parcel. The site makes a moderate contribution to the purposes of including land in the Green Belt. The site has a major potential for sprawl and would have a moderate impact on openness. There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

Site Specific Green Belt Assess	sment							
Site Reference:	кү/009	Site Name:	Black Hill La	ne, Keighley		Size (ha):	8.04	
Sub Area:	Airedale			Settlement:	Keighley			
Site Description:								
This site consists of four agricultural fields bounded and separated by dry stone walling together with an area of pasture land and two farm buildings. The site rises gently upwards (south east to north west) from the edge of the Keighley urban area. The southern-most section is the steepest part of the site. There is residential development to the east (Raynham Crescent) and south (Braithwaite Road). The majority of the Daisy Hill Farm complex together with some additional pasture areas are located adjacent to the south eastern boundary. Black Hill Lane forms the northern boundary, with the western boundary being formed by SHLAA site KY/010, which was previously a quarry and landfill site, and is now being developed as a cemetery. It is located to the east of Green Belt Parcel 195. A Public Right of Way crossed the eastern part of the site, from north to south through Daisy Hill Farm, connecting Black Hill Road to Braithwaite Road.								
Map (Parcel and Site Boundar	y):			Aerial (S	ite Boundary):			
						Kro		

PDL Status:	Greenfield	Accessibility:	The nearest bus sto Raynham Crescent Keighley Bus Statio			
Strategic Parc	el Assessment Res	ults:				
Parcel Referen	nce:	195		Overall Rating:	Moderate	
•	To check the sprawl of large			-	Purpose 4: To preserve the setting and special character of historic towns.	-
Moderate		Low		Moderate	Moderate	Moderate
Site Specific A	ssessment Results	:				
Assessment S	ummary:					
-	To check the sprawl of large	-	: To prevent towns merging into	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	-
connected, at southern Keighley, which large built up a The site is ther contained by the area. The site has (inner) bound area followin gardens on R to the East	a only partially t its eastern and boundaries to ch is defined as a area. Tefore not strongly the existing urban a weak existing ary to the urban g the residential aynham Crescent and Braithwaite outh. In the south	boundary is for by the rear gard properties on and rear gard Road to the so weak edges la Based on exist site would p boundary to t Hill Lane), bu boundary to formed by dr western boun	inner Green Belt ormed on the east rdens of residential Raynham Crescent ens of Braithwaite outh which provide cking in durability. Sing boundaries the rovide a stronger the north (at Black t a less defensible the western edge y stone walls. This dary separates the ragriculture from a	adjoining the urban area. An agricultural building is located in a small part of the site in the south east and a driveway from Black Hill Road crosses the site		

entirely undefined boundar through the green belt which separates some of the farm builds from the proposed site Development of the site a proposed would require the release of this additional area of farm buildings and land in the Green Belt to prevent the area	 The site sits in Green Belt part 195, which forms a gap between the between the two towns, but due to distance, topography and lact views between the settlements would not perceive as a major factor in towns merging. The green belt in this loca plays a low role in prevention. 	rcel een ton. the ese the k of two be the					
Major	Low	Major		Moderate	Moderate		
Overall Summary of Purpose Assessment:	Based on planning judgement t		s a <u>moderate</u> role over	all when assessed against the NP	PF Green Belt purposes.		
Boundary Strength - Existing Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> <u>Undefined</u>)	Weak: boundaries lacking in durability	The existing inner boundaries of the site are formed by rear gardens and considered to be weak lacking in durability. In the south west corner, the site follows an entirely undefined boundary through the green belt which separates some of the farm buildings from the proposed site. Development would lead to the land and buildings in this area being landlocked by residential development.					
Boundary Strength – Potential new boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible	Strong: defensible boundary/ Moderate: less defensible boundary/ Weak: boundaries			-	ooundary being formed by Black Hill djoining the proposed cemetery.		

boundary; <u>Weak</u> : boundaries lacking in durability <u>; Entirely</u> <u>Undefined)</u>	lacking in durability/ Entirely Undefined					
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> <u>Undefined</u>)	N/A	An alternative western boundary could follow the farm track that leads to Daisy Hill Farm from Bla Road providing a moderate less defensible edge. This would result in a much reduced ar development. The area of site lying to the west of this farm track rises slightly as it reaches the w boundary with the cemetery. Other field boundary wall could provide alternative boundaries but wo weaker and lack durability. In the south west corner, the site follows an entirely undefined boundary through the green belt separates some of the farm builds from the proposed site. Development of the site as proposed require the release of this additional area of farm buildings and land in the Green Belt to prevent th becoming landlocked by residential development.				
Potential for Sprawl:	Development of the site would constitute sprawl into the countryside from the existing urban area. The site is connected to the settlement along two boundaries on the north western side of Keighley and is not strongly contained by the existing urban area. The existing (inner) Green Belt boundary is formed of the gardens of residential properties forming a weak edge. The site's existing outer boundaries to the north along Black Hill Road and west adjoin the site being used for a cemetery would provide stronger green belt boundaries likely resist further sprawl.					
	Moderate					
Impact on Openness:	This site consists of open fields used for grazing and includes a farm storage building and drive way to other farm buildings. There are limited views into and out of the site to the wider green belt. Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt.					
	Moderate					
Opportunities for mitigation / improvement:	A Public Right of Way crosses the eastern part of the site, from north to south through Daisy Hill Farm, which may present an opportunity to provide greater access and improvements to the wider Green Belt. There are no existing, identified wildlife sites or habitats within the immediate vicinity, therefore any compensatory improvements would need to consider the opportunity for habitat creation.					
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: 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 and a low role in preventing neighbouring towns from merging into one another and a low role in preserving the setting and special character of historic towns. Sprawl: Development of the site would constitute sprawl into the countryside from the existing urban area, but the site's existing outer boundaries to the north along Black Hill Road and west adjoin the site being used for a cemetery would provide stronger green belt boundaries likely resist further sprawl. 					

	 Openness: Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt. Boundary Strength: Development of the site would result in a strong defensible northern boundary being formed by Black Hill Road and a moderate less defensible boundary on the western edge adjoining the proposed cemetery. These would be stronger than the existing weak boundaries along residential properties. Mitigation: A footpath runs through the eastern part of the site may be opportunity to make improvements to increase accessibility into the wider Green Belt. There are no identified biodiversity assets close to the site which limit the opportunity for environmental enhancement in the immediate vicinity.
Overall Conclusion:	 Based on planning judgement the site has a moderate potential impact on the Green Belt. The site is located in moderate Green Belt parcel. The site makes a moderate contribution to the purposes of including land in the Green Belt. The site has a moderate potential for sprawl and would have a moderate impact on openness. The potential boundaries created by the site would provide stronger Green Belt edges.

Site Specific Green Belt Assessment							
Site Reference:	кү/009А	Site Name:	Black Hill La	ane, Keighley		Size (ha):	0.89ha
Sub Area:	Airedale	·		Settlement:	Keighley		
Site Description:							
This site consists of a single agricultural field. It is a smaller section of SHLAA site KY/009, occupying the north east corner of the site, adjacent to the urban edge. It site rises gently upwards (south east to north west) from the edge of the Keighley urban area. There is residential development to the east (Raynham Crescent) with the Daisy Hill Farm complex to the south. Black Hill Lane forms the northern boundary, with the western boundary being formed by a track, connecting the farm with Black Hull Lane. Futher beyond this lies the remainder of SHLAA site KY/009, which is formed by a number agricultual fields. It is located to the east of Green Belt Parcel 195. A Public Right of Way runs along the western boundary of the site, from north to south through Daisy Hill Farm, connecting Black Hill Road to Braithwaite Road. It also includes part of a farm building							
Map (Parcel and Site Boundary):				Aerial (ite Boundary):		
					KKOB	KY2H	

PDL Status: Greenfield	Rayn	nearest bus stop is located around 30n ham Crescent. This provides an hourly nley Bus Station.		core: TBC
Strategic Parcel Assessment Resu	ılts:			
Parcel Reference:	195	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.Purpose 2: To prevent neighbouring towns merging into one another.		-		e Purpose 5: To assist in urban f regeneration, by encouraging the recycling of derelict and other urban land.
Moderate	Low	Moderate	Moderate	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	•	prevent Purpose 3: To assist in ing into safeguarding the countrysic from encroachment.	•	e Purpose 5: To assist in urban f regeneration, by encouraging the recycling of derelict and other urban land.
connected, at its eastern boundary to Keighley, which is defined as a large built up area. The site is therefore not strongly contained by the existing urban area. The site has a weak existing (inner) boundary to the urban area following the residential	boundary by the rear gard residential properties Raynham Crescent to th which provides a weak lacking in durability. Based on existing boundar site would provide a st	on agricultural building is located is a small part of the site in the south west, whilst the remainder of the farm building are outside the site. ries the tronger Any development of this site would have a significant impact on the openness of the Gree o the Belt. The site therefore plays a farm major role in safeguarding the ountryside from	n defined historic town N Keighley. It is separated from the historic core by a range of development of varying ages There are limited views into the historic core, with some detractors.	– n f

In the south west corner, the site follows an entirely undefined boundary through the Green Belt which separates some of the farm buildings from the proposed site. Development of the site as proposed would require the release of this additional area of farm buildings and land in the Green Belt to prevent it becoming landlocked by residential development. The site makes a major contribution in the prevention of sprawl to the urban area.	195, which forms a gap between Keighley and Steeton. Development would reduce the actual distance between these two towns, but due to the distance, topography and lack of views between the two settlements would not be perceive as a major factor in the					
Major	Low	Major	Moderate	Moderate		
Overall Summary of Purpose	Based on planning judgement the site performs a <u>moderate</u> role overall when assessed against the NPPF Green Belt purposes.					
Assessment:		site performs a <u>moderate</u> fore ove	rall when assessed against the NP	PF Green Belt purposes.		
Assessment: Boundary Strength - Existing Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> <u>Undefined</u>)	Weak: boundaries lacking in durability	The existing inner boundary of th in durability. In the south west co green belt which separates some	e site is formed by rear gardens a prner, the site follows an entirely	nd considered to be weak lacking undefined boundary through the oposed site. Development would		

lacking in durability <u>; Entirely</u> <u>Undefined)</u>					
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> <u>Undefined</u>)	N/A	An alternative western boundary could follow the farm track that leads to Daisy Hill Farm from Black Hill Road providing a moderate less defensible edge. This would result in a much reduced area for development. The area of site lying to the west of this farm track rises slightly as it reaches the western boundary with the cemetery. Other field boundary wall could provide alternative boundaries but would be weaker and lack durability. In the south west corner, the site follows an entirely undefined boundary through the green belt which separates some of the farm builds from the proposed site. Development of the site as proposed would require the release of this additional area of farm buildings and land in the Green Belt to prevent the area becoming landlocked by residential development.			
Potential for Sprawl:	Development of the site would constitute sprawl into the countryside from the existing urban area. The site is connected to the settlement along two boundaries on the north western side of Keighley and is not strongly contained by the existing urban area. The existing (inner) Green Belt boundary is formed of the gardens of residential properties forming a weak edge. The site's existing outer boundaries to the north along Black Hill Road and west adjoin the site being used for a cemetery would provide stronger green belt boundaries likely resist further sprawl.				
	Moderate				
	Moderate				
Impact on Openness:	This site consists of open fields us limited views into and out of the	sed for grazing and includes a farm storage building and drive way to other farm buildings. There are site to the wider green belt. Development of the site would have a local negative impact on the location but limited impact on the openness of the wider greenbelt.			
Impact on Openness:	This site consists of open fields us limited views into and out of the	site to the wider green belt. Development of the site would have a local negative impact on the			
Impact on Openness: Opportunities for mitigation / improvement:	This site consists of open fields us limited views into and out of the openness of the Green Belt in this Moderate A Public Right of Way crosses the opportunity to provide greater act	site to the wider green belt. Development of the site would have a local negative impact on the			

	 Openness: Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt. Boundary Strength: Development of the site would result in a strong defensible northern boundary being formed by Black Hill Road and a moderate less defensible boundary on the western edge adjoining the proposed cemetery. These would be stronger than the existing weak boundaries along residential properties. Mitigation: A footpath runs through the eastern part of the site may be opportunity to make improvements to increase accessibility into the wider Green Belt. There are no identified biodiversity assets close to the site which limit the opportunity for environmental enhancement in the immediate vicinity.
Overall Conclusion:	 Based on planning judgement the site has a moderate potential impact on the Green Belt. The site is located in moderate Green Belt parcel. The site makes a moderate contribution to the purposes of including land in the Green Belt. The site has a moderate potential for sprawl and would have a moderate impact on openness. The potential boundaries created by the site would provide stronger Green Belt edges.

Site Specific Green Belt Assessment							
Site Reference:	КҮ/010	Site Name:	Black Hi	Black Hill Lane Size (ha): 8.1ha			
Sub Area:	Airedale Settlen			Settlement:	Keighley		
Site Description:							
The site consists a large area open land, located on the north western edge of Keighley. Historically, the majority of it was a stone quarry (Braithwaite Edge Quarry) thus was then a landfill site for the disposal of construction and demoliton waste. Infilling of the quarry was completed in 2008/2009. The northern (untipped) section of the site was granted planning permission in September 2015 for the development of a privately owned cemetery, which is currently under construction. The remainder of the site is to remain in agricultural use. Its boundaries consist of Black Hill Lane and Tarn Lane to north with agricultural fields and open land to the south, east and west. Beyond the southern and south western boundaries there are also a number of residential properties and gardens as well as an area of tree planting. There are also a number of trees and a local electricity distribution line within the southern boundary. The site is located in the centre of Green Belt parcel 198.							
Map (Parcel and Site Boundary): Aerial (Site Boundary):							

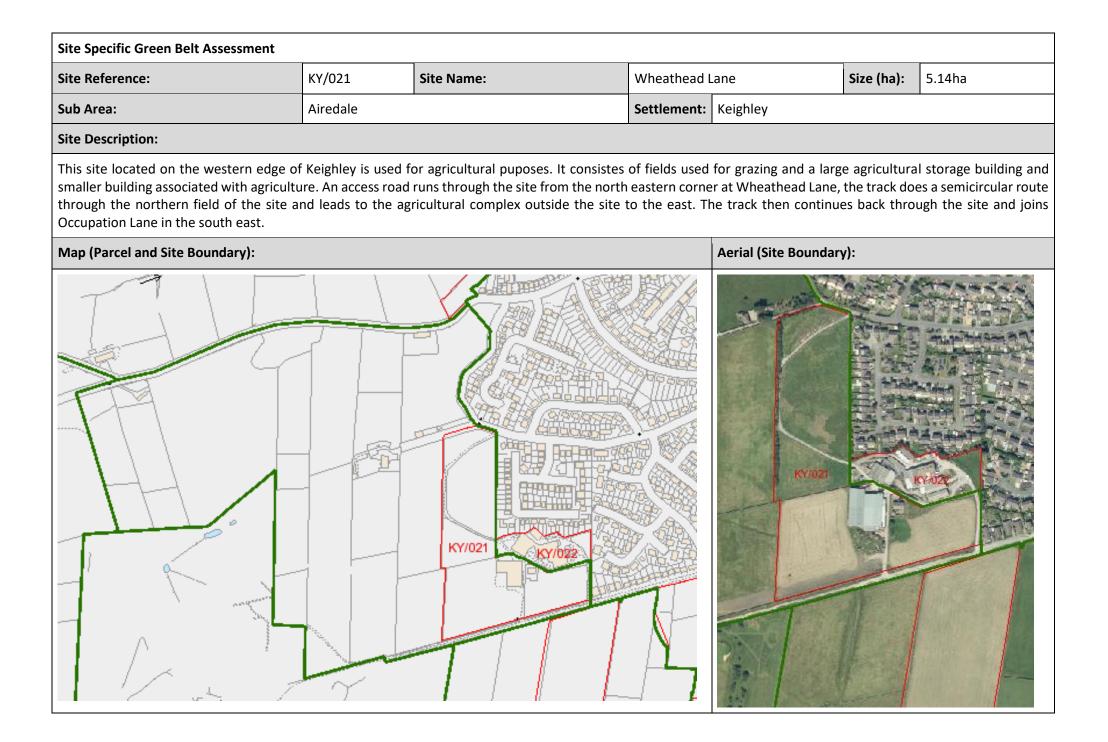


PDL Status:	Greenfield		Accessibility:	Raynham	learest bus stop is located around 350m to th Raynham Crescent. This provides an hourly se o Keighley Bus Station.			SA Score:	ТВС	
Strategic Parcel As	Strategic Parcel Assessment Results:									
Parcel Reference:		198			Overall Rating	:		Major		
		•		Purpose 4: To preserve the setting and special character of historic towns.		Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.				
Major		Major			Major			Moderate		Moderate
Site Specific Assess	sment Results:									
Assessment Summ	ary:									
Purpose 1: To unrestricted sprawl up areas.		Purpos neighb one an	ouring towns me	prevent erging into				Purpose 4: To pressetting and special ch historic towns.		Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
The site is connecter along a very small southern boundary not contained by built up area. The existing (inner consists of a boundary. This i durability.	section of its v. As such it is the existing er) boundary soft garden	Keighle The e consist bounda durabil The ne result formed outer b	ary. This is li lity. w boundaries cr of development by the site's poundaries – the rn (remainder)	n. boundary garden acking in eated as a would be s existing northern,	uses and non-or the form of g and a constru- However, it is There is cu development of The site there	countryside us grassland/farm uction (cemet open in charad rrently no within the site fore plays a n afeguarding	es in Iland ery). cter. built najor the	The site is in close pr Keighley, a historic t separated from the his by post WWII dev Views into the histori limited.	own. It is storic core elopment.	All sites are considered to score moderately against Purpose 5

The northern boundary consists of made roads (Black Hill Lane and Tarn Lane), whilst the eastern and eastern are formed by agricultural fields. The remainder of the southern boundary consists of gardens, field boundaries and trees as well as being partially undefined. These provide boundaries that are defensible, lacking in durability and undefined.		
durability and undefined. The site is located within a parcel that forms a less essential gap between Keighley and Steeton. Whilst development would reduce the actual distance between the two towns, due to its location, distance between the towns and topography, there is no inter-visibility between neighbouring towns. There some longer distance views toward Keighley. Development may possible without the risk of towns merging.		
The site is bounded to the north by Black Hill Lane that connects Keighley with Steeton. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. As such the Green Belt has resisted ribbon development.		

Moderate	Low	Major	Moderate	Moderate			
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a <u>moderate</u> role overall when assessed against the NPPF Green Belt purposes.						
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability <u>; Entirely</u> <u>Undefined</u>)	Weak: boundaries lacking in durability	The existing (inner) boundary consists of a soft garden boundary. This is lacking in durability.					
Boundary Strength – Potential new boundary (based on the full extent of the site): (Strong: defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability <u>;</u> Entirely Undefined)	Strong: defensible boundary/ Moderate: less defensible boundary/ Weak: boundaries lacking in durability/ Entirely Undefined	The new boundaries created as a result of development would be formed by the site's existing of boundaries – the northern, southern (remainder), eastern and western. The northern boundary consists of made roads (Black Hill Lane and Tarn Lane), whilst the eastern eastern are formed by agricultural fields. The remainder of the southern boundary consists of gard field boundaries and trees as well as being partially undefined. These provide boundaries that defensible, lacking in durability and undefined.					
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)		section it is southern boundary. A former RUDP waste allocation, wh boundary. This consists of a garde At the northern end, there is pote boundaries (eastern and western) if the site were to be developed.	more logical southern boundary con nich would give a greater attachmen en/field boundary and would be lac ntial to create a stronger boundary	v using the road, however the other more susceptible to being breached			
Potential for Sprawl:	The site is connected to Keighley along a very small section of one boundary and is not contained by the existing urban area. The existing (inner) boundary consists of a soft garden boundary and is lacking in durability. Therefore, it has an increased potential for sprawl. A new boundary could result in a partially stronger boundary (at the northern end), however the rest of the boundaries would be lacking in durability as therefore susceptible to being breached and increasing potential for sprawl. Development would be an extension of the settlement into the countryside rather than a logical rounding off.						
	Major						

Impact on Openness:	The site consists of countryside uses and non-countryside uses in the form of grassland/farmland and a construction (cemetery). However, it is open in character. There is currently no built development within the site. The site occupies an elevated position on the north western edge of Keighley, as such there are views from it to the wider Green Belt. There are also views into the site from the Green Belt, principally from the south, south west and south east. Development would have a significant impact on the open-ness of the Green Belt.
	Major
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	Redcar Tarn is situated to the north of the site. This has been identified as being part of the district's habitat network. As such, it may offer an opportunity to enhance the environmental quality of the Green Belt.
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: 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 and a low role in preventing neighbouring towns from merging into one another and a moderate role in preserving the setting and special character of historic towns. Sprawl: The site is connected to Keighley along a very small section of one boundary and is not contained by the existing urban area. The existing (inner) is lacking in durability and has an increased potential for sprawl. A new boundary could result in a partially stronger boundary (at the northern end), however the rest of the boundaries would be lacking in durability as therefore susceptible to being breached and increasing potential for sprawl. Openness: Development of the site would have a significant impact on the openness of the Green Belt. Boundary Strength: The existing (inner) boundary is lacking durability. Development of the site would result in a mix of boundaries that are defensible, lacking in durability and undefined. A more appropriate boundary would need to be defined at the southern edge of the site. Mitigation: There is an opportunity for compensatory improvements to the environmental quality of the Green Belt, via enhancement the nearby habitat network.
Overall Conclusion:	 Based on planning judgement the site has a major potential impact on the Green Belt. The site is located in major Green Belt parcel. The site makes a moderate contribution to the purposes of including land in the Green Belt. The site has a major potential for sprawl and would have a major impact on openness. There are no/limited opportunities to create a stronger Green Belt boundary

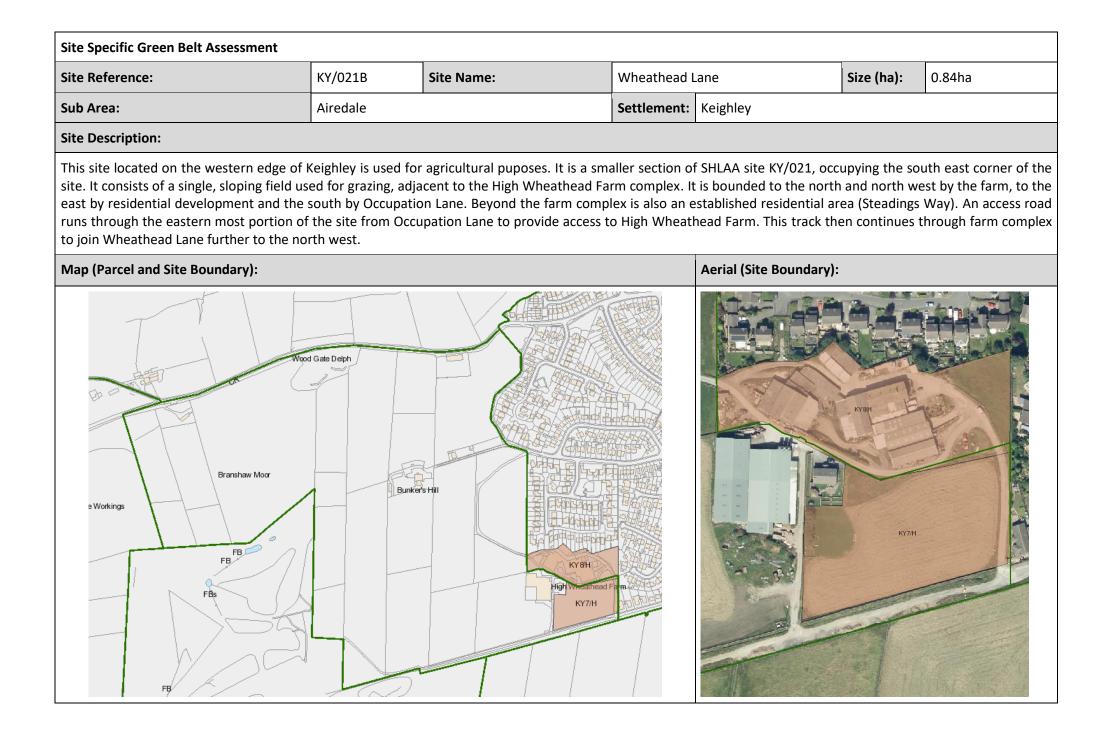


PDL Status: Greenfield	Accessibility:	on Wheathead Station. Other Keighley Road. ⁻ Bus Station (in	s stop is located around 200m to the Lane. This provides 2 services per stops are available around 440m These offer 3 (occasionally 4) servi bound) and Oakworth (outboun from Keighley to Braithwaite (two	SA Score:	ТВС	
Strategic Parcel Assessment Res	ults:					
Parcel Reference:	213		Overall Rating:	Major		
Purpose 1: To check the unrestricted sprawl of large built-up areas.			Purpose 4: To preserve setting and special chara historic towns.	acter of re th	urpose 5: To assist in urban egeneration, by encouraging ne recycling of derelict and ther urban land.	
Major	Moderate		Major	Low	N	loderate
Site Specific Assessment Results	:					
Assessment Summary:						
Purpose 1: To check the unrestricted sprawl of large built-up areas.			Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.		urpose 5: To assist in urban egeneration, by encouraging ne recycling of derelict and ther urban land.
	Keighley and would extent the westerly direction which lies brock Keighley and the Oakworth to the	if developed e built form in a on into an area badly between e settlement of ne south west. ner green belt eak, but a new belt boundary	adjoining the urban area. A sizable agricultural building is located in part of the site and a	The site is separated fro historic core by a rar developments of varying There are no views in historic core from this sit	nge of ages ito the	loderate

weak – it consists of the rear gardens of residential properties and the farm complex of High Wheathead	bounda along a Develo lead to distanc settlem the top visual v Oakwo west al Green I	aries with tree planting bout two thirds. pment of the site would a decrease in the actual e between these two hents. However, due to bography, there are no views from this site into rth. Limited views to the nd north into the wider	would have an impact on the openness of the Green Belt.		
Moderate	Moder	ate	Moderate	Low	Moderate
Overall Summary of Purpose Assessment:		Based on planning judge	ment the site performs a <u>moderat</u>	e role overall when assessed again	st the NPPF Green Belt purposes.

Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; Entirely Undefined)	Weak: boundaries lacking in durability	The sites existing inner boundaries adjoin the gardens of residential properties on Steadings Way, the buildings of High Wheathead Farm and more residential gardens of Bromley Grove and Occupation Lane. These boundaries are soft and overall not considered durable.			
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Weak: boundaries lacking in durability	The potential new boundary created by this site to the west would provide a more defined straight edge to the urban area but consisting of dry stone field walls, lined with trees in part, would also be soft and overall not considered durable. However a potential southern boundary would be formed by Occupation Lane and provided a strong, defensible boundary			
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; Entirely Undefined)	N/A	There are no options for alternative stronger boundaries.			
Potential for Sprawl:	titute sprawl into the countryside from the existing urban area. The site is connected to ges at western side of Keighley and is not contained within the existing urban area. The is formed of the gardens of residential properties forming a weak edge. The site's existing occupation Lane would provide stronger green belt boundary likely resist further sprawl. the west consists of dry stone walls with a line of trees covering about two thirds of this e. Additional complementary tree planting along this boundary would strengthen its role e site does not represent a logical rounding off of the existing settlement pattern.				
	Moderate				
Impact on Openness:	There are limited views into and out	for grazing and includes farm storage buildings and drive way to other farm buildings. of the site to the wider green belt. Development of the site would have a local the Green Belt in this location but limited impact on the openness of the wider Green			
	Moderate				

Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	Occupation Lane forms a Bridleway running across the entire southern boundary of this site and could be enhanced as part of a development to provide improved access to the wider countryside beyond the site.
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a moderate role in safeguarding the countryside from encroachment and a moderate role in preventing neighbouring towns from merging into one another and a low role in preserving the setting and special character of historic towns. Sprawl: The site is connected to the settlement along its eastern boundaries on the western side of Keighley and is therefore not strongly contained by the existing urban area. Development of the site has major potential for unrestricted sprawl into the wider Green Belt. Openness: Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt. Boundary Strength: Development of the site could only provide a mix of strong, moderate and weak boundaries. Compensatory Improvements: There would be potential it enhance and improve Occupation Lane which is a bridleway running along the southern boundary of the site and providing access into the wider green belt.
Overall Conclusion:	 Based on planning judgement the site has a moderate potential impact on the Green Belt: The site is located within a major Green Belt parcel. The site makes a moderate contribution to the purposes of including land in the Green Belt. The site has a moderate potential for sprawl and would have a moderate impact on openness. There is limited opportunity to create a stronger Green Belt boundary than the existing boundary.



PDL Status:	Greenfield	nort servi are Keig per Oakv	h of the ices per availabl hley Roa hour to worth (o	bus stop is located around 24 site on Wheathead Lane. This hour to Keighley Bus Station. O le around 440m to the south ad. These offer 3 (occasionally o Keighley Bus Station (inbo outbound). There is also mo keighley to Braithwaite (two ho	provides 2 ther stops n east on 4) services pund) and re limited	C
Strategic Par	rcel Assessment Resu	ults:				
Parcel Refer	ence:	213	(Overall Rating:	Major	
•	: To check the sprawl of large as.	•	erging	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve th setting and special character of historic towns.	-
Major		Moderate		Major	Low	Moderate
Site Specific	Assessment Results:					
Assessment	Summary:					
Purpose 1: T unrestricted built-up area	sprawl of large	Purpose 2: To prevent neighbouring towns mergir into one another.	ng s	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character o historic towns.	Purpose 5: To assist in urban f regeneration, by encouraging the recycling of derelict and other urban land.
Keighley bui eastern boundaries, contained	ilt up area along it and northern and is partly by existing t (residential and	The site lies on the edu Keighley and if developed wextent the built form in a westerly direction into an which lies broadly bet Keighley and the settleme Oakworth to the south wes	would f south area of tween ent of a st.	The site consists of an open field adjoining the urban area. There is no built development on the site. Any development of this site would have an impact on the openness of the Green Belt.	The site is separated from th historic core by a range of developments of varying ages There are no views into th historic core from this site.	f

The site's eastern boundaries	The current inner Green Belt	The site comprises of	
adjoin the rear gardens of	boundary is weak and lacking in	countryside uses and,	
residential properties on	durability. A new outer Green	therefore, plays a major role in	
Bromley Grove and Occupation	Belt boundary would also be a	safeguarding the countryside	
Lane. Its northern boundary	mix of moderate (less	from encroachment.	
adjoins the High Wheathead	defensible) and strong		
Farm complex with only post	consisting of a well-defined farm		
and wire fence separating them.	_		
	respectively.		
The existing inner boundaries			
are weak consisting of the rear	Development of the site would		
gardens of residential	lead to a decrease in the actual		
properties and the High	distance between these two		
Wheathead Farm complex.	settlements. However, due to		
These boundaries are soft and	the topography, there are no		
not considered durable.	visual views from this site into		
	Oakworth. Limited views to the		
The potential new boundary	west and north into the wider		
created by this site to the west	Green Belt are possible.		
would provide a more defined			
straight edge to the urban area.	The southern boundary is		
It consists of a dry stone wall	Occupation Lane. There is no		
and well-defined track that	ribbon development within the		
provides a second access to the	site. Therefore, the Green Belt		
farm complex from Occupation	has resisted ribbon		
Lane. As such it would be	•		
moderate in strength and less	neighbouring towns.		
defensible.			
The potential new boundary to			
the south would be formed by			
Occupation Lane forming a			
stronger, defensible boundary.			
Development of the site may			
represent a natural rounding off of the urban area.			
or the urban area.			

Moderate	Modera	te	Major		Low	Moderate	
Overall Summary of Purpose Assessment:		Based on planning judg purposes.	based on planning judgement the site performs a <u>moderate</u> role overall when assessed against the NPPF Green Belt ourposes.				
Boundary Strength - Existing (inner) Boundary: (Strong: defensible boundary; Moderate less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)		Weak: boundaries lackin durability	ıg in	The site's existing inner (eastern and northern) boundaries adjoin the residential properties on Bromley Grove and Occupation Lane as well Wheathead Farm complex. Both are weak and lacking in durability.		pation Lane as well as the High	
Boundary Strength – Potential new boundary (based on the full extent of the site): (Strong: defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; Entirely Undefined)		Strong: defensible bound Moderate: less defensibl	oderate: less defensible straight Overall potenti		he potential new boundary created by this to the west would provide a more define traight edge to the urban area, consisting of dry stone and well-defined farm track overall this would be considered to be moderate in strength (less defensible). The otential southern boundary would be formed by Occupation Lane and provide trong, defensible boundary.		
Boundary Strength – could an alternative site boundary be draw produce a potentially stronger of logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Mod</u> less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>E</u> <u>Undefined</u>)	r more oderate:	N/A		No alternative stror	ernative stronger boundary other than that outline above could be draw		
Potential for Sprawl:		contained within the exi properties and the adja countryside. The site's existing outer resist further sprawl wh	isting urban a acent farm c boundary to ilst it's outer le boundary a	area. The existing (in complex forming a v o the south along Occ r boundary to the wo	nner) Green Belt boundary is form veak edge, that may increase th cupation Lane would provide stru- est consists of a dry stone wall a	rn side of Keighley and is partly ned of the gardens of residential ne potential for sprawl into the onger Green Belt boundary likely and well defined track, forming a sents a logical rounding off of the	

	Moderate
Impact on Openness:	The site consists of an open field used for grazing and includes a drive way to access the farm complex. There are limited views into and out of the site to the wider Green Belt. Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider Green Belt.
	Moderate
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	Occupation Lane forms a Bridleway running across the entire southern boundary of this site and could be enhanced as part of a development to provide improved access to the wider countryside beyond the site.
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a moderate role in safeguarding the countryside from encroachment and a moderate role in preventing neighbouring towns from merging into one another and a low role in preserving the setting and special character of historic towns. Sprawl: The site is connected to the settlement along its eastern and northern boundaries on the western side of Keighley and is partially contained by the existing urban area. Development of the site has major potential for unrestricted sprawl into the wider Green Belt. Openness: Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt. Boundary Strength: Development of the site could provide a mix of strong and moderate Green Belt boundaries. Compensatory Improvements: There would be potential it enhance and improve Occupation Lane which is a bridleway running along the southern boundary of the site and providing access into the wider Green Belt.
Overall Conclusion:	 Based on planning judgement the site has a moderate potential impact on the Green Belt: The site is located within a major Green Belt parcel. The site makes a moderate contribution to the purposes of including land in the Green Belt. The site has a moderate potential for sprawl and would have a moderate impact on openness. There is an opportunity to create a stronger Green Belt boundary than the existing boundary.

Site Specific Green Belt Assessment								
Site Reference:	KY/038	Site Name:	Western Av	Western Avenue (Riddlesden)			2.02ha	
Sub Area:	Airedale	·	·	Settlement:	Keighley (Riddlesden)	·	•	
Site Description:	•							
and a belt of trees beyond when valley containing a watercours and south west. The northern	The site consists of two sloping agricultural fields, divided by a stone walling, on the western edge of the surburb of Riddlesden. It is bounded to the west by a watercours and a belt of trees beyond which are several agricultural fields, whilst the eastern boundary is formed by a mix of residential development, woodland and steep-side valley containing a watercourse. The southern edge consists of Western Avenue, a private road, which provides access to a number of residential dwellings to the west and south west. The northern boundary is a stone wall beyond which there is an area of agricultural land. The site is crossed by two local electricity distribution lines. It located with Green Belt parcel 201							
Map (Parcel and Site Boundar	ry):			Aerial (Site Boundary):			

PDL Status:	is: Greenfield		Accessibility:	The nearest bus stop is located around 220m to the east of the site on Western Avenue. This provides an hourly service to Riddlesden which continues to Keighley Bus Station.		SA Sco	ore:	ТВС	
Strategic Parce	Strategic Parcel Assessment Results:								
Parcel Referer	ice:	201		Overall Rating: Major					
•	To check the sprawl of large	•	To prevent wns merging	Purpose 3: To assist i safeguarding the countrysid from encroachment.	n Purpose 4: To preserve e setting and special charac historic towns.		regener the rec	e 5: To assist in urban ation, by encouraging cycling of derelict and rban land.	
Major		Moderate		Major	Major		Modera	te	
Site Specific A	ssessment Results:						-		
Assessment Su	ımmary:								
•	To check the sprawl of large	Purpose 2: neighbouring to into one another.	To prevent wns merging	Purpose 3: To assist i safeguarding the countrysid from encroachment.	•		regener the rec	e 5: To assist in urban ation, by encouraging cycling of derelict and rban land.	
(Riddlesden), area, along boundary. As contained by t area. The existing (i boundary co unmarked pat residential ga mix of mode boundaries	nected to Keighley a large built up its eastern such it is poorly the existing urban inner) Green Belt onsists of an h, woodland and rdens. These are erate and weak that are less nd lacking in	Keighley (Riddless settlement. The existing (inn boundary cons unmarked path, residential garde	den), a defined er) Green Belt ists of an woodland and ns. These are te and weak t are less lacking in ies created as a nent would be	uses in form of grassland use from grazing.	d a historic town. It is lo around 100m to the north historic core (Leeds & Live Canal Conservation Area f separated from it by agricultural field to the sou y Views into the historic co limited due to topograph woodland plant.	ocated of the erpool), but y an uth. re are		are considered to score tely against Purpose 5.	

southern and western		
boundaries.		
The northern boundary consists		
of a field boundary, whilst the		
southern boundary is formed by		
a road (Western Avenue) that		
provide access to properties to		
the west of the site. The western		
boundary is formed by a		
continuous belt of trees and a		
watercourse. This would provide		
boundaries that are defensible,		
less defensible (moderate in		
strength) and lacking in		
durability (weak in strength).		
The site is located within a		
parcel that forms a largely		
essential gap between Keighley		
(Riddlesden) and Silsden. Due to		
vegetation and topography,		
there is no inter-visibilty		
between the site and a		
neighbouring town. Limited		
development may be possible		
without significant risk of towns		
merging.		
There is no road connecting the		
site to a neighbouring town. As		
such there is no opportunity for		
the town to ribbon towards a		
neighbouring town		
The site makes a moderate		
contribution to this purpose.		
•		

Moderate	Moderate	Major	Moderate	Moderate	
Overall Summary of Purpose Assessment:	Based on planning judgement	the site performs a <u>moderate</u> role overa	all when assessed against the NPP	F Green Belt purposes.	
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Moderate: less defensible boundary/ Weak: boundaries lacking in durability	The existing (inner) Green Belt bounda These are mix of moderate and weak b		-	
BoundaryStrength–Potentialnewboundary(based on the full extent ofthe site):(Strong: defensibleboundary;Moderate:lessdefensibleboundarieslacking in durability;Entirely Undefined)	Strong: defensible boundary/ Moderate: less defensible boundary/Weak: boundaries lacking in durability		boundary consists of a field bound that provide access to properties to elt of trees and a watercourse. Th	lary, whilst the southern boundary o the west of the site. The western his would provide boundaries that	
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	N/A	Whilst a stronger boundary could be co outer boundaries would be similar in that it is unlikely a more logical bound	strength to the existing inner bou		
Potential for Sprawl:	The site is connected to Keighley (Riddlesden) along one boundary and is poorly contained by the existing urban area. The existing (in Green Belt boundary consists of an unmarked path, woodland and residential gardens. These are mix of moderate and weak boundar that are less defensible and lacking in durability. As such, it may increase the potential for sprawl. Whilst a stronger southern bound could be formed, the northern and western boundaries would be off similar strength to the existing one. Again, this may increase potential for sprawl. The represents the extension of the settlement into the Green Belt, rather than a logical rounding off.				
	Moderate				

Impact on Openness:	The site consists of countryside uses in form of grassland used for grazing. There is no built development within the site, the exception of a stone wall from the field boundary between each section, as well as the local electricity distribution line crossing it. There are views from the site towards the wider Green Belt, particularly to the south, as well as into the site over a long distance. Development would have a significant impact on the openness of the Green Belt.
	Major
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	A public right of way (Footpath – Keighley 8) runs along the eastern boundary of the site. It connects the adjacent residential area and the site to the wider countryside to the north and north west. The site is also in close proximity to a Local Wildlife Site (Elam Wood), which is also identified as a priority habitat. These represent opportunities to enhance accessibility to Green Belt and the local biodiversity and habitat network.
Site Specific Assessment Summary – Impact on the Green Belt:	
Overall Conclusion:	 Based on planning judgement the site has a <u>moderate</u> potential impact on the Green Belt. The site is located in a moderate Green Belt parcel The site makes a moderate contribution to the purposes of including land in the Green Belt. The site has a moderate potential for sprawl and would have a major impact on openness. There is no opportunity to create a stronger or more logical Green Belt boundary than the existing boundary.

Site Specific Green Belt Assessn	ient							
Site Reference:	КҮ/039	Site Name:	Banks Lane	, Riddlesden			Size (ha):	2.14ha
Sub Area:	Airedale			Settlement:		Keighley (Riddlesden)		
Site Description:					·			
The site consists mainly of a moderately sloping agricultural field to the northern edge of the suburb of Riddlesden. The north western corner consists of woodland area, whilst the area adjacent to the southern boundary is a steeply sloping bank. There are number of trees along the western and southern boundaries. The site is bounded to the south and west by Banks Lane, beyond which lie a number of residential properties. Agricultural land is to the north and east. In addition, there are two residential properties adjacent to the north west corner of the site. It is located within Green Belt parcel 202.								
Map (Parcel and Site Boundary):					Aerial	(Site Boundary):		
		KY1040	KY/041				NURSE SECON	

PDL Status:	Greenfield	Accessibility:	the site on Ba	anks Lane. This	ed around 90m to provides an hourl o Keighley Bus Sta	y service to	Score: TBC	
Strategic Parcel Asse	essment Resul	ts:						
Parcel Reference:		202		Overall Ra	iting:	Moderat	te	
Purpose 1: To unrestricted sprawl o up areas.		•	•	Purpose 3: safeguarding from encroach	the countryside	-	To preserve the pecial character of s.	-
Major		Moderate		Moderate		Moderate		Moderate
Site Specific Assessn	nent Results:							
Assessment Summa	ry:							
Purpose 1: To unrestricted sprawl o up areas.	of large built-	•		Purpose 3: safeguarding from encroach	•		To preserve the pecial character of s.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
The site is connected a large built up are southern/western be part of its sou boundary. The existing (inner) boundary is form (Banks Lane) ar development. This boundary that is de lacking in durability. Therefore, the site moderate contribut purpose.	ea, along its oundary and th eastern Green Belt by a road nd existing provides a fensible and e makes a tion to this	development. This boundary that is de The new boundarie result of developm formed by the exis and eastern (re	en), a defined by a road nd existing provides a fensible. s created as a ent would be ting northern mainder of) are formed by	uses in the fo woodland. There is no b within the site.	rm grassland and wilt development e site makes a	historic town separated for post WWII de are moderat historic core. The site	ached to Keighley, a n. However, it is the historic core by evelopment. There are views into the makes moderate to this purpose.	All sites are considered to score moderately against Purpose 5

hedgerows, broken tree belts		
and stone walls (in varying states		
of repair) and one section. These		
are considered to be weak		
boundaries that are less		
defensible and lacking in		
durability.		
The site is located in a parcel that		
forms a largely essential gap		
between Keighley (Riddlesden)		
and Ilkley and Keighley		
(Riddlesden) and East Morton.		
Due to topography, there is no		
inter-visibility between the site		
and a neighbouring town (Ilkley		
or East Morton). In addition, the		
site's location on the southern		
edge of the parcel mean that		
essentially plays no role in the		
merging of settlements.		
Development may be possible		
without the risk of towns		
merging or reducing the distance		
between them.		
Whilst Banks Lane forms the		
southern/western boundary of		
the site, there is no direct		
connection between it and a		
neighbouring town. As such,		
there is no opportunity for		
ribbon development to occur		
towards a neighbouring town.		
The site makes a low		
contribution to this purpose.		

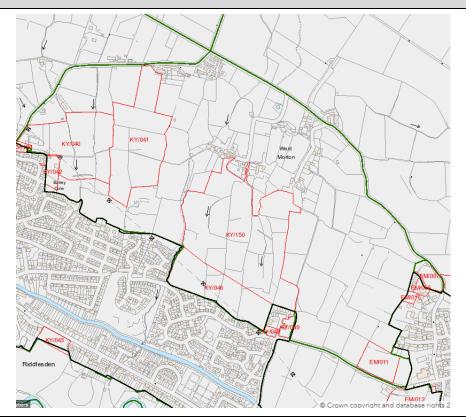
Moderate	Low	Major	Moderate	Moderate			
Overall Summary of Purpose Assessment:	Based on planning judgement t	the site performs a <u>moderate</u> role ov	he site performs a moderate role overall when assessed against the NPPF Green Belt purposes.				
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; Entirely Undefined)	Moderate: less defensible boundary	The existing (inner) Green Belt bour provides a strong, defensible bound	, , ,	ne) and existing development. This			
Boundary Strength – Potential new boundary (based on the full extent of the site): (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	boundary/ Weak: boundaries lacking in durability						
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; Entirely Undefined)		There are no existing features withi existing Green Belt boundary.	n the site which could be used to de	efine a stronger boundary than the			
Potential for Sprawl:	The site is connected to Keighley, a large built up area, along its southern/western boundary and part of its south eastern bound However, it is not well contained by the existing urban area. The existing (inner) Green Belt boundary is a mix of strengths (defen and lacking in durability), giving a moderate potential for sprawl. New boundaries created as result of development would be defensible and lacking in durability, giving a greater potential for sprawl. The site represents an extension of the settlement into Green Belt rather than a logical rounding off.						
	Moderate						
Impact on Openness:	it. It is located in a prominent	Moderate The site consists of countryside use in the form of grassland, that is used for grazing, and woodland. There is no built development within it. It is located in a prominent position on the northern edge of the Aire Valley, the suburb of Riddlesden. There are views into the site from the wider landscape and Green Belt, in particular from the south and south east. Views from the west and north are obscured by					

	topography and vegetation. Views from the site are mainly towards the south. The site is highly visible from Banks Lane. Development will have a major impact on the open-ness of the Green Belt in this location.
	Major
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	There are a number of public rights of way (Footpaths – Keighley 7 and Keighley 213) that link Banks Lane to the wider countryside to the north and north west of Keighley. These provide an opportunity to enhance local public rights of way network to improve the accessibility of the Green Belt
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: 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, and a moderate role in preserving the setting and special character of historic towns as well a low role in preventing neighbouring towns from merging into one another. Sprawl: The site is connected to the settlement along two boundaries but is not strongly contained by the existing urban area. The existing boundaries are defensible and lacking in durability. A new boundary would be less defensible and lacking durability. Development would have a moderate potential for sprawl. Openness: The site performs a major 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. Boundary Strength: The site would breach a strong and weaker existing Green Belt boundary. However, a new boundary formed as a result of development would be of a lesser strength. Mitigation: There are opportunities to improve the existing public rights of way network to enhance access to and within the Green Belt.
Overall Conclusion:	 Based on planning judgement the site has a <u>moderate</u> potential impact on the Green Belt. The site is located in a moderate Green Belt parcel The site makes a moderate contribution to the purposes of including land in the Green Belt. The site has a moderate potential for sprawl and would have a major impact on openness. There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

Site Specific Green Belt Assessment								
Site Reference:	кү/040	Site Name:	Ilkley Road, Riddlesden (Barley Cote Farm)		Size (ha):	6.96ha		
Sub Area:	Airedale		Settlement:	Keighley (Riddlesden)				
Site Description:								

The site consists of several moderately sloping agricultural fields used for grazing located to the north of Keighley (Riddlesden). These are divided by a mix of dry stone walls and tree belts. It is bounded to the south west by residential development (Barley Cote Lane & Barley Cote Farm), whilst the remainder of the southern boundary is fromed by dry stone wall, beyond which are futher agricultural fields. The western boundary consists of Ilkley Road, whilst the northern and eastern are formed by field boundaries. The western sections contains an area of woodland, whilst the southern most section includes part of former aqueduct. It is also crossed (south east to north west) by high voltage (275kv) electricity transmission line including a pylon, as well as a local electricity distribution (11kv) line and two watercourses that flow from north to south. A public right of way (Foopath – Keighley 18) crosses the site from west to east, linking Ilkely Road to West Morton. It is located at the western edge of the Green Belt parcel 203

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status: Greenfield	of t	nearest bus stop is located around 7 he site on Barley Cote Road This rice to Riddlesden which continu ion.	provides an hourly	твс				
Strategic Parcel Assessment Res	ults:							
Parcel Reference: 203	Overall F	Rating: Major						
Purpose 1: To check the unrestricted sprawl of large built up areas.		Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.				
Moderate	Major	Major	Major	Moderate				
Site Specific Assessment Results	:							
Assessment Summary:	Assessment Summary:							
Purpose 1: To check the unrestricted sprawl of large built up areas.		Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.				
The site is connected to Keighley (Riddlesden), a large built up area, along a short part of its southern boundary. As such, it is not well contained by the existing urban area. The existing (inner) Green Bel boundary consists of the rea gardens of the residentia properties (Barley Cote Avenue & Barley Cote Farm). These are weaker in strength and lacking in durability.	Keighley (Riddlesden), a defined town. The existing (inner) Green Belt boundary consists of the rear gardens of the residential properties (Barley Cote Avenue & Barley Cote Farm). These are weaker in strength and lacking in durability.	uses on the grassland and woodland. There is no built development within the site, with the exception of high voltage (275kv) electricity transmission line including a pylon, as well as a local electricity distribution (11kv) line as well as a former aquaduct. Therefore, the site makes a major	The site is attached to Keighley (Riddlesden), a defined historic town. However, it is separated from the historic core by post WWII development Due to the site's elevated position there are moderate views into the historic core of Keighley. Therefore, the site makes a moderate contribution to this purpose	All sites are considered to score moderately against Purpose 5.				

Development could not be considered as rounding off the existing urban area. Therefore, the site makes a major Therefore, the site makes a major contribution to this purpose. The site is located in a parcel that forms an essential gap between Keighley and East Morton. There is no inter-visibility between the towns to/from the site due to topography and vegetation. Due to the location of the parcel, development would not result in settlements merging nor significant reduce the distance/separation between them. It is also part of gap between				
existing urban area. the remainder of the southern boundary. These are formed of Therefore, the site makes a major Ilkley Road and field boundaries. This provides a boundary that a mix of strengths – defensible and weak (lacking in durability). The site is located in a parcel that forms an essential gap between Keighley and East Morton. There is no inter-visibility between the towns to/from the site due to topography and vegetation. Due to the location of the site at the western edge of the parcel, development would not result in settlements merging nor significant reduce the distance/separation between them. It is also part of gap between				
boundary. These are formed of Therefore, the site makes a major contribution to this purpose. This provides a boundary that a mix of strengths – defensible and weak (lacking in durability). The site is located in a parcel that forms an essential gap between Keighley and East Morton. There is no inter-visibility between the towns to/from the site due to topography and vegetation. Due to the location of the site at the western edge of the parcel, development would not result in settlements merging nor significant reduce the distance/separation between them. It is also part of gap between	-			
Therefore, the site makes a major contribution to this purpose. Ilkley Road and field boundaries. This provides a boundary that a mix of strengths – defensible and weak (lacking in durability). The site is located in a parcel that forms an essential gap between Keighley and East Morton. There is no inter-visibility between the towns to/from the site due to topography and vegetation. Due to the location of the site at the western edge of the parcel, development would not result in settlements merging nor significant reduce the distance/separation between them. It is also part of gap between	existing urban area.			
contribution to this purpose. This provides a boundary that a mix of strengths – defensible and weak (lacking in durability). The site is located in a parcel that forms an essential gap between Keighley and East Morton. There is no inter-visibility between the towns to/from the site due to topography and vegetation. Due to the location of the site at the western edge of the parcel, development would not result in settlements merging nor significant reduce the distance/separation between them. It is also part of gap between				
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weak (lacking in durability). The site is located in a parcel that forms an essential gap between Keighley and East Morton. There is no inter-visibility between the towns to/from the site due to topography and vegetation. Due to the location of the site at the western edge of the parcel, development would not result in settlements significant reduce them. It is also part of gap between	contribution to this purpose.			
The site is located in a parcel that forms an essential gap between Keighley and East Morton. There is no inter-visibility between the towns to/from the site due to topography and vegetation. Due to the location of the site at the western edge of the parcel, development would not result in settlements merging nor significant reduce the distance/separation between them. It is also part of gap between				
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forms an essential gap between Keighley and East Morton. There is no inter-visibility between the towns to/from the site due to topography and vegetation. Due to the location of the site at the western edge of the parcel, development would not result in settlements significant reduce distance/separation between them. It is also part of gap between		The site is located in a parcel that		
Keighley and East Morton. There is no inter-visibility between the towns to/from the site due to topography and vegetation. Due to the location of the site at the western edge of the parcel, development would not result in settlements merging significant reduce them. It is also part of gap between				
<pre>is no inter-visibility between the towns to/from the site due to topography and vegetation. Due to the location of the site at the western edge of the parcel, development would not result in settlements merging nor significant reduce the distance/separation between them.</pre>				
towns to/from the site due to topography and vegetation. Due to the location of the site at the western edge of the parcel, development would not result in settlements merging nor significant reduce the distance/separation between them. It is also part of gap between				
topography and vegetation. Due to the location of the site at the western edge of the parcel, development would not result in settlements merging significant reduce distance/separation between them.				
to the location of the site at the western edge of the parcel, development would not result in settlements merging nor significant reduce the distance/separation between them.				
western edge of the parcel, development would not result in settlements merging significant reduce distance/separation between them. It is also part of gap between				
development would not result in settlements merging nor significant reduce the distance/separation between them. It is also part of gap between				
settlements merging nor significant reduce the distance/separation between them. It is also part of gap between		-		
significant reduce the distance/separation between them. It is also part of gap between		-		
distance/separation between them. It is also part of gap between		00		
them. It is also part of gap between		0		
It is also part of gap between				
		It is also part of gap between		
		Keighley and West Morton (a		
washed over settlement)		- ·		
washed over settlementy		washed over settlementy		
The site's western boundary is		The site's western boundary is		
formed by Ilkley Road, which				
connects Keighley to West				
Morton (washed over		-		
settlement) and East Morton.				
There are some instances of				
ribbon development along this				
road, however this pre-dates the		-		
Green Belt designation. As the		Green Belt designation. As the		

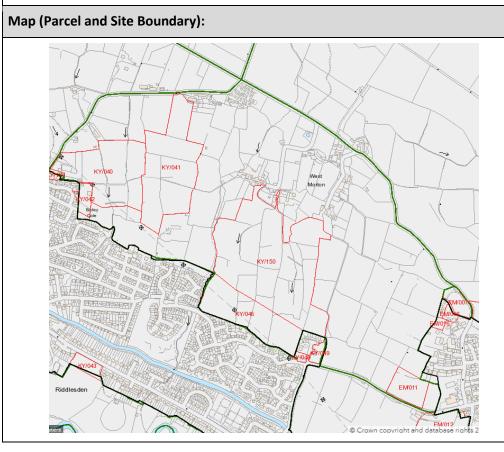
	Green Belt development	has resisted ribbon t.			
Major	Low		Major	Moderate	Moderate
Overall Summary of Purpose Assessment:	Based on planning j	udgement the site pe	rforms a <u>moderate</u> role ove	erall when assessed against th	e NPPF Green Belt purposes.
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> <u>Undefined</u>)	Weak: boundaries la durability	-	• · · ·	ndary consists of the rear gar are weaker in strength and lac	dens of the residential properties (Barley Cote king in durability.
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> <u>Undefined</u>)	Strong: defensible b Weak: boundaries la durability	acking in would be southern	e formed by the existing w	estern, northern and eastern d of Ilkley Road and field bou	new boundary that would be created as a result n boundaries as well as the remainder of the andaries. This provides a boundary that a mix of
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> <u>Undefined</u>)	N/A	site woul	d be weaker in strength an	-	ey Road, the boundaries around the rest of the lingly, there are no existing features within the xisting Green Belt boundary.

Potential for Sprawl:	The site is connected to Keighley (Riddlesden), a large built up area, along part of its southern boundary. It is not well contained by the existing urban area. The existing (inner) Green Belt boundary is lacking in durability, and, as such is potential susceptible to sprawl. Development would result in boundary that would be partly defensible in nature, however the remaining boundaries would be lacking in durability. Again, these would be susceptible to sprawl. Development would represent an extension of the settlement rather than a logical rounding off
	Major
Impact on Openness:	The site consists of countryside uses in the form of grassland and woodland. There is no built development, with the exception of electricity transmission lines (include one pylon tower). There are views into and out the site from/to the Green Belt and wider landscape. Development would have a major impact on openness.
	Major
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	The site is crossed by a Public Right of Way (Footpath – Keighley 91). It links Ilkley Road with West Morton and provides access to the wider countryside. This may present an opportunity for enhancements to access the wider Green Belt.
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: 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 major role in checking unrestricted sprawl as well as in preserving the setting and special character of historic towns, and a low role in preventing neighbouring towns form merging into one another. Sprawl: The site is connected to the settlement along part of one boundary and is not strongly contained by the existing urban area. The existing (inner) boundary is lacking in durability. A new boundary may be partially more defensible, but would mainly be lacking in durability. Therefore, the site has a major potential for sprawl. Openness: The site consists of countryside uses, with very limited built development related to essential energy infrastructure. It is also visible from (and to) the wider landscape. Boundary Strength: The site would be breach a boundary lacking in durability. A new boundary formed as a result of development may be partially more defensible, but overall would be lacking in durability. Compensatory Improvements: There are opportunities to improve the existing public rights of way network to enhance accessibility to the Green Belt.
Overall Conclusion:	 Based on planning judgement the site has a moderate potential impact on the Green Belt. The site is located in a major Green Belt parcel The site makes a moderate contribution to the purposes of including land in the Green Belt. The site has a major potential for sprawl and would have a major impact on openness There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

Site Specific Green Belt Assessment							
Site Reference:	КҮ/042	Site Name:	Barley Cote	Road, Riddlesde	n	Size (ha):	0.65ha
Sub Area:	Airedale		Settlement:	Keighley			
Site Description:							

Site Description:

The site consists of an moderately and steeply sloping area of land divided into two portions by a post and rail fence. The northern section is occupied by a single dwelling and its garden, whilst the southern section is an area of unkept scrubland. It is situated on the north eastern edge of Keighley (Riddlesden). It is bounded by resdiential development to the west (Barley Cote Avenue & Barley Cote Road) with agricultural land to the east. The northern boundary consists of several mature trees, dry stone walling and a footpath. Agricultural fields (SHLAA site KY/040) to the north of the footpath. The area to the south consists of scrubland, beyond which there is a line of trees and the rear gardens of residential properties (Southfield Drive). The north east corner of the site partially includes a large pylon carrying a high voltage (275kv) electricity transmission line. The site located at the western edge of Green Belt parcel 203.



Aerial (Site Boundary):



PDL Status:	PDL/Greenfield	Accessibility:	Barley Cote R	bus stop is located around 40m to the west of the site on Road This provides an hourly service to Riddlesden which Keighley Bus Station.			твс
Strategic Parc	el Assessment Resu	lts:					
Parcel Referer	nce:	203		Overall Rating:	Major		
•	To check the prawl of large built-	neighbouring towns merging into		•	Purpose 4: To presetting and special chhistoric towns.		-
Moderate		Major		Major	Major		Moderate
Site Specific A	ssessment Results:						
Assessment S	ummary:						
•	To check the prawl of large built-	•	•	•	Purpose 4: To preserve the setting and special character of historic towns.		Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
(Riddlesden), area, on its w Whilst the sound not connected area, there development proximity. The contained by area. The existing (boundary consist wall beyond the gardens to protection of the sound the sound of the source o	nected to Keighley a large built up western boundary. uthern boundary is d to the built up is residential within close erefore, it partially the existing urban (inner) Green Belt sists of a dry stone here are residential operties on Barley The wall strongly	Keighley (Riddlesden), a defined town. The existing (inner) Green Belt boundary consists of a dry stone wall beyond there are residential gardens to properties on Barley Cote Lane. The wall strongly established and regular in form. The provides a boundary that is		and non-rural uses in the form of scrubland and a residential property and its garden. As such it contains a number of urbanising features and is generally not rural in character. Therefore, it makes a low	The site is attached t (Riddlesden), a define town. However, it is from the historic con WWII development Due to the site's position there are views into the histor Keighley.	ed historic separated re by post elevated moderate	moderately against Purpose 5.

established and regular in form.	formed by the site's outer			
The provides a boundary that is	(northern, eastern and southern)			
moderate in strength and less	boundaries.			
defensible.				
	The northern boundary is formed			
Therefore, the parcel makes a	by stone wall beyond which is			
moderate contribution to this	footpath, whilst the eastern			
criterion.	consist of stone wall with			
	agricultural land beyond. The			
	southern boundary is entirely			
	undefined as it does not follow			
	any feature. This would give a			
	boundary that would be			
	moderate, less defensible, and			
	weak, lacking in durability. A new			
	southern boundary would need			
	to be defined.			
	The site is located in a parcel that			
	forms an essential gap between			
	Keighley and East Morton, as well			
	as between Keighley and West			
	Morton (a washed over			
	settlement).			
	Due to topography and			
	vegetation, there is no inter-			
	visibility between the site and a			
	neighbouring town (East			
	Morton). Development would			
	not significantly reduce the			
	perceived or actual distance			
	between the towns, nor result in			
	the risk of them merging.			
	There is no road connecting the			
	site to a neighbouring town. As			
L	I	l	I	1

	such, there is no opportunity for ribbon development towards it occurring. The site makes a low contribution to this purpose.					
Moderate	Low	Low	Moderate	Moderate		
Overall Summary of Purpose Assessment:	Based on planning judgement the	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.				
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability <u>;</u> <u>Entirely Undefined</u>)	Moderate: less defensible poundary The existing (inner) Green Belt boundary consists of a dry stone wall beyond there are residential gardens to properties on Barley Cote Lane. The wall strongly established and regular in form. The provides a boundary that is moderate in strength and less defensible.					
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability <u>;</u> Entirely Undefined)	Moderate: less defensible boundary/Weak: boundaries lacking in durability/Entirely Undefined	Weak: boundariesresult of would be formed by the it's outer (northern, eastern and southern) boundaries. The northernlurability/Entirelyboundary is formed by stone wall beyond which is footpath, whilst the eastern consist of stone wall with				
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary? (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability <u>;</u> <u>Entirely Undefined</u>)	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary. The southern boundary of the site is currently undefined by any physical features. If the site was to be removed from the green belt then this southern boundary would benefit from being extended further south where it would adjoin the existing urban area along the rear of residential properties to form a moderate boundary rather than an undefined boundary.				
Potential for Sprawl:	The site is connected to the settlement along one boundary (the western). Whilst the southern boundary is not connected to the built up area, there is residential development within close proximity. Therefore, it partially contained by the existing urban area. The existing (inner) Green Belt boundary is mainly a moderate, less defensible one. The site's existing outer boundaries are of varying strengths. The					

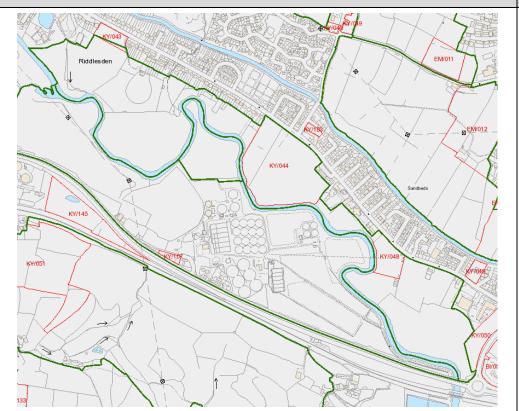
	northern boundary is less defensible whilst the eastern is lacking in durability. The southern is entirely undefined. These are unlikely to resist further sprawl. Development of the site, therefore, has moderate potential for sprawl into the wider Green Belt. The site would represent an extension of the settlement into the Green Belt, rather than a logical rounding off.						
	Moderate						
Impact on Openness:	The site consists of countryside and non-rural uses in the form of scrubland and a residential property and its garden. As such it contains a number of urbanising features and is generally not rural in character. There are views into the site from the Green Belt, mainly from the south side of the Aire Valley. Views from the north, east and west are obscured by topography, development and vegetation. From the site, there are views to the Green Belt, particularly towards the south. Due to its location and the presence of existing development on the site, further development will have a limited impact on the openness of the Green Belt.						
	Low						
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	The site is adjacent to a Public Right of Way (Footpath – Keighley 91) which forms part of the northern boundary. It links Ilkley Road with West Morton and provides access to the wider countryside. This may present an opportunity for enhancements to access the wider Green Belt.						
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: 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 and a low role in preventing towns from merging and moderate role in preserving the setting and special character of historic towns. It makes a moderate contribution to restricting the sprawl of large built up area. Sprawl: The site is connected to the settlement along one boundary (the western). Whilst the southern boundary is not connected to the built up area, there is residential development within close proximity. Therefore, it partially contained by the existing urban area. The existing (inner) Green Belt boundary is mainly a moderate, less defensible one. The site's existing outer boundaries are of varying strengths. The northern boundary is less defensible whilst the eastern is lacking in durability. The southern is entirely undefined. These are unlikely to resist further sprawl. Development of the site, therefore, has moderate potential for sprawl into the wider Green Belt. The site would represent a small extension of the settlement into the Green Belt, rather than a logical rounding off. Openness: The site performs a low role in terms of the openness of the Green Belt, the new boundaries created as a result of would be formed by the it's outer (northern, eastern and southern) boundaries. The northern boundary is of stone wall with agricultural land beyond. The southern boundary is entirely undefined as it does not follow any feature. This would give a boundary that would be moderate, less defensible, and weak, lacking in durability. A new southern boundary would need to be defined. As such, it would be off a lesser to the existing one. Mitigation: There are some opportunities for improvements to be made to the surrounding Green Belt – particularly in terms of linking to the existing right of way that forms part of the northern boundary. 						
Overall Conclusion:	Based on planning judgement the site has a moderate potential impact on the Green Belt.						

The site is located in a major Green Belt parcel.
The site makes a moderate contribution to the purposes of including land in the Green Belt.
• The site has a moderate potential for sprawl and would have a low impact on openness.
There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

Site Specific Green Belt Assessment							
Site Reference:	кү/044	Site Name:	Bradford Road, Riddlesden			Size (ha):	7.67ha
Sub Area:	Airedale			Settlement:	Keighley (Riddlesden)		
Site Description:	-						

The site consists of an area of agricultural land with some tree cover, located on the southern edge of the suburb of Riddlesden. It slopes gently from the north east to the south west (downwards from Bradford Road). The upper section is part of a river terrace and is uneven and more gently sloping in nature. Below the terrace, it slopes more steeply downwards the base of the river valley. The area between the base of the river terrace and the river is mainly level. It is bounded by River Aire to the south and west, beyond which lies the Marley Waste Water Treatment Works. The northern and north eastern boundary consists of Bradford Road, which has residential and commerical development on its northern side. Residential development is to the north west and south east. An area of trees and a public house car park is also to the south east. It is situated within Green Belt 187.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	northern bour services per		bus stops are located immedia Indary of the site on Bradford Ro hour to Keighley Bus Statio Bingley & Shipley (eastbound).	ad. These provide 6	SA T Score:	BC
Strategic Parce	el Assessment Resu	lts:					
Parcel Referer	nce:	187		Overall Rating:	Major		
•	To check the prawl of large built-	neighbouring towns merging into		Purpose 3: To assist safeguarding the countrysic from encroachment.		•	-
Moderate		Major		Major	Low		Moderate
Site Specific A	ssessment Results:						
Assessment Su	ummary:						
•	To check the prawl of large built-	•	o prevent s merging into	Purpose 3: To assist safeguarding the countrysic from encroachment.	n Purpose 4: To e setting and specia historic towns.	•	-
a large built northern bour not well co existing built u The existing (boundary con (Bradford Roa development/ provides a l	(Bradford Road) and residential provides a boundary that it development/gardens. This defensible and lacking in durability. defensible and lacking in durability. The new boundaries created by		uses in the form of grasslan used for grazing. There is no built developmen within the site, with the exception of the stone wall that forms the field boundary an local electricity distribution line that cross it. Therefore, the site makes major contribution to th	he form of grassland razing. no built development he site, with the of the stone wall that e field boundary and ricity distribution lines it. , the site makes a		is moderately against Purpose 5. and e a tion	

Overall Summary of Purpose Assessment:	Based on planning judgement	Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes.				
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary/ Weak: boundaries lacking in durability	The existing (inner) Green Belt boundary consists of Bradford Road and residential development/gardens. This provides a boundary that it defensible and lacking in durability.				
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary/ Weak: boundaries lacking in durability/ Entirely Undefined	If the site was developed and removed from the Green Belt, the new boundaries created by as a result of would be formed by the existing southern, eastern and western boundaries. The southern boundary, as well as the majority of the western boundary, consists of the River Aire. The remainder of the western boundary is a rear garden, whilst the eastern boundary is a belt of trees as well as a drainage ditch. This would provide a boundary that is defensible and lacking in durability. This would be similar to the existing boundary.				
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; Entirely Undefined)	-	There are no options for alternative stronger boundaries.				
Potential for Sprawl:	boundary consists of a road a meaning that there is a moder	ley along one boundary and is not well contained by the existing built up area. The existing (inner) Green Belt and residential development/gardens. This provides a boundary that it defensible and lacking in durability, ate potential for sprawl. New boundaries would be of a similar strength.				
	Moderate					
Impact on Openness:	of the stone wall that forms th	e uses in the form of grassland used for grazing. There is no built development within the site, with the exception e field boundary and local electricity distribution lines that cross it. Views into the site from the Green Belt are I vegetation as well as due to its location in the bottom of the Aire Valley. However, there are views from the				

	site into the Green Belt towards the south, east and west, particular towards the upper slopes of the Aire Valley. Development of the site would have a major impact on the open-ness of the Green Belt in this location.
	Major
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	The site is located within a key green infrastructure corridor (Aire Valley) as well as being part of district's habitat network. These may offer a potential opportunity for compensatory improvements to enhance the environmental quality of the Green Belt in this location.
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: 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 and a major role in preventing neighbouring towns from merging into one another and a low role in preserving the setting and special character of historic towns. Sprawl: The site is connected to the settlement along one boundary and is not well contained by the existing urban area. Development of the site has moderate potential for unrestricted sprawl into the wider Green Belt. Openness: Development of the site would have a major impact on the openness of the Green Belt. Boundary Strength: Development of the site would not result in the creation of boundaries that are stronger that the existing one. It would be off similar strength Compensatory Improvements: There is potential for compensatory improvements to the Green Infrastructure and habitats network to enhance the environmental quality of the Green Belt.
Overall Conclusion:	 Based on planning judgement the site has a major potential impact on the Green Belt. The site is located within a moderate Green Belt parcel. The site makes a major contribution to the purposes of including land in the Green Belt. The site has a moderate potential for sprawl and would have a major impact on openness. There are no opportunities to create a stronger Green Belt boundary than the existing boundary.

Site Specific Green Belt Assessm	ient						
Site Reference:	KY/046	Site Name:	Carr Ba	ank Riddlesden		Size (ha):	5.31
Sub Area:	Airedale			Settlement:	Keighley		
Site Description:							
This site consists of various fields use slope upwards from the settlement	-						
Map (Parcel and Site Boundary):				Aerial (Site Bound	lary):		
KYQ40 KYQ40	KILLAN CONTRACTOR	We fill and the second se				EV.1150	

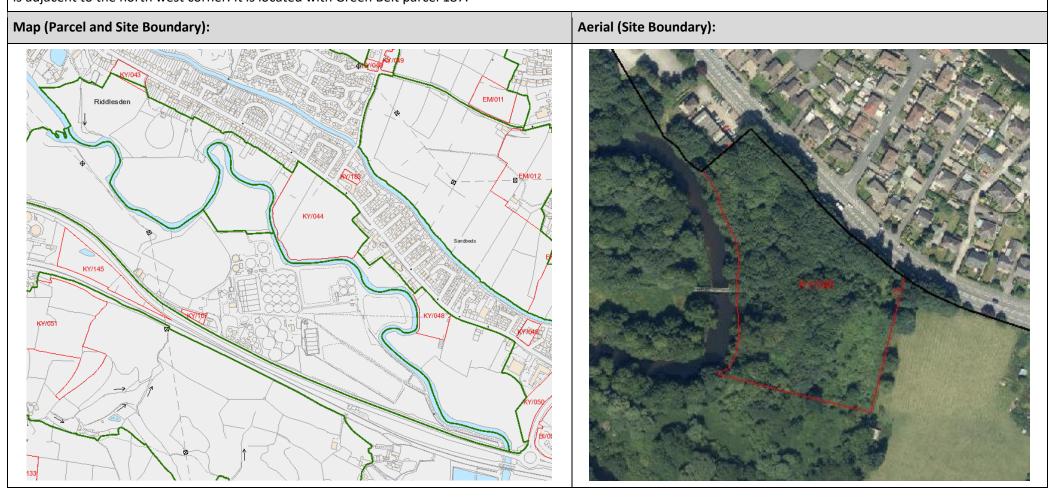
PDL Status:	Greenfield	Accessibility:	: TBC			
Strategic Parcel Ass	essment Resu	lts:				
Parcel Reference:		203		Overall Rating:	Major	
	nrestricted sprawl of large built- neighbouring towns merging into		Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Moderate		Major		Major	Major	Moderate
Site Specific Assess	ment Results:					
Assessment Summa	ary:					
Purpose 1: To unrestricted sprawl up areas.		Purpose 2: To neighbouring towns n one another.	prevent herging into	•	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
adjoining residentia on the northerr Riddlesden. They co	southern and es and is contained urban area. oundaries are stone walls al properties n edge of nsist of a mix and weak	The site is located on Keighley in Green Belt which is part of the ga Keighley and Ilkley. between these two s is extensive and con Moor, which acts as constraining any view the two towns. Due to the dist topography of land	parcel 203 p between The gap ettlements tains Ilkley a barrier vs between ance and	used for agriculture and contains no built form with the exception of traditional dry stone walls.	Check for conservation areas	All sites are considered to score moderately against Purpose 5.

-	Ilkley and Keighley the site plays a lesser role in the prevention of neighbouring towns merging.						
Moderate	Low	Major	Lov	v	Moderat	e	
Overall Summary of Purpose Assessment:	Based on planning judgement th	e site performs a <u>moderate</u> role	e ov	erall when assessed agai	nst the NF	PPF Green Belt purposes.	
Boundary Strength - Existing (inner) Boundary: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Moderate: less defensible boundary/ Weak: boundaries lacking in durability	The site is connected to Keighley along its western, southern and eastern boundaries and is therefore partially contained within the existing urban area. These three inner boundaries are formed by dry stone walls adjoining residential properties on the northern edge of Riddlesden. They consist of a mix of moderate and weak boundaries to the green belt.					
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability <u>:</u> Entirely Undefined)	Entirely Undefined	The sites northern boundary is entirely undefined by physical features and divides many fields into two, it has been created by joining two existing residential areas by a straight line.					
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	N/A	There are no existing features the existing Green Belt bound			be used to	o define a stronger boundary than	

Potential for Sprawl:	The site is connected to the settlement along three boundaries on the northern side of Keighley and is partially contained by the existing urban area. The sites northern boundary is entirely undefined by physical feature and has been created by joining two existing residential areas by a straight line. Therefore, there is no boundary to restrict further sprawl into the wider countryside. Development would have to include tree planting and landscaping to create a stronger boundary to resist any sprawl.							
	Major							
Impact on Openness:	This site consists of undeveloped, open fields. There is no built form on the site. There are limited views into the site from the immediate adjoining countryside due to topography. There are views into and out of the site and the wider green belt from the opposite valley side. Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt.							
	Moderate							
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	A public footpath runs across the entire length of the inside of the southern boundary, which may present an opportunity to provide greater access and improvements to the wider Green Belt. A protected area of TPO woodland runs down the western area of this site and could be added to and used to enhance and improve wildlife habitats in the area, which is located within the Aire Green Infrastructure Corridor.							
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: 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 and a low role in preventing neighbouring towns from merging into one another and a low role in preserving the setting and special character of historic towns. Sprawl: This site presents major potential for further sprawl into the countryside. Openness: Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt. Boundary Strength: There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary. Compensatory Improvements: A footpath runs along the southern boundary, where there may be opportunity to make improvements to increase accessibility into the wider Green Belt. There are no identified biodiversity assets close to the site which limit the opportunity for environmental enhancement in the immediate vicinity. 							
Overall Conclusion:	 Based on planning judgement the site has a moderate potential impact on the Green Belt. The site is located in major Green Belt parcel. The site makes a moderate contribution to the purposes of including land in the Green Belt. The site has a major potential for sprawl and would have a moderate impact on openness. There is no opportunity to create a stronger Green Belt boundary than the existing boundary. 							

Site Specific Green Belt Assessment										
Site Reference:	КҮ/048	Site Name:	Bradford	Bradford Road, Sandbeds			1.45ha			
Sub Area:	Airedale	Settlement: Keig			Keighley (Sandbeds)					
Site Description:										

The site consists of an largely level area of woodland, located on southern edge of the suburb of Sandbeds, adjacent to the River Aire. It is crossed by a pipeline and contains an electricity sub-station with two local distribution lines running to/from it. The boundary to the north consists of B6245 Bradford Road beyond which lies an established residential area. The River Aire forms the western western boundary. Agricultural land and woodland are located to the east and south respectively. A vehicle repair business is adjacent to the north west corner. It is located with Green Belt parcel 187.



PDL Status:	Greenfield	Accessibility:	The nearest bus 145m to the sou services per hou Bradford via Bing	Road. These ation (westb	•	TBC		
Strategic Parcel Assessment Results:								
Parcel Reference:		187		Overall Rating:		Major		
Purpose 1: T unrestricted spraw areas.		Purpose 2: To pre- towns merging int	U U	Purpose 3: To safeguarding the from encroachment.	countryside	Purpose 4: To prese setting and special char historic towns.		Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Moderate		Major		Major		Low		Moderate
Site Specific Asses	ssment Results:							
Assessment Summ	nary:							
Purpose 1: T unrestricted spraw areas.		Purpose 2: To pre- towns merging int		Purpose 3: To safeguarding the from encroachment.	•	• •		Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
The site is conne (Sandbeds) along and northern bour it is not well co existing urban are The existing (in consists of a hed with a motor vehic beyond, as well beyond which is Bu provides a mix of	its north western ndaries. However, ontained by the a. ner) Green Belt Igerow and trees cle repair business as a stone wall radford Road. The	consists of a hec with a motor vehic	eds), a defined ner) Green Belt Igerow and trees cle repair business as a stone wall radford Road. The f boundaries that	uses in the form o There is limi development in the electricity sub-statio electricity distribu- running across it fr	f woodland. ted built form of an n and a local ution line om west to lays a major rding the	a historic town. Howev separated from the histo by post WWII develo There are no views from site into/from the histor	ver, it is pric core opment. n/to the ric core. a low	All sites are considered to score moderately against Purpose 5.

5	The new boundaries created as a		
defensible.	result of development would be		
	formed by the existing eastern,		
	western and southern boundaries.		
	The eastern boundary is formed by		
	a soft field boundary, whilst the		
	southern boundary is undefined		
	and consist of line drawn between		
	the end of field boundary and the		
	River Aire. The western boundary is		
	the River Aire. These are mix of		
	boundaries that lacking in durability		
	and defensible.		
	The site is located within a parcel		
	that forms an essential gap		
	between Keighley and Bingley.		
	There is no indivisibility between		
	the site and neighbouring towns,		
	due to the contained feeling of the		
	wider parcel and the presence of		
	woodland within it (the site).		
	Development of the site would		
	contribute to reducing the		
	perceived/actual distance between		
	Keighley and Bingley.		
	The nerthern houndary of the site is		
	The northern boundary of the site is		
	formed by B6245 Bradford Road		
	that provides a direct road access		
	between Keighley and Bingley.		
	There are instances of ribbon		
	development along this road,		
	however they pre-date Green Belt		
	designation. In this location, the		
			·

	Green Belt has resisted development. The site makes a major contri to this purpose.					
Major	Major	1	Major	Low	Moderate	
Overall Summary of Purpose Assessment:	Based on planning judgement the	site perf	forms a <u>major</u> role overall when a	ssessed against the NPPF Green B	elt purposes.	
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability <u>;</u> <u>Entirely Undefined</u>)	Strong: defensible boundary/ Weak: boundaries lacking in durability	beyon	• • •	of a hedgerow and trees with a which is Bradford Road. The prov	-	
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary/ Weak: boundaries lacking in durability/Entirely Undefined	The new boundaries created as a result of development would be formed by the existing eastern, western and southern boundaries. The eastern boundary is formed by a soft field boundary, whilst the southern boundary is undefined and consist of line drawn between the end of field boundary and the River Aire. The western boundary is the River Aire. These are mix of boundaries that lacking in durability and defensible.				
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> <u>Undefined</u>)		A boundary of similar or slightly weaker strength could be established, however it will be difficult to determine the southern boundary as there are no defined features that could be followed.				
Potential for Sprawl:	(inner) Green Belt consists of a h	edgerow	and trees with a motor vehicle r	er, it is not well contained by the ex repair business beyond, as well as nd defensible. This may help to pro	a stone wall beyond which is	

	that would be established by development would be of a similar strength or slightly weaker. The new boundaries along the eastern and southern edges are soft and could therefore be breached thus allow further sprawl into the Green Belt. It would represent the extension of the settlement into the countryside, rather than a logical rounding off.						
	Major						
Impact on Openness:	The site consists of countryside uses in the form of woodland. There is limited built development within the site – an electricity sub-station and a local electricity distribution line running across it from west to east. The fact that it is covered with woodland reduces its openness significantly. The site can be viewed from parts of the Green Belt, mainly the upper edges on the southern side of the Aire Valley. Views from the site are limited due to the woodland cover. Development would reduce the openness of the Green Belt in this location.						
	Moderate						
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	The site is identified a forming part of, and being adjacent to, the district's habitat network. This represents an opportunity for compensatory improvements/enhancements to be made to the local habitat network.						
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: 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, and a low role in preserving the setting and special character of historic towns as well a major role in preventing neighbouring towns from merging into one another. Sprawl: The site is connected to the settlement along two boundaries but is not strongly contained by the existing urban area. The existing boundaries are mix of the strong (defensible) and weak (lacking in durability). A new boundary would be of similar strength or slightly less durable. Development would have a major potential for sprawl. Openness: The site performs a moderate role in terms of the openness of the Green Belt with some built form on-site and limited views across and from the wider landscape. Boundary Strength: The site would breach a partially strong existing Green Belt boundary. However, a new boundary formed as a result of development would be of similar or slightly less strength, and less likely to restrict growth. Mitigation: There are opportunities to improve the existing public rights of way network to enhance access to and within the Green Belt. 						
Overall Conclusion:	 Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt. The site is located in a major Green Belt parcel The site makes a major contribution to the purposes of including land in the Green Belt. The site has a major potential for sprawl and would have a moderate impact on openness. There is no opportunity to create a stronger Green Belt boundary than the existing boundary. 						

Site Specific Green Belt Ass	essment								
Site Reference:	KY/051	Site Name:	Thwaites Bro	hwaites Brow Road/Regency Court			8.47ha		
Sub Area:	Airedale	·		Settlement:	Keighley				
Site Description:									
The site consists of mainly steeply sloping agricultural fields used for grazing, located on the southern slope of the Aire Valley on the eastern edge of Keighley. It also includes part the rear gardens of three properties on Regency Court. Part of the site (north west corner) falls within the settlement boundary. There are several areas of woodland as well as numerous single or groups trees throughout the site and part of its boundaries. The site is bounded to the west by Thwaites Brow Road, beyond which lies a mix of residential and commercial development as well as grazing land. The land to the east and south is primarily agricultural land with scattered trees. To the north lies the Regency Court Nursing Home and a number of residential properties as well as the Byworth Boilers works and the Leeds/Bradford to Skipton (Airedale) railway line. It occupies around 15% of Green Belt parcel 204.									
Map (Parcel and Site Boundar	y):			Aerial (S	ite Boundary):				
KY145 KY055 THUATES BRO	Anter Brow Wood	Smill Tai Wood Hatey Bow	Service Treatment Works						

PDL Status:	Greenfield	Accessibility:	The nearest bus stops are located around 1900 west on Thwaites Bridge. These offer an ho each direction between Keighley and Riddlesd			hourly service in		ТВС			
Strategic Parce	trategic Parcel Assessment Results:										
Parcel Referer	nce:	204		Overall Rating	:	Major					
•	unrestricted sprawl of large built- neighbouring towns merging into		Purpose 3: safeguarding from encroach	the countrysic	•	, pecial character	the Purpose 5: To assist in urban of regeneration, by encouraging the recycling of derelict and other urban land.				
Major		Moderate		Major		Moderate		Moderate			
Site Specific A	ssessment Results:										
Assessment Su	ummary:										
•	To check the prawl of large built-	Purpose 2: To neighbouring towns me one another.	•	Purpose 3: safeguarding from encroach	the countrysi	•	To preserve t pecial character 5.	-			
along a very s north western well contained urban area. The existing consists of a r and an area o provide a b lacking in dur where it cuts t	of grassland. These boundary that is rability. In places, through residential bes not follow any	The site is located on the Keighley, a defined tow The existing (inner) consists of a residentia and an area of grassla provide a boundary lacking in durability. where it cuts through gardens, it does not for defined features. New boundaries that created as a re development would be by the site's outer ed	vn. boundary al gardens ind. These that is In places, residential follow any would be esult of be formed	uses and non-o the form of gr and residentia There is no h within the site The site n	ouilt developme nakes a maj	in historic town nd separated fro by development including nt development. moderate view core from the or Therefore, th	There a ws into the histo	is moderately against Purpose 5 ore es, WII are oric			

Therefore, the site makes a major contribution to this policy	 western boundaries. These consist of a tree I (broken and unbroken) and f boundaries, marked by in pla by trees or stone walls in vary states of repair. These provid boundary that less defens and lacking in durability. The is located within a parcel forms a largely essential between Keighley and Bing There is a limited degree in visibility between the site neighbouring towns (Bingl Limited development may possible without towns merg There is no road connection f the site to a neighbouring to (Bingley). As such there is 	ines ield aces ying de a ible that gap dey. ter- and ey). be ing.			
Major	Moderate	Major		Moderate	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement th	e site perfor	ms a <u>moderate</u> role overall	when assessed against the NPPF (Green Belt purposes.
	durability/Entirely Undefined	-	at is lacking in durability. In	-	area of grassland. These provide a idential gardens, it does not follow

Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Moderate: less defensible boundary/ Weak: boundaries lacking in durability	Should the site be development and removed from the Green Belt, the new boundaries that would be created as a result would be formed by the site's outer edges – the northern, eastern, southern and western boundaries. These consist of a tree lines (broken and unbroken) and field boundaries, marked by in places by trees or stone walls in varying states of repair. These provide a boundary that less defensible and lacking in durability.				
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)		There are no features within the site that would allow for stronger or more logical boundary to be established.				
Potential for Sprawl:	I: The site is connected to the Keighley urban area along a short part of its north west boundary, and is not well contained area. It is not a logical rounding off of the settlement. The existing (inner) boundary consists of a residential gardens and These provide a boundary that is lacking in durability. In places, where it cuts through residential gardens, it does no features. This have major potential to be breached and for sprawl to occur. New boundaries, despite being slightly stronge potential for sprawl. The site has major potential for sprawl.					
	Major					
Impact on Openness:						
	Major					
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	A public right of way (Footpath – Keighley 81) runs along the western boundary of the site. This links the top and bottom of Thwaites Brow through part of the Green Belt. From the top of Thwaites Brow other footpaths run into the countryside to the east of Keighley. These may represent an opportunity to enhance accessibility of the Green Belt. In addition, a number of areas of priority habitat and habitat network are identified in close proximity to the site. These, also may provide an opportunities for compensatory improvements to environmental quality.					

Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: 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 and a moderate role in preventing neighbouring towns from merging into one another and a moderate role in preserving the setting and special character of historic towns. Sprawl: The site is connected to the settlement along one boundary and is not well contained by the existing urban area. Development of the site has major potential for unrestricted sprawl into the wider Green Belt. Openness: Development would have a negative impact on the openness of the Green Belt in this location Boundary Strength: The site would result in a weak boundary being breached. The new boundaries that would be formed as a result of development would be slightly stronger in place but in the main would be lacking in durability with further potential to be breached. Compensatory Improvements: There opportunities for compensatory improvements to the environmental quality and accessibility of the Green Belt via enhancements to the habitats and public rights of way networks.
Overall Conclusion:	 Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt. The site is located within a major e Green Belt parcel. The site makes a major contribution to the purposes of including land in the Green Belt. The site has a major potential for sprawl and would have a major impact on openness. There are limited opportunities to create a stronger Green Belt boundary than the existing boundary.

Site Reference:	кү/068	Site Name:	Land between Woodhouse & Glen Lee Lane		& Glen Lee Lane	Size (ha):	4.33ha
Sub Area:	Airedale			Settlement:	Keighley		

Site Description:

The site consists of steeply sloping and uneven agricultural fields, that are primarily used for grazing. It also contains a number of scattered trees and shrubs. The slope runs downwards from east to west (from Glen Lee Lane towards Woodhouse). It is bounded to the west by residential development (Woodhouse Walk, Woodhouse Way and Kirkstall Gardens), whilst Hog Holes Beck and area of TPO woodland from the northern boundary, beyond which lies further residential development (Greenhurst Grove & Glenhurst Drive). To the south and east, the site is bounded by agricultural fields. There are also a number of residential properties to east (Glen Lee Lane), which are washed over by the Green Belt. Parts of the site are bounded and split by dry stone walling (in varying states of repair). It covers the majority of the northern and north western sections of Green Belt parcel 205.

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

PDL Status:	Greenfield	Accessibility:	The nearest bus stops are located around 120m to the north on Park Lane and 60m & 160m to the east on Glen Lee Lane. The former stops provide an hourly service between Keighley Bus Station and Thwaites, whilst the latter pair have a very limited service between Keighley Bus Station and Oxenhope.			ТВС	
Strategic Parce	el Assessment Res	ults:					
Parcel Referer	nce:	205		Overall Rating:	Moderate		
-	To check the sprawl of large	-	: To prevent towns merging into	Purpose 3: To assist in safeguarding the countryside from encroachment.	e setting and special character of regeneration, by enco		regeneration, by encouraging the recycling of derelict and
Moderate		Low		Moderate	Low		Moderate
Site Specific A	ssessment Results	:					
Assessment Si	ummary:						
•	To check the sprawl of large	•	: To prevent towns merging into	Purpose 3: To assist in safeguarding the countryside from encroachment.	-	•	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Keighley, a lan along its north boundaries. contained by t area. The northern is formed of w Holes Beck, defensible western (inn	rge built up area, hern and western	a defined town The northern boundaries woodland, wh be less defe western (inner of residential of lacks durability The new bour	(inner) Green Belt are formed by ich is considered to ensible, whilst the r) boundary consists development, which	The site is agricultural fields adjacent to the Keighley urban area. It consists of pasture with no built form with the exception of several dry stone walls that form part of its boundaries. Accordingly it is considered to play a major role in safeguarding the countryside from development.	a historic town. It is separated fro core by a range development al infrastructure. Th views from the	m the historic of post WWII nd modern here are no site into the	moderately against Purpose 5

which is a boundary lacking in durability.	formed the existing southern and eastern boundaries.		
Therefore, it makes moderate contribution to this purpose.	The southern boundary is formed by mixture of a former field boundary and a landscape feature, whilst the eastern boundary is formed mainly by dry- stone walling and the gardens of a number of properties on Glen Lee Lane. Both are lacking in durability.		
	The site is located within a parcel that forms a less essential gap between Keighley and Cullingworth and Keighley and Harden. Development of this site would not lead to a reduction in the distance or the physical/visual interconnection between the settlements listed due to the topography of the surrounding landscape.		
	It should be noted that site is in a gap between the built up area and a number There is no road connecting this site to a neighbouring town. There is, therefore, no opportunity for the town to ribbon towards a neighbouring town in this site		

	The site makes a low contribu to this purpose	tion					
Moderate	Low	Major	Low	Moderate			
Overall Summary of Purpose Assessment:	Based on planning judgement the	e site performs a moderate role overal	I when assessed against the NPPF (Green Belt purposes.			
Boundary Strength - Existing Boundary: (Strong: defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; Entirely Undefined)	boundary/Weak: boundaries	The northern (inner) boundary is formed of woodland and Hog Holes Beck, which is a less defensible boundary, The western (inner) boundary is formed of existing residential which is a boundary lacking in durability.					
	durability	Should the site be developed and removed from the Green Belt, the new boundaries created as a result of would be formed the existing southern and eastern boundaries. The southern boundary is formed by mixture of a former field boundary and a landscape feature, whilst the eastern boundary is formed mainly by dry-stone walling and the gardens of a number of properties on Glen Lee Lane. Both are lacking in durability.					
	The site is connected to Keighley along two boundaries and is partially contained by the existing urban area. The existing north western (inner) boundaries are formed of woodland and Hog Holes Beck, and existing residential development. These are bounda are less defensible and lacking in durability. As such, they may increase the potential for sprawl into the Green Belt. New bounda would be formed by development would also be lacking durability, again increasing potential for sprawl. The site would represent extension of the settlement into the Green Belt, rather than a logical rounding off.						
	Major						
	The site is agricultural fields adjacent to the Keighley urban area. It consists of pasture with no built form with the exception of several dry stone walls that form part of its boundaries. The site is located in a prominent location in on the edge of the Worth Valley. There are longer distances views into the site from wider Green Belt, particularly from the west and north west. Views from the site are more limited due to topography and existing development.						
	Major						

Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	There are a number of public rights of way in close proximity to the site, run from Glen Lee Lane and Woodhouse Road into the wider countryside and Green Belt to the south and east. This presents an opportunity for improvements to enhance accessibility to the Green Belt.
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: 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, and a low role in preserving the setting and special character of historic towns as well a low role in preventing neighbouring towns from merging into one another. Sprawl: The site is connected to the settlement along two boundaries and is partially contained by the existing urban area. The existing boundaries are less defensible and lacking in durability. A new boundary would be of a lesser strength. Development would have a major potential for sprawl. Openness: The site performs a major 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. Boundary Strength: The site would breach a moderate and weak existing Green Belt boundary. However, a new boundary formed as a result of development would be of a lesser strength Mitigation: There are opportunities to improve the existing public rights of way network to enhance access to and within the Green Belt.
Overall Conclusion:	 Based on planning judgement the site has a major potential impact on the Green Belt. The site is located in a moderate Green Belt parcel The site makes a moderate contribution to the purposes of including land in the Green Belt. The site has a major potential for sprawl and would have a major impact on openness. There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

Site Specific Green Belt Assessment								
Site Reference:	KY/105	Site Name:	Site Name: Harewood Hills Farm, Goose Cote Lane S				7.68ha	
Sub Area:	Airedale			Settlement:	Keighley			
Site Description:								

The site consists of four moderately to steeply sloping agricultural fields, bounded and divided by drystone walling and is located on the south western edge of the Keighley built up area. The slope varies across the site – within the northern section is slopes from west to east, whilst in the central and southern sections, it slopes from north to south. Tree cover is very limited. The northern boundary is formed by Goose Cote Lane, beyond which lies an established resdiential area. Further residential development is located adjacent to the north west corner of the site. The areas to the east and west/south west consist of agricultural land, used for grazing. The southern boundary consists of the Keighley & Worth Valley Railway. Beyond the railway line is the River Worth and the Bronte Caravan Park and fishing lakes. It is located within central/eastern section of Green Belt parcel 210.

Map (Parcel and Site Boundary):

Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility: The nearest bus stops are located around 12 Road. These provide an hourly service betw Oakworth in each direction				
Strategic Parcel Asse	ssment Resu	lts:				
Parcel Reference:		210		Overall Rating:	Major	
•	inrestricted sprawl of large neighbouring towns merging		-	Purpose 4: To preserve the setting and special character of historic towns.	-	
Major		Major		Moderate	Major	Moderate
Site Specific Assessm	ent Results:					
Assessment Summar	y:					
Purpose 1: To unrestricted sprawl built-up areas.		Purpose 2: T neighbouring tow into one another.	•	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
The site is connected on its northern bound The northern (inner consists of a made re Cote Lane), which is a boundary. The site is connected along one boundary, contiguous connection risk of unrestricted towards adjacent set	dary.) boundary oad (Goose a defensible to Keighley providing a on with the ed sprawl	western edge of defined town. It is located within forms a gap betwe Oakworth and Haw The northern (inne consists of a made Cote Lane), which is	Keighley, a a parcel that een Keighley, orth. er) boundary road (Goose a defensible that would be oment of the	agricultural fields with no built development, with the exception of dry stone walling that forms the boundaries of the site and fields. Development would have an	There no views into the historic core of Keighley from the site, whilst views into Oakworth are limited due to topography.	moderately against Purpose 5.

site's eastern, southern and		
western boundaries.		
The eastern boundary is formed		
by field boundaries, marked by		
stone walls and trees. In some		
places it is not marked, whilst the		
western boundary consists of a		
mix of field boundaries, marked		
by stone walls and a well-defined		
track, providing access to a		
number of dwellings. The		
southern boundary is formed by		
the Keighley and Worth Valley		
Railway line. This would give		
boundaries that are mixed in		
strength. The eastern and		
western boundaries would be		
moderate and weak in strength,		
less defensible and lacking in		
durability. The southern		
boundary would be strong and thus more defensible.		
thus more defensible.		
The site is located within a parcel		
that forms an essential gap		
between Keighley, Oakworth		
and Haworth. There is inter-		
visibility between the site and		
Haworth (Cross Roads), although		
visibility towards Oakworth is		
very limited due to topography.		
Development would result in the		
reduction in the perceived and		
actual distance between towns.		

	There is no direct road connection from the site to Haworth or Oakworth. Accordingly, there are no opportunities for ribbon development to occur.					
Major	Major	Major	Moderate	Moderate		
Overall Summary of Purpose Assessment:	Based on planning judgement the	site performs a <u>major</u> role overall	when assessed against the NPPF G	Green Belt purposes.		
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability <u>; Entirely</u> <u>Undefined</u>)	Strong: defensible boundary	The northern (inner) boundary consists of a made road (Goose Cote Lane), which is a defensible boundary.				
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary/ Moderate: less defensible boundary/ Weak: boundaries lacking in durability	e eastern, southern and western boundaries. The eastern boundary is formed by field boundaries,				
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; Moderate: less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> <u>Undefined</u>)	N/A	There are no existing features wit the existing Green Belt boundary.	thin the site which could be used to	o define a stronger boundary than		

Potential for Sprawl:	The site is connected to the settlement along only one boundary and therefore is not contained by the existing urban area. The existing (inner) Green Belt boundary consists of a made road (Goose Cote Lane), which is a defensible boundary and, therefore, helps to prevent sprawl. The boundaries that would result from development of the site, would, whilst being partly strong, would not be able to resist sprawl into the wider Green Belt. In addition the site would represent an extension of the settlement into the Green Belt rather a logical rounding off.
	Major
Impact on Openness:	There is no built form on the site and is rural in character. It is open and there are long distance views across the wider Green Belt from the site. Development of the site would have a major impact on the openness of the Green Belt.
	Major
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	There areas of area of improved grassland, semi-improved marshy grassland, scattered scrub/ trees habitat network in close proximity to the southern edge of site. These may represent an opportunity for further enhancements to be made.
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: 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, and a moderate role in preserving the setting and special character of historic towns as well a major role in preventing neighbouring towns from merging into one another. Sprawl: The site is connected to the settlement along only one boundary and is not strongly contained by the existing urban area. The existing boundary strong and defensible. A new boundary would be of a lesser strength. Development would have a major potential for sprawl. Openness: The site performs a major 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. Boundary Strength: The site would breach a strong exiting Green Belt boundary. However, a new boundary formed as a result of development would be of a lesser strength. Mitigation: There are opportunities to improve the existing habitats network.
Overall Conclusion:	 Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt. The site is located in a major Green Belt parcel The site makes a major contribution to the purposes of including land in the Green Belt. The site has a major potential for sprawl and would have a major impact on openness. There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

Site Specific Green Belt Ass	essment						
Site Reference:	KY/106	Site Name:	Black Hill La	ne, Braithwaite		Size (ha):	3.20ha
Sub Area:	Airedale		·	Settlement:	Keighley	·	
Site Description:							
moderately in different direct residential area (Black Hill Lan	ions (to the sout he and Raynham Itural field are loo	th west, south east Cresecent). Furthe cated to the north	t and north ea er residential and west wit	ast). The site is properties lies a h a landscaped o	bounded to the south by Blac djacent to the south west an	ck Hill Lane, be d south east c	evel, with the remainder sloping eyond which lies and established orners with a large property and dside boundary includes a line of
Map (Parcel and Site Boundar	r y):			Aerial (S	Site Boundary):		
19 STOTE OF CONTRACTOR OF CONT	Bassay Research KY/128 KV/010						IVITI2 EVITI2

PDL Status:	Greenfield	Lane. The		•		ad 20m to the south on Shann SA service between Keighley Bus Sco		ТВС	
Strategic Parce	el Assessment Resu	ults:							
Parcel Referer	ice:	269			Overall Rating:		Major		
	To check the sprawl of large			-	e countryside	Purpose 4: To preserve the setting and special character of historic towns.		Purpose 5: To assist in urban egeneration, by encouraging he recycling of derelict and other urban land.	
Major		Major			Major		Major	N	Noderate
Site Specific A	ssessment Results	:							
Assessment Su	ummary:								
•	To check the sprawl of large	neighbo	e 2: To ouring towns e another.	prevent merging	•	e countryside	Purpose 4: To preserve setting and special character historic towns.	er of re ti	Purpose 5: To assist in urban egeneration, by encouraging he recycling of derelict and ther urban land.
along its boundary. It contained by t area. The existing consists of a st line beyond w road (Black	nected to Keighley south western is not well the existing urban (inner) boundary cone wall and tree which is a made Hill Lane). This boundary that is	Keighler The ex consists line be road (provide defensil New bo created develop by the	y, a defined tow sisting (inner) s of a stone wall yond which is Black Hill Lar es a boundary ble.	vn. poundary and tree a made ne). This that is would be sult of e formed ndaries –		f grassland and ral building. site makes a	by development of varying a	it is m core nges, VWII are site	Il sites are considered to score noderately against Purpose 5

eastern and north western		
boundaries.		
The majority of these consist of		
stone walls that separate the		
site from residential		
gardens/grounds, the reservoir		
and adjacent agricultural land. Parts of the boundaries consist		
of garden fences and hedges.		
These boundaries are lacking in		
durability.		
durability.		
The site is located with a parcel		
that forms an essential gap		
between Keighley and Steeton.		
Due to topography, size of the		
parcel and its location, there is		
no inter-visibility between the		
site and Steeton. Development,		
whilst extending the settlement		
into the countryside, would not		
result in a significant reduction		
in the actual or perceived		
distance between Keighley and		
Steeton, nor would it result in		
the towns merging.		
The south eastern boundary of		
the site is formed by Black Hill		
Lane, which continues as Redcar		
Lane and Barrows Lane, provides a direct road		
provides a direct road connection between the site		
and Steeton. There are some		
instances of ribbon		
development along this road,		
actelopment along this road,		

	including adjacent to the so west corner of the However, this pre-dates Green Belt designation. As so the Green Belt has resis ribbon development tow Steeton. The site makes a contribution to this purpose	site. the such sted ards				
Major	Low		Major	Moderate		Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement t	he si:	te performs a <u>major</u> role overall w	hen assessed against	t the NPPF Gre	een Belt purposes.
Boundary Strength - Existing (inner) Boundary: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Strong: defensible boundary		existing (inner) boundary consists (e). This provides a boundary that is		ree line beyon	d which is a made road (Black Hill
	Weak: boundaries lacking in durability	by t majo rese	e site were to be developed, the r he sites outer boundaries – the so ority of these consist of stone w ervoir and adjacent agricultural land ndaries are lacking in durability.	uthern, eastern, nor alls that separate t	rth eastern an he site from t	d north western boundaries. The residential gardens/grounds, the
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> :	N/A	The forn	re are features within the site that ned.	would allow a poter	ntially stronger	r or more logical Green Belt to be

boundaries lacking in durability <u>:</u> Entirely Undefined)		
Potential for Sprawl:	consists of a stone wall and tree	y along one boundary and is not well contained by the existing urban area. The existing (inner) boundary line beyond which is a made road (Black Hill Lane). This provides a boundary that is defensible. As such it wider Green Belt. A new boundary created as result of development would be lacking in durability, increase
	Major	
Impact on Openness:	elevated position above Keighley	uses in the form of grassland and small agricultural building. It is also relatively open in nature. Due its and mixed topography there are views from the site into the wider Green Belt, particularly towards the longer views into the site from the Green Belt, particular from the south east and the north. Development penness of the Green Belt.
	Major	
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	complex. It may present an opp	– Keighley 19) is located around 90m to the west of the site. It runs from Black Hill Lane through a farm portunity to provide greater access and improvements to the wider Green Belt. There are no existing, ts within the immediate vicinity, therefore any compensatory improvements would need to consider the
Site Specific Assessment Summary – Impact on the Green Belt:	safeguarding the countryside fro moderate role in preserving the Sprawl: The site is connected to the site has potential for unrestri Openness: Development would be Boundary Strength: The site woo development would be lacking in	major role against the purposes of including land within the Green Belt. It performs a major role in mencroachment and a low role in preventing neighbouring towns from merging into one another and a setting and special character of historic towns. The settlement along one boundary and is not well contained by the existing urban area. Development of icted sprawl into the wider Green Belt. The anegative impact on the openness of the Green Belt in this location uld result in a strong boundary being breached. The new boundaries that would be formed as a result of a durability with further potential to be breached. There opportunities for compensatory improvements to the accessibility of the Green Belt via f way network.
Overall Conclusion:	 The site is located within a maj The site makes a major contrib The site has a major potential f 	e site has a <u>major</u> potential impact on the Green Belt. or Green Belt parcel. ution to the purposes of including land in the Green Belt. for sprawl and would have a major impact on openness. create a stronger Green Belt boundary than the existing boundary.

Site Specific Green Belt Assessment							
Site Reference:	KY/110	Site Name:	Ingram S	treet, Wesley	Place	Size (ha):	0.51ha
Sub Area:	Airedale	2		Settlement:	Keighley		
Site Description:							
The site consists of fields used for grazing an the Keighley built up. The north western se Green Belt. The site slopes downwards from sloping, whilst the north section has a gent Halifax Road, with residential development across the area of agricultural and however	ction of t n the sou ler slope to the no	he site, occupied by four cottages a th east towards the north west. The with some level areas. The site is bo rth (Woodworth Grove). SHLAA site I	nd their garde degree of slop ounded to the KY/085 adjoins	ns is within the varies acros west by a line the north we	ne settlement bound as the site. The south of trees and stone w	ary. The remai ernmost sectio wall, beyond w	inder is within the on is more steeply hich lies the A629
Map (Parcel and Site Boundary):			Aerial (Site Bo	oundary):			
THE KYINE							

PDL Status:	Greenfield (84%)/P (16%)	DL Accessibility:	north we hour (sou per hour)	est bus stops are located around 50 st on Halifax Road. The former pro- ithbound) to Hebden Bridge (1 per , Bradford (1 per hour) & Oakwoth provides 4 services per hour (north on.	vides 4 services per r hour), Stanbury (1 (1 per hour), whilst	ТВС
Strategic Par	cel Assessment Resu	ılts:		Γ		
Parcel Refere	ence:	192		Overall Rating:	Moderate	
-	1: To check the ted sprawl of large areas.Purpose 2: To prevent neighbouring towns merging into one another.			Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Moderate		Low		Moderate	Moderate	Moderate
Site Specific	Assessment Results:					
Assessment S	Summary:					
Purpose 1: To unrestricted s built-up areas	sprawl of large	Purpose 2: To prevent neighbouring towns m into one another.		Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
a large built western bour of its no However, it contained by area. The existing boundaries a Halifax Re development	t up area, on its ndary as well as part rthern boundary. is not strongly the existing urban (inner) Green Belt ire formed by A629	boundary. The western (inner) C boundary is formed of and stone wall beyond the A629 Halifax Roa area of open land,	undary as northern Green Belt a tree line which lies d, and an whist the onsists of	urbanising influence The site plays a moderate role in safeguarding the countryside	a defined historic town.	All sites are considered to score moderately against Purpose 5.

-	provides a mix of defensible and	The Hainworth Conservation	
and less defensible boundaries.	less defensible boundaries	Area is located to the east of the	
		site. Due to topography, there is	
Therefore, the site makes a	The new boundaries created as a	no/limited contribution to its	
moderate contribution to this	result of development would be	setting.	
purpose	formed by the remainder of the		
	existing northern boundaries	The makes a low contribution to	
	and the eastern boundary. The	this purpose.	
	northern boundary consists of		
	residential gardens, whilst the		
	eastern boundary does not		
	follow any feature. This would		
	provide weaker boundaries that		
	are lacking in durability and		
	undefined, meaning a new		
	boundary will need to be		
	formed.		
	The site lies within a parcel that		
	forms a less essential gap		
	between between Keighley and		
	Cullingworth, and		
	Keighley and Haworth, as well as		
	between Keighley and		
	Hainworth (a washed over		
	settlement). Development of the		
	site may be possible without a		
	significant risk of merging		
	Keighley and Cullingworth and		
	Keighley and Haworth by		
	reducing the distance between		
	them.		
	Halifax Road provides direct road		
	access between Keighley and		
	Haworth. However, there not		
	intervisibility between the site		
	•		

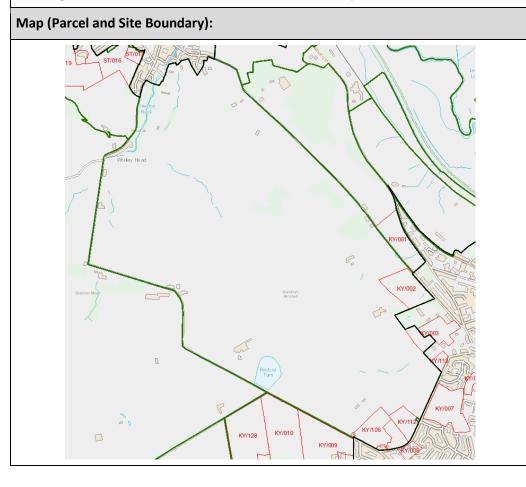
	and Haworth due to topography, vegetation and existing development. The site's western boundary is formed by Halifax Road connecting Keighley to Cross Roads (Haworth). There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town Therefore, the site makes a low contribution to this purpose			
Moderate	Low	Moderate	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the	site performs a <u>moderate</u> role ove	erall when assessed against the NP	PF Green Belt purposes.
Assessment:	Based on planning judgement the Strong: defensible boundary/Weak: boundaries lacking in durability	The western (inner) Green Belt bo A629 Halifax Road, and an area	erall when assessed against the NP oundary is formed of a tree line and of open land, whist the northern efensible and less defensible bound	d stone wall beyond which lies the boundary consists of residential

Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> <u>Undefined</u>)	N/A There are no existing features within the site the existing Green Belt boundary	e which could be used to define a stronger boundary than			
Potential for Sprawl:	The site is connected to the settlement along its western boundary and part of existing urban area. The western (inner) Green Belt boundary is formed of a tre Road, and an area of open land, whist the northern boundary consists of reside defensible boundaries. The former boundary helps to resist sprawl, however th result of development are not as strong and would be less able to resist sprawl.	ee line and stone wall beyond which lies the A629 Halifax ential gardens. This provides a mix of defensible and less ne latter is less resistant. The new boundaries created as a			
	Major				
Impact on Openness:	The site consists of countryside and non-rural uses in the form of grassland and some residential properties (and associated parking areas), which bring an urbanising influence to this section of the Green Belt. Due to the site being located a lowest point of the Green Belt and being partially contained by the landscape, views from it into the wider Green Belt are limited due to topography and vegetation. In terms of views into the site, there are views from the immediate surroundings of the site but no longer distance views due to topography. The site, if developed, would have a localised impact on openness rather than on the wider Green Belt.				
	Moderate				
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	The site is located within close proximity to a Local Wildlife Site (Hainworth W may provide opportunities for compensatory improvements/enhancements to				
Site Specific Assessment Summary – Impact on the Green Belt:	Purposes: This site performs a moderate role against the purposes of including in safeguarding the countryside from encroachment and a low role in prevention the setting and special character of historic towns. It makes a moderate contribute Sprawl: The site is connected to the settlement along its western boundary and by the existing urban area. The existing (inner) Green Belt boundary is a mix of partially help to prevent sprawl. A new boundary would be of significant lesser s potential for sprawl.	ng towns from merging as well as a low role in preserving bution to restricting the sprawl of large built up area. I part of its northern boundary. It is not strongly contained of defensible and less defensible boundaries, which could			

	Openness: The site performs a moderate role in terms of openness of Green Belt as there is built form within it (residential development), with limited views to across to (and from) the wider landscape due to topography. Impacts on open-ness would be more localised. Boundary Strength: The site would breach strong and weak boundaries. Any new boundary formed as a result of development would be of significant lesser strength. Compensatory Improvements: There are opportunities for compensatory improvements to the local biodiversity and habitat network within the Green Belt.
Overall Conclusion:	 Based on planning judgement the site has a <u>moderate</u> potential impact on the Green Belt. The site is located in moderate Green Belt parcel The site makes a moderate contribution to the purposes of including land in the Green Belt The site has a major potential for sprawl and would have a moderate impact on openness There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

Site Specific Green Belt Assessment									
Site Reference:	KY/112	Site Name:	Black Hill Service Reservoir, Shann Lane			Size (ha):	1.99ha		
Sub Area:	Airedale			Settlement:	Keighley				
Site Description:									

The site consists of a mostly sloping, grassed area of land on the north western edge of Keighley, containing a covered service reservoir. The area on the top of the reservoir itself is level. It is operational and assists with the water supply in the surrounding area provided by Yorkshire Water. It is includes an access road as well as green pallisade fence around the operational elements. The entire site is bounded on all sides by a stone wall. It is bounded to the south east by Shann Lane, beyond which there is an established resdiential area. Agricultural land adjoins north east and north west boundaries, whilst the south western edge consists of a private driveway, a residential property and its gardens. It is located close to the southern-most point of Green Parcel 269.





PDL Status:	Greenfield	east on We			est bus stops are located around 20m & 50m to the south /estway. These provide an hourly day time service between Bus Station and Blackhill				ТВС
Strategic Parce	el Assessment Resu	lts:							
Parcel Referer	nce:	269			Overall Rating:		Major		
•	To check the prawl of large built-	neighbouring towns merging into		eighbouring towns merging into safeguarding the countryside		Purpose 4: To preserve the setting and special character of historic towns.		Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Major		Major			Major		Major		Moderate
Site Specific A	ssessment Results:								
Assessment Su	ummary:								
•	To check the prawl of large built-	Purpos neighb one an	ouring towns me	•	Purpose 3: To safeguarding the from encroachment.		Purpose 4: To press setting and special characteristic towns.		Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
a large built up eastern bour contained by area. The existing (boundary cor road (Shann strong, defens	nected to Keighley, o area, on its south ndary. It is not the existing urban (inner) Green Belt nsists of a minor Lane). This is a ible boundary. ne site makes a ution to this	Keighle The ex bounda road (strong, The ne result formed bounda a stone private proper	e is located on they, a defined tow disting (inner) G ary consists of (Shann Lane). defensible bourd w boundaries cro of development d by the exist aries. These are e wall beyond w e driveway to an ty and its gard tural land. Th	rn. Green Belt a minor This is a ndary. eated as a would be ing outer formed by hich lies a residential dens, and	and non-rural uses grassland and the exis reservoir.	in the form sting service e plays a afeguarding	The site is attached to k historic town. Howev separated from the his by post WWII deve There are moderate fro into the historic core. The site makes a contribution to this pur	ver, it is toric core elopment. m the site moderate	All sites are considered to score moderately against Purpose 5.

Major	There is no inter-visibility between the site and a neighbouring town (Steeton) due to topography and the size of the Green Belt parcel. Development of the site would not result in settlements merging nor would it result in a significant reduction in the distance or physical/visual between them. There is no direct road connection between the site and a neighbouring town (Steeton). As such, there is no opportunity for ribbon development to take place towards Steeton. The site makes a low contribution to this purpose.	Moderate	Moderate	Moderate
	Based on planning judgement the			
	Strong: defensible boundary	The existing (inner) Green Belt I	boundary consists of a minor roa	d (Shann Lane). This is a strong,

Boundary Strength – Potential new boundary (based on the full extent of the site): (Strong: defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; Entirely Undefined)	-	Should the site be development and removed from the Green Belt, the new boundaries created as a result of would be formed by the existing outer boundaries. These are formed by a stone wall beyond which lies a private driveway to a residential property and its gardens, and agricultural land. These are boundaries that are lacking in durability, therefore weak in strength and not as strong as the existing boundary.				
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; Entirely Undefined)	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.				
Potential for Sprawl:	The site is connected to the settlement, along one boundary and is not contained by the existing urban area. The existing (inner) Green Belt boundary consists of a minor road (Shann Lane). This is a strong, defensible boundary and, therefore, helps to prevent sprawl into the wider Green Belt. Development of the site would result in boundaries that are weak, lacking in durability and potential to increase the risk of sprawl into the wider Green Belt. It would result in the extension of the settlement into the countryside rather than a logical rounding off.					
	Major					
Impact on Openness:	and landscaped to fit with its surro north east and north west. Views	The site consists of countryside and non-rural uses in the form grassland and the existing service reservoir. The reservoir is grassed covered and landscaped to fit with its surroundings. There are views to/from the site from/into the wider Green Belt, particularly to/from the north, north east and north west. Views from other directions are obscured by topography and development. Development would have a major impact on openness of the Green Belt.				
	Major					
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	There are no opportunities within Green Belt.	close proximity to provide compensatory measures to the environmental quality and accessibility of the				

Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a moderate role in safeguarding the countryside from encroachment. It performs a major role in checking unrestricted sprawl, and a moderte role in preserving the setting and special character of historic towns as well a low role in preventing neighbouring towns from merging into one another. Sprawl: The site is connected to the settlement along only one boundary and is not strongly contained by the existing urban area. The existing boundary is strong and defensible, and able to prevent sprawl. A new boundary would be weaker and lacking durability. Development would have a major potential for sprawl. Openness: The site performs a major role in terms of the openness of the Green Belt with some built form on-site and views across to (and from) the wider landscape. Boundary Strength: The site would breach a strong existing Green Belt boundary. However, a new boundary formed as a result of development would be a lesser strength. Mitigation: There are no opportunities within close proximity to provide compensatory measures to the environmental quality and accessibility of the Green Belt.
Overall Conclusion:	 Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt. The site is located in a major Green Belt parcel The site makes a moderate contribution to the purposes of including land in the Green Belt. The site has a major potential for sprawl and would have a major impact on openness. There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

Site Specific Green Belt Ass	essment									
Site Reference:	KY/129	Site Name:	Land off Occ	upation Lane		Size (ha):	5.14ha			
Sub Area:	Airedale			Settlement:	Keighley	·				
Site Description:	Site Description:									
The site consits of several sloping (in some places steeply sloping) agricultural fields on the western edge of Keighley. Despite adjoining the settlement boundary in two places, it is mainly separated from the settlement by several fields. The site is bounded to the east and west by agricultural fields and pasture land. The northern boundary consists of Occupation Lane (an unadopted road and bridleway), beyond which lies a farming/animal feed business (Higher Wheatheard Farm). The southern boundary consists of a former quarry, which is occupied by a farm complex (located outside the site) with residential properties beyond that. It is located within the centre of Green Belt parcel 212.										
Map (Parcel and Site Boundar	y):			Aerial	(Site Boundary):					
FB Control of the second		are haw Moo			KY/128					

PDL Status:	Greenfield	Accessibility:	Keighley Road, a	s stops are located around 160m nd around 330m to the north on W 4 services per hour to Keighley I bound).	/heathead Lane. The former Score	TBC					
Strategic Parc	Strategic Parcel Assessment Results:										
Parcel Referen	nce:	212		Overall Rating:	Moderate						
•	To check the prawl of large built-	Purpose 2: neighbouring tow one another.	•	-	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.					
Moderate		Low		Major	Low	Moderate					
Site Specific A	ssessment Results:										
Assessment S	ummary:										
•	To check the prawl of large built-	Purpose 2: neighbouring to one another.	•	•	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.					
a large built southern and boundaries. H separation fro it is not well existing built u The existing (boundaries are the site's north it is southern consist of ston	up area, on its northern (partly) owever, due to its om the settlement, contained by the up area. (inner) Green Belt e formed by part of hern boundary and boundary. These he walls and a made cupation Lane)	edge of Keighley The existing (in boundaries are f the site's northe it is southern b	indary). These aries that are	uses in the form of grassland. There is not built development present. Therefore, the site makes a	The site is partially attached to Keighley, a historic town. It is separated from the historic core by post WWII development. There are no views into the historic core. Therefore, the site makes a low contribution to this purpose.	All sites are considered to score moderately against Purpose 5.					

Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a <u>moderate</u> role overall when assessed against the NPPF Green Belt purposes.								
Moderate	Low	Major	Low	Moderate					
	Therefore, the site makes a low contribution to this purpose.								
	There is no road connecting the site to a neighbouring town (Oakworth). As such there is no opportunity for ribbon development towards a neighbouring town to occur.								
	The site is located within a parcel that forms an essential gap between Keighley and Oakworth. Due to topography, there are some views from the site into Oakworth, giving a degree of inter-visibility. Development would reduce the distance between Keighley and Oakworth.								
provide boundaries that are defensible and lacking in durability. Therefore, the site makes a moderated contribution to this purpose.	The new boundaries created by as a result of development would be formed by the existing western and eastern boundaries as well as the remainder of the northern boundary. The former consist of stone walls, whilst the latter is a stone wall with an unmade road beyond. These provide boundaries that are defensible and lacking in durability.								

Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability <u>; Entirely</u> <u>Undefined</u>)	Strong: defensible boundary/ Weak: boundaries lacking in durability	The existing (inner) Green Belt boundaries are formed by part of the site's northern boundary and its southern boundary. These consist of stone walls and a made road (Occupation Lane) (northern boundary). These provide boundaries that are defensible and lacking in durability.				
Boundary Strength – Potential new boundary (based on the full extent of the site): (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Strong: defensible boundary/ Weak: boundaries lacking in durability	If the site was development and removed from the Green Belt, the new boundaries created as a result of would be formed by the existing western and eastern boundaries as well as the remainder of the northern boundary. The former consist of stone walls, whilst the latter is a stone wall with an unmade road beyond. These provide boundaries that are defensible and lacking in durability.				
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; Moderate: less defensible boundary; <u>Weak</u> : boundaries lacking in durability; Entirely <u>Undefined</u>)	N/A	There are no opportunities within the site to create a stronger or more logical Green Belt boundary.				
Potential for Sprawl:	The site is connected to Keighley along two short boundaries, however due to the majority being separated from the urban boundary not well contained by the existing urban area. The existing (inner) Green Belt boundaries are formed by part of the site's northern boundary and it is southern boundary. These consist of stone walls and a made road (Occupation Lane) (northern boundary). These provide boundaries that are defensible and lacking in durability, and unlikely to resist sprawl. New boundaries that would be formed as result development would be of similar strength, however it unlikely that they would be able to resist sprawl. Development of the site would represent the logical rounding off of the settlement, but an extension into the countryside. In addition, development would place present on the land to the east to come forward.					
	Major					
Impact on Openness:	nature. It occupies a prominent	uses in the form of grassland. There is not built development present and as such it is very open in site on the western edge of Keighley adjacent to Branshaw Moor. There are views into the site from the opment would have a major impact on the open-ness of the Green Belt in this location.				

	Major
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	A public right of way (Bridleway – Keighley 71) runs along the northern boundary of the site (using Occupation Lane). This connects Keighley Road to Branshaw Moor and Oakworth as well as the wider countryside. This offers an opportunity to improve access to the Green Belt.
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: 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, and a low role in preserving the setting and special character of historic towns as well a low role in preventing neighbouring towns from merging into one another. Sprawl: The site is connected to the settlement along two boundaries but is not strongly contained by the existing urban area. The existing boundaries are defensible and lacking in durability. A new boundary would be of a similar. Development would have a major potential for sprawl. Openness: The site performs a major 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. Boundary Strength: The site would breach a strong and weaker existing Green Belt boundary. However, a new boundary formed as a result of development would be of a similar strength. Mitigation: There are opportunities to improve the existing public rights of way network to enhance access to and within the Green Belt.
Overall Conclusion:	 Based on planning judgement the site has a moderate potential impact on the Green Belt. The site is located in a moderate Green Belt parcel The site makes a moderate contribution to the purposes of including land in the Green Belt. The site has a major potential for sprawl and would have a major impact on openness. There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

Site Specific Green Belt Ass	essment									
Site Reference:	KY/132	Site Name:	Land off Sco	ott Lane West/E	lam Wood Road	Size (ha):	1.12ha			
Sub Area:	Airedale			Settlement:	Keighley (Riddlesden)					
Site Description:	ite Description:									
the Aire Valley. It is bounded KY/038) and an area of woodl a watercourse, whilst the wes	to the north and and separting it f stern boundary is	south by well defi rom the Leeds & L s made up of stro	ined roads (W iverpool Cana ng belt of tre	Vestern Avenue al. The eastern b ees. The Leeds &	and Elam Wood Lane) beyor boundary is formed by a track & Liverpool Canal Conservation	nd which lies fu on Area is witl	is situated on the northern slope of arther agricultural fields (SHLAA site rond which is an area woodland and hin close proximity to the southern ss the site from north to south.			
Map (Parcel and Site Boundar	ry):			Aerial	(Site Boundary):					
			E II							

PDL Status:	Greenfield	-		The nearest bus stop is located around 220m to the east of the site on Western Avenue. This provides an hourly service to Riddlesden					e: TBC	
Strategic Parcel Assessment Results:										
Parcel Referer	nce:	201			Overall Rating:		Major			
Purpose 1: unrestricted sp up areas.	To check the prawl of large built-			shbouring towns merging into safeguarding the countryside se		Purpose 4: To preserve the setting and special character of historic towns.		Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Major		Moderat	e		Major		Major		Moderate	
Site Specific A	ssessment Results:	•					•			
Assessment Su	ummary:									
•	To check the sprawl of large	•	-	prevent erging into	•		•	o preserve the ecial character of	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
a large built eastern bound is not strongly existing urban The existing (boundary is f defined tra woodland. The and give a bound defensible and strength. Therefore, the	inner) Green Belt formed a strongly	Keighley town. The exist boundary defined t These are boundary and mode The new result of	development by the existing and	a defined Green Belt a strongly woodland. and give a defensible gth. reated as a would be		grassland used and agricultural kes a major	The site is attac historic town. It historic core of Liverpool Can Area) on its sou There are limite	hed to Keighley, a is adjacent to the Keighley (Leeds & al Conservation thern boundary. ed views to/from the historic core.	All sites are considered to score moderately against Purpose 5.	

Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundaryThe existing (inner) Green Belt boundary is formed a strongly defined track and area woodland. Thes are continuous and give a boundary that is less defensible and moderate in strength.			
Overall Summary of Purpose Assessment:	Based on planning judgement the	site performs a <u>moderate</u> role over	rall when assessed against the NPP	F Green Belt purposes.
Moderate	Moderate	Major	Moderate	Moderate
	site to a neighbouring town. As such there is no opportunity for the town to ribbon towards a neighbouring town The site makes a moderate contribution to this purpose.			
	continuous belt of trees. This would provide boundaries that are defensible and less defensible (moderate in strength). The site is located within a parcel that forms a largely essential gap between Keighley (Riddlesden) and Silsden. Due to vegetation and topography, there is no inter- visibilty between the site and a neighbouring town. Limited development may be possible without significant risk of towns merging. There is no road connecting the site to a neighbouring town. As			
	The northern and southern boundaries consist of roads (Elam Wood Road and Western Avenue) that provide access to properties to the west of the site. The western boundary is formed by a			

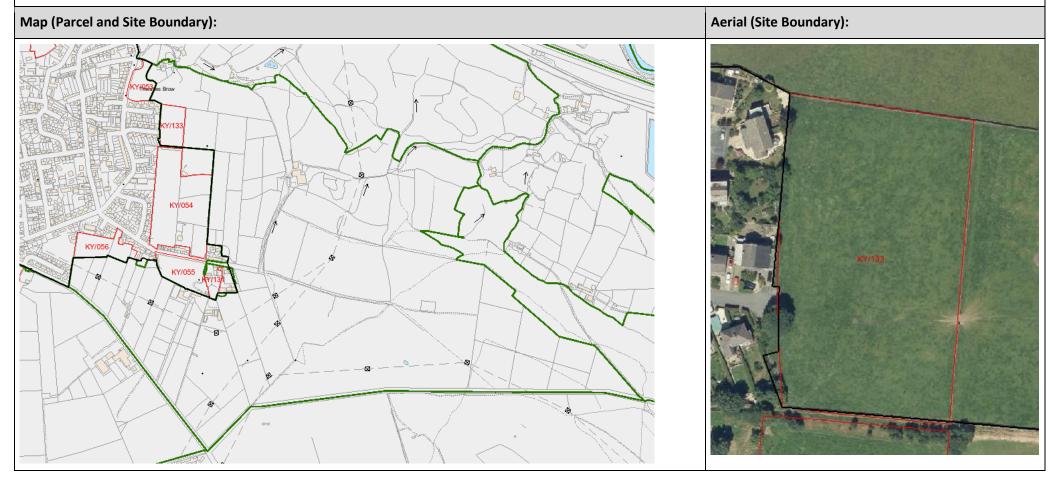
(<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability <u>; Entirely</u> <u>Undefined)</u>			
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability <u>;</u> <u>Entirely Undefined</u>)	Strong: defensible boundary/ Moderate: less defensible boundary	If the site were to be developed and removed from the Green Belt, the new boundaries created as a result of development would be formed by the existing northern, southern and western boundaries. The northern and southern boundaries consist of roads (Elam Wood Road and Western Avenue) that provide access to properties to the west of the site. The western boundary is formed by a continuous belt of trees. This would provide boundaries that are defensible and less defensible.	
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> <u>Undefined</u>)		A stronger boundary could be established using the northern and southern boundaries of the site which are formed by roads. However, the western boundary would be moderate in strength, with potential to be breached. A new boundary would therefore only partially stronger.	
Potential for Sprawl:	The site is connected to Keighley along one boundary and is not strongly contained by the existing urban area. The existing (inner) Gr Belt boundary is formed a strongly defined track and area woodland. These are continuous and give a boundary that is less defensible moderate in strength. However, there is potential for sprawl. Whilst new boundaries resulting from the development may be pa stronger in nature, there would still be potential for sprawl from the western boundary in the wider Green Belt.		
	Moderate		
Impact on Openness:	The site consists of countryside uses in form of grassland used from grazing and small agricultural building. There is no development within the site, with the exception of the local electricity distribution lines crossing it. It is located on the northern Aire Valley and can be viewed from the south and south-east, although these are partially obscured by the woodland area imm the north. There also views from the site over the Green Belt, particularly towards the south. Views in other directions are of woodland and topography.		
	Moderate		

Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	A public right of way (Footpath – Keighley 8) runs along the eastern boundary of the site. It connects the adjacent residential area and the site to the wider countryside to the north and north west. The site is also adjacent to a Local Wildlife Site (Elam Wood), which is also identified as a priority habitat. These represent opportunities to enhance accessibility to Green Belt and the local biodiversity and habitat network.
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: 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 and preserving the setting and special character of historic towns as well a moderate role in preventing neighbouring towns from merging into one another. Sprawl: The site is connected to the settlement along only one boundary and is not strongly contained by the existing urban area. The existing boundary is moderate and weak in strength, less defensible and lacking in durability. A new boundary may be slightly stronger on two boundaries (along its northern and southern boundaries), but would be of similar strength to the existing one on the remainder of the outer boundary. As such it would result in a moderate potential for sprawl. Openness: The site performs a moderate role in terms of the openness of the Green Belt with no very limited built form on-site and views across to (and from) the wider landscape and Green Belt Boundary Strength: The site would breach a moderate and weak existing Green Belt boundary. A new boundary formed as a result of development partly stronger, however the remainder would be of a similar strength. Mitigation: There are opportunities to improve the existing public rights of way network to enhance access to and within the Green Belt.
Overall Conclusion:	 Based on planning judgement the site has a moderate potential impact on the Green Belt. The site is located in a moderate Green Belt parcel The site makes a moderate contribution to the purposes of including land in the Green Belt. The site has a moderate potential for sprawl and would have a moderate impact on openness. There may be an opportunity to create a partially stronger Green Belt boundary than the existing boundary. However, the overall boundary would not as strong.

Site Specific Green Belt Assessment							
Site Reference:	KY/133	Site Name:	Land off Gol	lden View Drive,	Thwaites	Size (ha):	0.98ha
Sub Area:	Airedale			Settlement:	Keighley		

Site Description:

The site consists of a sloping, single agricultural field on the eastern edge of the Thwaites Brow area of Keighley. It is bounded to the west by existing residential development (Golden View Drive and Lee Court) with agricultural land to the north, south and east. There a two mature trees on the south western edge of the site. The outer boundaries are made up of dry stone walls. A public right of way (Footpath – Keighley 79) runs adjacent to the southern boundary, whilst the field further to the south was identified in the RUDP as a safeguarded housing site. It is currently the subject of an application for outline planning permission (decision pending). It is located at the north western edge of Green Belt parcel 189.

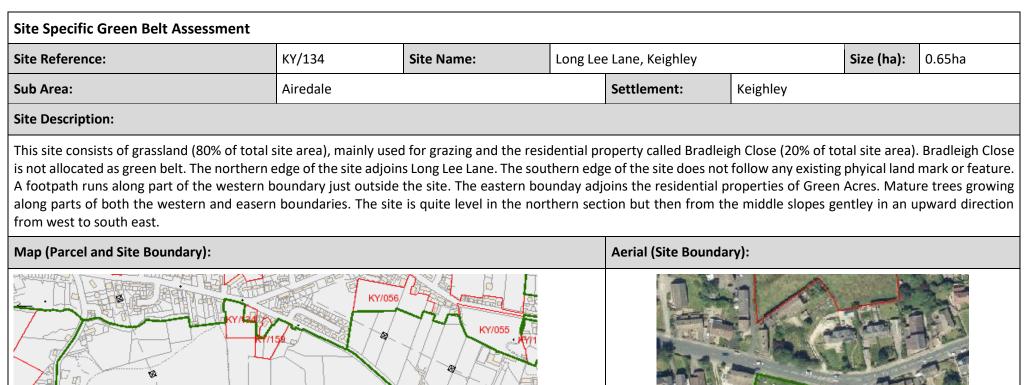


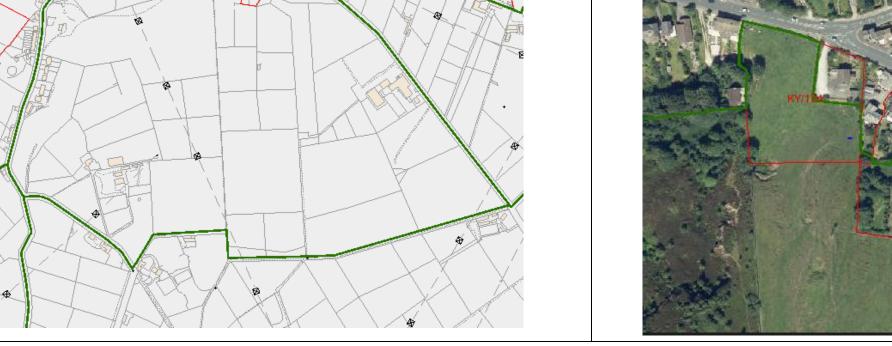
PDL Status:	Greenfield	Accessibility:		s stop is located around 140m to neerved by an hourly service toward		re: TBC		
Strategic Parce	trategic Parcel Assessment Results:							
Parcel Referer	nce:	189		Overall Rating:	Moderate			
		•		Purpose 3: To assist in safeguarding the countryside from encroachment.		Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Moderate		Moderate		Major	Moderate	Moderate		
Site Specific A	ssessment Results:							
Assessment Su	ummary:							
•	sprawl of large	Purpose 2: neighbouring to into one another.	wns merging	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character o historic towns.			
a large built of western bound it is poorly of existing urban The existing (boundary co fences, hedgin as post and w separate the s gardens of properties. It nature. As su	area. (inner) Green Belt onsists of walls, og and trees as well vire fencing. These site from the rear the adjacent is inconsistent in ich it is boundary ker in strength,	The site is located Keighley, a define The existing (inn boundary consi fences, hedging a as post and wire separate the site gardens of properties. It is nature. As such that is weaker lacking in durabili The new boundar result of develop	d town. er) Green Belt sts of walls, nd trees as well fencing. These from the rear the adjacent inconsistent in it is boundary in strength, ty.	uses in the form grassland. There is no built development within the site, the exception of dry stone walls forming the outer boundaries. The site therefore plays a major role in safeguarding the	a historic town. However, it is separated from the historic core by post WWII development There are no views from/to the site into/from the historic core. The site makes a low	moderately against Purpose 5.		

Moderate	The site makes a low contribution to this purpose.	Major	Low	Moderate
	towards Bingley or Harden.			
	there is no opportunity for ribbon development to occur			
	neighbouring town. Therefore,			
	There is no road connection between the site and a			
	would protrude from the existing settlement.			
	between them. However, it			
	(Keighley and Bingley) merging or reducing the distance			
	significant risk of towns			
	therefore, be possible with			
	and a neighbouring town. Development of the site may,			
	inter-visibility between the site			
	the undulating topography and north facing slope there is no			
	and Keighley and Harden. Due to			
	between Keighley and Bingley			
	The site is located within a parcel that forms a largely essential gap			
	_			
	boundaries lacking in durability and weak in strength.			
	walls. These are considered be			
	boundaries, marked by dry stone			
purpose.	These are formed by field			
moderate contribution to this	boundaries.			
-	eastern and southern			

Overall Summary of Purpose Assessment:	Based on planning judgement	the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> <u>Undefined</u>)	Weak: boundaries lacking in durability	The existing (inner) Green Belt boundary consists of walls, fences, hedging and trees as well as post and wire fencing. These separate the site from the rear gardens of the adjacent properties. It is inconsistent in nature. As such it is boundary that is weaker in strength, lacking in durability
Boundary Strength – Potential new boundary (based on the full extent of the site): (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Weak: boundaries lacking in durability	If the site were to be development and thus removed from the Green Belt, the new boundaries created as a result would be formed by the existing northern, eastern and southern boundaries. These are formed by field boundaries, marked by dry stone walls. These are considered be boundaries lacking in durability and weak in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability <u>; Entirely</u> <u>Undefined</u>)	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.
Potential for Sprawl:	The site is connected to the settlement along only one boundary and therefore is not contained by the existing urban area. The exis (inner) Green Belt boundary consists of walls, fences, hedging and trees as well as post and wire fencing. These separate the site from rear gardens of the adjacent properties. It is inconsistent in nature. As such it is boundary that is weaker in strength, lacking in durab Development of the site may lead to further sprawl into the surrounding Green Belt, as the new boundaries of similar strength – weak lacking in durability – which could be breached. The site does not represent a logical rounding off of the settlement	
	Major	
Impact on Openness:	forming the outer boundaries	de uses in the form grassland and contains no built development with the exception of the dry stone walls . It is open in nature and occupies a prominent position on the upper side of the valley. There a views from Belt and the surrounding area, in particular towards the north, west and east. Views to the south are limited

	due to topography. There are also views into the site from the Green Belt, particularly from the north on the opposite side of the Aire Valley. Therefore, development would have a major impact on the openness of the Green Belt.
	Major
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	A public rights of way (Footpath – Keighley 79) runs adjacent to the southern boundary of the site. This connects Thwaites Brow Road to the open countryside and other routes that form part of the wider network within the surrounding Green Belt. This presents an opportunity to enhance and improve access into the Green Belt and countryside.
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: 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, and a low role in preserving the setting and special character of historic towns as well a low role in preventing neighbouring towns from merging into one another. Sprawl: The site is connected to the settlement along only one boundary and is not strongly contained by the existing urban area. The existing boundary is weak in strength and lacking in durability. A new boundary would be of similar strength. Development would have a major potential for sprawl. Openness: The site performs a major 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. Boundary Strength: The site would breach a weak exiting Green Belt boundary. However, a new boundary formed as a result of development would be of similar strength. Mitigation: There are opportunities to improve the existing public rights of way network to enhance access to and within the Green Belt.
Overall Conclusion:	 Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt. The site is located in a moderate Green Belt parcel The site makes a moderate contribution to the purposes of including land in the Green Belt. The site has a major potential for sprawl and would have a major impact on openness. There is no opportunity to create a stronger Green Belt boundary than the existing boundary.



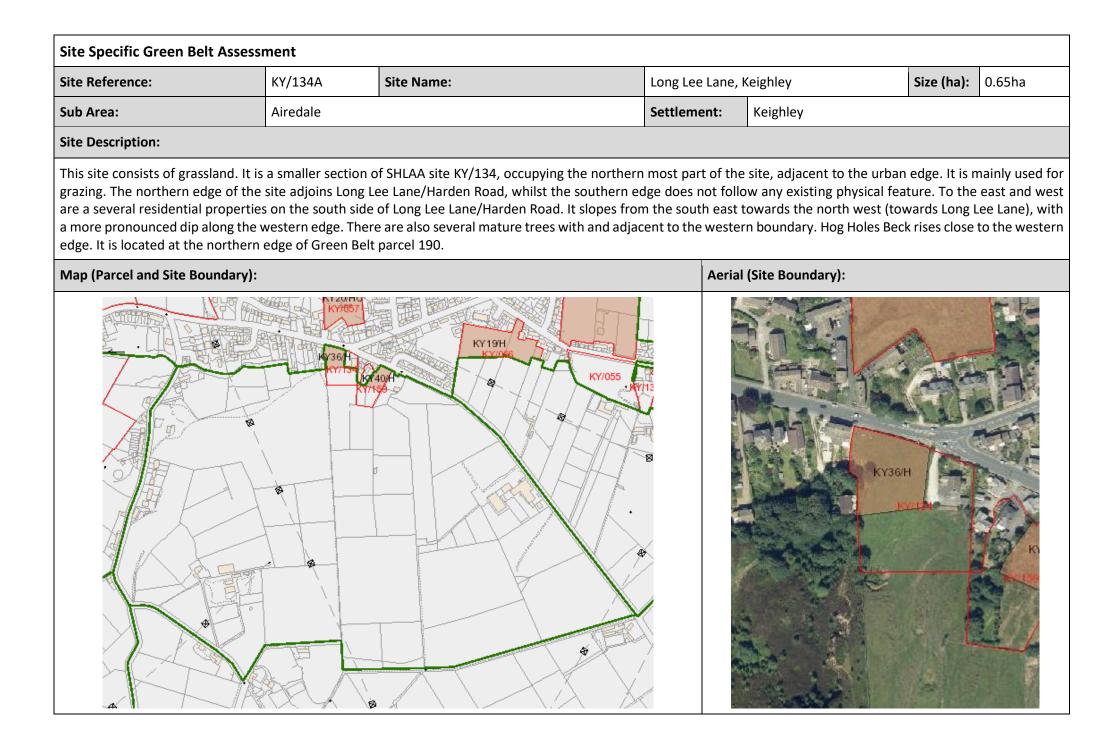


PDL Status:	Greenfield	Accessit	Long Lee Lar	stops are located around 330m to le. These provide an hourly service ghley Bus Station and Thwaites Bro	in each direction	SA Score:	ТВС
Strategic Parce	el Assessment Res	ults:					
Parcel Referen	ce:	190		Overall Rating:	Moderate		
unrestricted sprawl of large n		Purpose 2: To prevent neighbouring towns merging into one another.		Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.		Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Major		Moderate		Moderate	Low		Moderate
Site Specific As	ssessment Results	:					
Assessment Su	ımmary:						
•	urpose 1: To check the Purpose 2: To prevent neighbouring towns merging uilt-up areas.		•	Purpose 4: To preserve the setting and special character of historic towns.		Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
along part of it western bou partially conta existing urba property Brad contained wit settlement. The east boundaries con stone built wa boundary is consists of a lin where the top	ected to Keighley ts east north and ndaries and is ained within the an area. The ley Close is fully thin the urban and northern nsist of traditional lls. The southern undefined; it ne across the land ography changes nd with a small	Keighley in C 190 which is between Keig The gap bet settlements Moor, which constraining a the two settle Due to the topography of Harden and size of the sit lesser role in		consists of open grazing land with no built form. The remaining 20% contains the residential Bradleigh Close and its curtilage. Therefore the site contains a moderate role in safeguarding the countryside from encroachment.	historic core of Ke range of develop varying ages There are no view	ighley by a pments of vs into the	Moderate

quarried area just beyond the south west corner of this site. Development of the northern section of this site would be considered as rounding off the existing settlement.				
Low	Low	Moderate	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the	e site performs a <u>low</u> role overall v	vhen assessed against the NPPF G	reen Belt purposes.
Boundary Strength - Existing (inner) Boundary: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Strong: defensible boundary	stone walls separating the reside	e formed by strong defensible bo ential area to the east, a stone wal a land use change separated b Bradleigh Close.	ll at the northern edge where the
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Weak: boundaries lacking in durability/ Entirely Undefined		rom the green belt for developm ollow walls and fencing in the east	
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> <u>Undefined</u>)	N/A	There are no options for alternat	ive stronger boundaries.	

Potential for Sprawl:	Development of the site would constitute sprawl into the countryside from the existing urban area. The site is connected to the settlement along its eastern, northern and western edges and is considered to be partially (northern section) contained within the existing urban area. The existing (inner) Green Belt boundary is formed of the gardens of residential properties to the east and west and Long Lee Lane to the north forming strong and moderate boundaries. The sites existing outer boundary to the east and west consist of traditional walls and fencing separating the open site from adjoining residential areas, and considered weak and less durable. The southern boundary is entirely undefined. If the northern section of this site was to be developed the southern boundary would require defining by landscaping or strong boundary treatment to strengthen its role and limit the potential for sprawl. The northern section site represents a logical rounding off of the existing settlement pattern, but development of the southern section would be considered as sprawl				
	Moderate				
Impact on Openness:	Approximately 80% of the site consists of open grazing land so development of the site would have an impact on the openness of the countryside. There are limited views into and out of the site to the wider green belt, therefore development would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt.				
	Moderate				
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	A public footpath runs just outside the site on part of the western boundary and links Long Lee Lane to Harden Moor to the south and could be enhanced as part of a development to provide improved access to the wider country side beyond the site. There are no identified biodiversity assets close to the site which limit the opportunity for environmental enhancement in the immediate vicinity.				
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: This site performs a low role against the purposes of including land within the Green Belt. It performs a moderate role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and a low role in preserving the setting and special character of historic towns. Sprawl: The site is connected to the settlement along three inner boundaries and is partially contained by the existing urban area. Development of the site has limited potential for unrestricted sprawl into the wider Green Belt. Openness: Development would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt. Boundary Strength: Development of the site could only provide a mix of moderate and weak boundaries compared with the existing strong and moderate boundaries. Compensatory Improvements: There are limited opportunities to enhance a footpath to the western side of the site. There are no identified biodiversity assets close to the site which limit the opportunity for environmental enhancement in the immediate vicinity. 				
Overall Conclusion:	 Based on planning judgement the site has a <u>moderate</u> potential impact on the Green Belt. The site is located within a moderate Green Belt parcel. The site makes a low contribution to the purposes of including land in the Green Belt. The site has a moderate potential for sprawl and would have a moderate impact on openness. 				

• There are no inflited opportunities to create a stronger oreen beit boundary than the existing	•	no limited opportunities to create a stronger Green Belt boundary than the existing boundary.
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PDL Status:			The nearest bus stops are located around 330m to the north east on Long Lee Lane. These provide an hourly service in each direction between Keighley Bus Station and Thwaites Brow.			твс				
Strategic Parc	Strategic Parcel Assessment Results:									
Parcel Refere	nce:	190		Overall Rating:	Moderate					
Purpose 1: To check the unrestricted sprawl of large built-up areas.		Purpose 2: To prevent neighbouring towns merging into one another.		Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character historic towns.					
Major		Moderate		Moderate	Low	Moderate				
Site Specific A	Assessment Results	:								
Assessment S	ummary:									
Purpose 1: To check the unrestricted sprawl of large built-up areas.				Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve setting and special charact historic towns.	-				
The site is connected to Keighley, a large built up area, along its northern, eastern and western boundaries, and is contained within the existing urban area. The adjacent residential development is within the settlement boundary. The northern boundary consists of a traditional stone wall, beyond which lies Harden Road/Long Lee Lane, whilst the			The site is separated from historic core of Keighley range of developments varying ages There are no views into historic core from this site.	by a s of						

 eastern boundary is formed by a post and rail fence. The western edge is formed by a mix of stone walls and post and wire fencing. The southern boundary is undefined; it consists of a line across the land reflecting the edge of the built up area to the east and west. Development of this site would be considered as rounding off the existing settlement. 	lesser role in the prevention of neighbouring towns merging.						
Low	Low	Major	Low	Moderate			
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.						
Boundary Strength - Existing (inner) Boundary: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Strong: defensible boundary; Weak: boundaries lacking in durability						
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Entirely Undefined	If the site was to be removed from the Green Belt for development the new boundary created would following the southern boundary. This is currently an undefined edge, and as such a suitable boundary would need to be created.					
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> :	N/A	There are no options for alternat	ive stronger boundaries.				

defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability <u>;</u> <u>Entirely Undefined</u>)								
Potential for Sprawl:	Development of the site would constitute sprawl into the countryside from the existing urban area. The site is connected to the settlement along its eastern, northern and western edges and is considered to be contained within the existing urban area. The existing (inner) Green Belt boundary is formed of the gardens of residential properties to the east and west and Long Lee Lane/Harden Road to the north forming a mix of strong and weak boundaries. The site's existing outer boundary to the south is entirely undefined. If this site was to be developed the southern boundary would require defining by landscaping or strong boundary treatment to strengthen its role and limit the potential for sprawl. It represents a logical rounding off of the existing settlement pattern.							
	Moderate							
Impact on Openness:	The site consists of open grazing land so development of the site would have an impact on the openness of the countryside. There are limited views into and out of the site to the wider Green Belt, therefore development would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider Green Belt.							
	Moderate							
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	A public footpath runs around 20m to west of the site and links Long Lee Lane to Harden Moor to the south and could be enhanced as part of a development to provide improved access to the wider country side beyond the site. There are no identified biodiversity assets close to the site which limit the opportunity for environmental enhancement in the immediate vicinity.							
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: This site performs a low role against the purposes of including land within the Green Belt. It performs a major rol safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another a low role in preserving the setting and special character of historic towns. Sprawl: The site is connected to the settlement along its three inner boundaries and is contained by the existing urban a Development of the site has limited potential for unrestricted sprawl into the wider Green Belt. Openness: Development would have a local negative impact on the openness of the Green Belt in this location but limited impact the openness of the wider Green Belt. Boundary Strength: Development of the site would provide an undefined boundary compare with the existing strong and we boundaries. It would require to be defined by landscaping of strong boundary treatments to strengthen its role Compensatory Improvements: There are limited opportunities to enhance a footpath close to the western edge of the site. There no identified biodiversity assets close to the site which limit the opportunity for environmental enhancement in the immediate vici 							
Overall Conclusion:	no identified biodiversity assets close to the site which limit the opportunity for environmental enhancement in the immediate vicinity. Based on planning judgement the site has a <u>moderate</u> potential impact on the Green Belt. • The site is located within a moderate Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt.							

• The site has a moderate potential for sprawl and would have a moderate impact on openness.
 There are limited opportunities to create a stronger Green Belt boundary than the existing boundary.

Site Specific Green Belt Assessment										
Site Reference:	:	КҮ/135	Site Name:	Land off I	Damems Lane		Size (ha):	1.98ha		
Sub Area:		Airedale			Settlement:	Keighley				
Site Description	n:									
The site consists of a sloping agricultural field, located adjacent to existing residential development on the southern edge of Keighley. The slope runs downhill from west to east. The degree of slope within the site varies with the section to the west being the steepest, with the it become more moderate and gentle towards the central and eastern sections. It contains part of several residentials (at the western edge), a few scattered trees and is bounded to the south and west by further trees. Agricultural fields are located to the south, east and west with residential development (Damens Lane) to the north and north west. The Keighley & Worth Valley Railway (Damems station and level crossing) is located around 110m to the east eastern boundary. It is located close to the north east corner of Green Belt parcel 210.										
Map (Parcel an	d Site Bound	dary):				Aerial (Site Boundary):				
Selar Budget Budget Delayet De	Sports Facal		Contraction & Work (Constant)	KY1135	DAMEN Subor SP DAMEN Subor Sp DAMEN Sp DAMEN			KY/135		
PDL Status:	Greenfield		Accessibility		irove. This provid	ocated around 180m to the n des 3/4 services per hour t			твс	
Strategic Parce	Strategic Parcel Assessment Results:									

Parcel Reference:	210	Overall Rating:	Major	
Purpose 1: To check the unrestricted sprawl of large built-up areas.		•	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Major	Major	Moderate	Major	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	· · ·	•	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
of several properties (Damems Lane & Goose Cote Lane). This	Keighley, a defined town. The existing (inner) boundary consists of a made road (Damems Lane) and the gardens of several properties (Damems Lane & Goose Cote Lane). This provides a mix of boundaries that are defensible and lacking in durability. The new boundaries created as a result of development would be formed by the site's existing eastern, north western and southern boundaries. These	and non-countryside uses with grassland and part of a residential garden which has introduced an urbanising element. There is no built development within the site.	separate from the historic core by post WWII development. There are no views into the	All sites are considered to score moderately against Purpose 5

Moderate Overall Summary of Purpose Assessment: Boundary Strength - Existing (inner) Boundary: (Strong: defensible boundary; Moderate: less defensible boundary; Weak:	Low Based on planning judgement the Strong: defensible boundary/ Weak: boundaries lacking in durability	The existing (inner) boundar	Moderate ne NPPF Green Belt purposes. s Lane) and the gardens of several properties ndaries that are defensible and lacking in
	durability. The site is located within a that forms an essentia between Keighley and Oal and Keighley and Hawort to topography and vege inter-visibility between th and neighbouring towns limited. However, develo would reduce the di between Keighley neighbouring. There is no direct road	are less ng in a parcel al gap kworth th. Due getation the site is very opment listance and access with kworth there is ribbon nem to	

boundaries lacking in durability <u>; Entirely</u> <u>Undefined)</u>						
Boundary Strength – Potential new boundary (based on the full extent of the site): (Strong: defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> <u>Undefined</u>)	Moderate: less defensible boundary/ Weak: boundaries lacking in durability/	Should the site be developed and removed from the Green Belt, the new boundaries created as a result would be formed by the site's existing eastern, north western and southern boundaries. These consist of a former field boundary (a wall that has been demolish/fallen into a state of disrepair and overtaken by vegetation), a well-defined tree line (broken in places) and stone wall. These provide boundaries that are less defensible and lacking in durability.				
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> <u>Undefined</u>)	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.				
Potential for Sprawl:	The site is connected to Keighley along two boundaries and is partially contained by the existing built up area. The existing (inner) boundary consists of a made road (Damems Lane) and the gardens of several properties (Damems Lane & Goose Cote Lane). This provides a mix of boundaries that are defensible and lacking in durability giving a moderate potential for sprawl. New boundaries formed as result of development would be less defensible and lacking in durability, thus having a greater potential for sprawl into the wider Green Belt. The site represents the extension of the settlement into the countryside rather than a logical rounding off.					
	Moderate					
Impact on Openness:	The site consists of countryside and non-countryside uses with grassland and part of a residential garden which has introduced an urbanising element. There is no built development within the site. There are views into the site from the wider landscape/Green Belt, particularly from the south and south east. Views from the site into the Green Belt are mainly to the east and south. Vegetation and topography obscures views towards the south west. Development will have a major impact the openness of the Green Belt in this location.					

	Major
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	The site is located within close proximity to sections of the district's habitat network, centred on the valley of the River Worth. This presents an opportunity for compensatory improvements to be made in order to enhance this network.
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a moderate role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and a low role in preserving the setting and special character of historic towns. Sprawl: The site is connected to the settlement along two boundaries and is partially contained by the existing urban area. Development of the site has moderate potential for unrestricted sprawl into the wider Green Belt. Openness: Development would have a negative impact on the open-ness of the Green Belt in this location. Boundary Strength: Development of the site could only provide moderate and weak boundaries compared with the existing one. Compensatory Improvements: There are opportunities to enhance the habitat network within close proximity to the site.
Overall Conclusion:	 Based on planning judgement the site has a <u>moderate</u> potential impact on the Green Belt. The site is located within a major Green Belt parcel. The site makes a moderate contribution to the purposes of including land in the Green Belt. The site has a moderate potential for sprawl and would have a major impact on openness. There are no limited opportunities to create a stronger Green Belt boundary than the existing boundary.

Site Specific Green Belt Assessment								
Site Reference:	KY/147	Site Name:	Land at Hain	worth Road (Cr	agg Hill Farm)	Size (ha):	1.02ha	
Sub Area:	Airedale			Settlement:	Keighley			
Site Description:								
The site consists of an area of established woodland that occupies a former sandstone quarry on the eastern edge of Keighley. Much of the site is covered by TPO designations. Hainworth Road (a bridleway) forms the western boundary, beyond which lies an agricultural field (site KY/070) and residential development (Spring Bank Rise). The area to the south consists of rough land and woodland. The area to the north is also wooded. A farm complex adjoins the eastern edge of the site. It is located within Green Belt parcel 191.								
Map (Parcel and Site Boundary):				Aerial (S	Aerial (Site Boundary):			

	Series Bare KY/OT1 Verificer							
PDL Status:	Greenfield	Accessibility:	west on Hainw	us stops are located an worth Wood Road. Th gighley Bus Station uthbound)	nese provide an	hourly day time So		
Strategic Parcel Assessment Results:								
Parcel Reference: 191 Overall Rating: Moderate								
Purpose 1:TocheckthePurpose2unrestrictedsprawloflargeneighbouringbuilt-up areas.into one anot			towns merg	-	ne countryside			Purpose 5: To assist in urbar regeneration, by encouraging

				the recycling of derelict and other urban land.					
Moderate	Moderate	Moderate	Moderate	Moderate					
Site Specific Assessment Results:									
Assessment Summary:									
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	-	Purpose 4: To preserve the setting and special character of historic towns.	-					
along its western boundary as well as part its northern boundary. However, it is not well-contained by the existing urban area. The existing (inner) Green Belt boundary is formed by a track (Hainworth Road) and field boundary with the neighbouring site to the north. This provides boundaries that are moderate (less defensible) and weak (lacking in durability) in strength.	The existing (inner) Green Belt boundary is formed by a track (Hainworth Road) and field boundary with the neighbouring site to the north. This provides boundaries that are moderate (less defensible) and weak (lacking in durability) in	uses in the form woodland and grassland. There is no built form within in the site. Therefore plays a major role in safeguarding the countryside from encroachment.	The site is attached to Keighley, a defined historic town. The historic core is separated from the site by post WWII development, whilst views into are obscured due to the level of vegetation surrounding the site. Therefore, the site makes a low contribution to this purpose.						

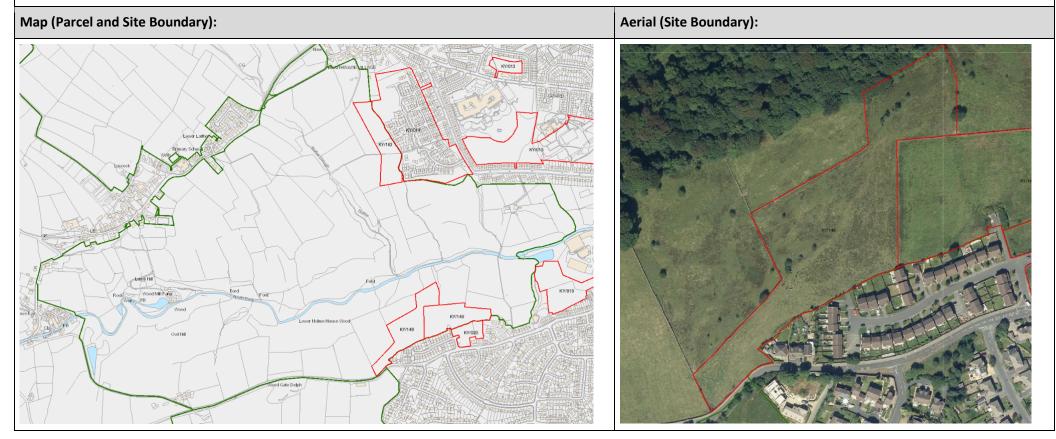
	eastern and southern boundaries do not follow any defined feature within the site. The former is obscured by			
	woodland, with the latter be a straight line linking an existing wall with the track to the west. This would provide a mix of			
	boundaries that are weak and lacking in durability as well as undefined. This means a new			
	boundary would need to be formed. The site is located in a parcel			
	that forms a largely essential gap between Keighley and Cullingworth and Keighley and Hainworth (a washed over			
	settlement). Due to topography and vegetation there is no inter- visibility between the site and			
	neighbourhing towns. Development of the site may be possible without a significant risk of towns merging or			
	reducing the distance between them. There is no road between the site and Cullingworth. There are			
	no opportunities for ribbon development to occur, should the site be developed.			
	The site makes a low contribution to this purpose			
Moderate	Low	Major	Low	Moderate

Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.						
Boundary Strength - Existing (inner) Boundary: (Strong: defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; Entirely <u>Undefined</u>)	Moderate: less defensible boundary/ Weak: boundaries lacking in durability	The existing (inner) Green Belt boundary is formed by a track (Hainworth Road) and field boundary with the neighbouring site to the north. This provides boundaries that are moderate (less defensible) and weak (lacking in durability) in strength.					
Boundary Strength – Potential new boundary (based on the full extent of the site): (Strong: defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability <u>;</u> Entirely Undefined)	Weak: boundaries lacking in durability/Entirely Undefined	The new boundaries created as a result of development would be formed by the remainder of the northern boundary as well as the eastern and southern boundaries. The remaining northern boundary consists of a tree line separating the site from the adjacent agricultural or commercial complex, whilst the eastern and southern boundaries do not follow any defined feature within the site. The former is obscured by woodland, with the latter be a straight line linking an existing wall with the track to the west. This would provide a mix of boundaries that are weak and lacking in durability as well as undefined. This means a new boundary would need to be formed.					
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> <u>Undefined</u>)	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.					
Potential for Sprawl:	existing urban area. The exis neighbouring site to the north Accordingly, this may increase The new boundaries created as and southern boundaries. The	ey along its western boundary as well as part its northern boundary. However, it is not well-contained by the ting (inner) Green Belt boundary is formed by a track (Hainworth Road) and field boundary with the This provides boundaries that are moderate (less defensible) and weak (lacking in durability) in strength. the potential for sprawl.					

	by woodland, with the latter be a straight line linking an existing wall with the track to the west. This would provide a mix of boundaries that are weak and lacking in durability as well as undefined. This means a new boundary would need to be formed.
	It does not represent a logical rounding off of the settlement and would extend development beyond the edge of the settlement into the countryside.
	Moderate
Impact on Openness:	The site consists of countryside uses in the form woodland and grassland. There is no built form within in the site. Visibility across the wider Green Belt from the site is limited due to topography and vegetation as well as existing development. For similar reasons and the fact that much of the site is within a former quarry, views into the site are very limited.
	Moderate
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	A public right of way (Bridleway – Keighley 612) forms the western boundary of the site. This links Hainworth Road towards the washed over settlement of Hainworth, whilst the site is also identified as an area of priority habitat (woodland). In addition, a Local Wildlife Site (Hainworth Wood) is around 80m to the south. Therefore, there are potential opportunities to enhance the public rights of way network to provide better access to the Green Belt, as well as the local habitat and biodiversity networks.
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: 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 and a low role in preventing neighbouring towns from merging into one another as well as a low role in preserving the setting and special character of historic towns. Sprawl: The site is connected to the settlement along its western, and part of its northern, boundaries on the eastern side of Keighley and is therefore not strongly contained by the existing urban area. Development of the site has moderate potential for unrestricted sprawl into the wider Green Belt. Openness: Development of the site would have a moderate on the openness of the Green Belt in this location. Boundary Strength: The existing Green Belt boundary is a mix of strengths (moderate) and (weak), being less defensible and lacking in durability. Development of the site would result in weaker boundaries, as a new boundary would need to the defined for the eastern and southern edges of the site. Compensatory Improvements: There is potential for compensatory improvements to the surrounding public rights of way network to enhance access to the Green Belt, as well as the nearby habitat and biodiversity networks.
Overall Conclusion:	 Based on planning judgement the site has <u>moderate</u> potential impact on the Green Belt. The site is located within a moderate Green Belt parcel. The site makes a moderate contribution to the purposes of including land in the Green Belt. The site has a moderate potential for sprawl and would have a moderate impact on openness. There is no opportunity to create a stronger Green Belt boundary than the existing one.

Site Specific Green Belt Assessment								
Site Reference:	KY148	Site Name:	High Farm, rear of Low Fell CloseSize (ha):1.96ha				1.96ha	
Sub Area:	Airedale			Settlement:	Keighley			
Site Description:								

The site consists of moderate and steeply sloping agricultural fields that are mainly used for grazing on the western edge of the Keighley built up area. It is sutuated on the southern slope of the North Beck valley. It is bounded by agricultural land to the north, east and west with an established residential area (Low Fell Close) and road (Fell Lane) to the south. An area of woodland is located immediately adjacent to the north east section of the site. This section of the site is also Local Wildlife Site (LWS) (Holme House Wood & Grasslands), which includes the adjacent woodland. North Beck is around 70m to the north within the woodland. The site is located on the southern edge of Green Parcel 194.



PDL Status:	Greenfield							SA Score:	ТВС	
Strategic Parcel Assessme	Strategic Parcel Assessment Results:									
Parcel Reference:		194			Overall Rating:		Major			
Purpose 1: To check the unrestricted sprawl of larg built-up areas.	e nei	r pose 2: To p ghbouring to e another.	orevent owns merging into	safeguarding the countryside		Purpose 4: To preserve the setting and special character of historic towns.		of regent the	pose 5: To assist in urban eneration, by encouraging recycling of derelict and er urban land.	
Moderate	Lov	N		Major		Major		Mo	derate	
Site Specific Assessment R	esults:									
Assessment Summary:										
Purpose 1: To check the unrestricted sprawl of larg built-up areas.	e nei	r pose 2: To p ghbouring to e another.	orevent owns merging into	Purpose 3: To safeguarding from encroac	the countryside	•	4: To preserve the nd special character o owns.	of regent the	pose 5: To assist in urban eneration, by encouraging recycling of derelict and er urban land.	
The site is connected to Ke a large built up area alo southern boundary. There is not strongly contained existing urban area. The existing Green Belt bou is formed a dry stone beyond which are the resid gardens to the properties of Fell Close. This is a re consistent and conti boundary that is moder strength (less defensible).	ate in The fore, it by the The bou bey undary gar e wall Fell contoal com bou bou bou bou bou bou bou bou bou bou	ghley, a defi e existing undary is for yond which dens to the l Close. T nsistent undary tha ength (less d e new boun ult of deve med by the	(inner) Green Belt med a dry stone wall are the residential properties on Low his is a regular, and continuous t is moderate in	uses in the f There is no within the site Therefore, t	ists of countryside form of grassland. built development e. he site makes a ribution to this	a defined There are the Nort the histo from the Therefore	is attached to Keighle I historic town. e views eastwards alo h Beck valley towar ric core of the Keighl site. e, this site makes e contribution to th	ng rds ey a	sites are considered to score derately against Purpose 5.	

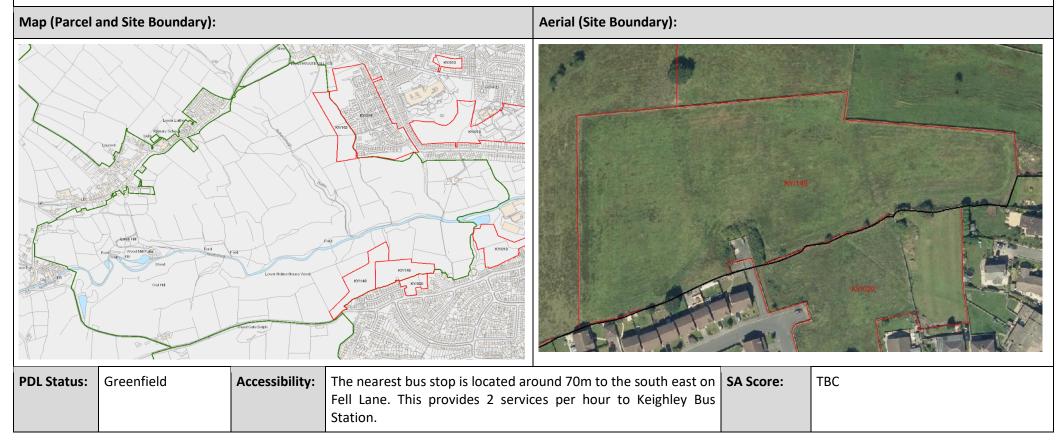
Overall Summary of Purpose Assessment:	Based on planning judgement t	he site performs a <u>moderate</u> role	overall when assessed against the	NPPF Green Belt purposes.
Moderate	Low	Major	Moderate	Moderate
	adjacent to the road, but would not provide an opportunity for the town to ribbon towards a neighbouring town. Therefore, the site makes a low contribution to this purpose.			
	Fell Lane (part of the southern boundary) connects the site indirectly to Oakworth. Development may result in limited amount of ribbon development			
	Development may be possible without significant risk of towns merging, or the distance between them being reduced.			
	that forms a gap between Keighley and Oakworth. There is no intervisibility from the site towards Oakworth, due to topography of the surrounding landscape.			
moderate contribution to this purpose.	boundaries, mainly marked by dry stone walls, as well as an area of woodland (adjacent to the north east boundary). This would provide a boundary which would be weaker in strength, lacking in durability. The site is located within a parcel			
Therefore, the site makes a				

Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> <u>Undefined</u>)	Moderate: less defensible boundary	The existing (inner) Green Belt boundary is formed a dry stone wall beyond which are the residential gardens to the properties on Low Fell Close. This is a regular, consistent and continuous boundary that is moderate in strength (less defensible).				
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability <u>;</u> <u>Entirely Undefined</u>)	Weak: boundaries lacking in durability	The new boundaries created as a result of development would be formed by the existing northern, western and eastern boundaries. These consists of field boundaries, mainly marked by dry stone walls, as well as an area of woodland (adjacent to the north east boundary). This would provide a boundary which would be weaker in strength, lacking in durability.				
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> <u>Undefined</u>)	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary				
Potential for Sprawl:	up area. The existing (inner) Green Belt boun the north, east and west are weaker and lacki	one boundary (the southern). It is therefore, not strongly contained by the existing built ndary is mainly a moderate, less defensible one. The site's existing outer boundaries to ng in durability, thus unlikely to resist further sprawl. Development of the site, therefore, er Green Belt. The site would represent an extension of the settlement into the Green				
	Major					
Impact on Openness:	The site consists of countryside uses in the form of grassland. There is no built development within the site, with the exception of the dry stone walling that form the internal and external boundaries. There are views into the site from the wider Green Belt primarily from the west and north. From the site, there are views over Green Belt to the east, west and north. Longer distance views to the south are obscured by development and topography. In addition, it is immediately visible from Fell Lane. Development of site would result in a major impact on the openness of the Green Belt					
	Major					

Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	The site partially includes a Local Wildlife Site (Holme House Wood & Grasslands) and is within close proximity to areas of priority habitats. These may present an opportunity for enhancement of the local biodiversity and habitat networks, adjacent to the site. In addition, there is also a Public Right of Way (Footpath – Keighley 18), located around 290m to the east of the site. This connects Fell Lane to North Dene Road and provides access to the North Beck valley and the Local Wildlife Site as well as the adjacent countryside. Similarly, this may present an opportunities for enhancements to access the wider Green Belt.
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: 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 and preserving the setting and special character of historic towns and a low role in preventing neighbouring towns from merging into one another. Sprawl: The site is connected to the settlement along one boundary (the southern). It is therefore, not strongly contained by the existing built up area. The existing (inner) Green Belt boundary is mainly a moderate, less defensible one. The site's existing outer boundaries to the north, east and west are weaker and lacking in durability, thus unlikely to resist further sprawl. Development of the site, therefore, has major potential for sprawl into the wider Green Belt. Openness: The site performs a major 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. Boundary Strength: The existing boundary is moderate in strength. A new boundary resulting from development would be weaker in strength, lacking in durability. It would not be possible to defined a new boundary that is stronger than the existing one. Mitigation: There are some opportunities for improvements to be made to the surrounding Green Belt, in particular in terms of improving the existing biodiversity and habitat network that is partly within and adjacent to the site as well as the nearby Public Rights of Way network.
Overall Conclusion:	 Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt. The site is located in a major Green Belt parcel. The site makes a moderate contribution to the purposes of including land in the Green Belt. The site has a major potential for sprawl and would have a major impact on openness. There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

Site Specific Green Belt Assessment								
Site Reference:	KY149	Site Name:	High Farm, Fell LaneSize (ha):1.58ha					
Sub Area:	Airedale			Settlement:	Keighley			
Site Description:								

The site consists of a moderately sloping, single agricultural field on the south edge of the North Beck valley, on the western boundary of the Keighley built up area. It is enclosed by dry stone walling on all sides. A pumping station and water retention tanks are located within the site, immediate adjacent to the southern edge of the site. The southern boundary consists of residential development (Low Fell Case & Meadowcroft) and two further areas of agricultural land. One of these fields has planning permission for residential development (SHLAA reference: KY/020) and forms part of the existing Low Fell Close development. However, it has yet to be completed. Further areas of agricultural land are situated to the north, east and west. The area to the west and north west is identified within the SHLAA (Ref: KY/148). The site is located on the southern edge of Green Parcel 194.



Strategic Parcel Assessment Results:							
Parcel Reference:	194	Overall Rating:	Major				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	-	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.			
Moderate	Low	Major	Major	Moderate			
Site Specific Assessment Results	:						
Assessment Summary:							
Purpose 1: To check the unrestricted sprawl of large built-up areas.		-	Purpose 4: To preserve the setting and special character of historic towns.	-			
The site is connected to Keighley, a large built up area along one boundary (southern boundary). Therefore, it is not strongly contained by the existing urban area. The existing (inner) Green Belt boundary consist of dry stone walling, beyond which lies an established residential area (Low Fell Close), agricultural land residential gardens. The section of the boundary adjacent to the residential development is regular and consistent, whilst the remainder is less regular in shape. This provides a boundary that is moderate (less defensible) and	of Keighley, a defined town. The existing (inner) Green Belt boundary consist of dry stone walling, beyond which lies an established residential area (Low Fell Close), agricultural land residential gardens. The section of the boundary adjacent to the residential development is regular and consistent, whilst the remainder is less regular in shape. This provides a boundary that is moderate (less defensible) and weak (lacking in durability) in	countryside uses in the form of grassland. The only built development is a pumping station and water storage tanks adjacent to the southern boundary. Therefore, the site makes a major contribution to this purpose.	There are views eastwards along the North Beck valley towards the historic core of the Keighley from the site. Therefore, this site makes a	All sites are considered to score moderately against Purpose 5.			

	eastern boundary consists on hedgerow/residential garden. This would provide a boundary which would be weaker in strength, lacking in durability. The site is located within a parcel that forms a gap between Keighley and Oakworth. There is no intervisibility from the site towards Oakworth, due to topography of the surrounding landscape. Development may be possible without significant risk of towns merging, or the distance between them being reduced. There is no direct road access between the site and a neighbouring town. The site makes a low contribution to this purpose.		
	hedgerow/residential garden. This would provide a boundary which would be weaker in		
weak (lacking in durability) in strength. The site makes a major contribution to this purpose.	a result of development would be formed by the existing northern, western and eastern boundaries.		

Overall Summary of Purpose Assessment:	Based on planning judgement the site p	erforms a <u>major</u> role overall when assessed against the NPPF Green Belt purposes.				
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> <u>Undefined</u>)	Moderate: less defensible boundary/ Weak: boundaries lacking in durability	The existing (inner) Green Belt boundary consist of dry stone walling, beyond which lies an established residential area (Low Fell Close), agricultural land residential gardens. The section of the boundary adjacent to the residential development is regular and consistent, whilst the remainder is less regular in shape. This provides a boundary that is moderate (less defensible) and weak (lacking in durability) in strength.				
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Weak: boundaries lacking in durability	The new boundaries created as a result of development would be formed by the existing northern, western and eastern boundaries. These consist primarily of field boundaries, mainly marked by dry stone walls. Part of the eastern boundary consists on hedgerow/residential garden. This would provide a boundary which would be weaker in strength, lacking in durability.				
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary				
Potential for Sprawl:	The site is connected to the settlement along one boundary (the southern). It is therefore, not strongly contained by the existing bui up area. The existing (inner) Green Belt boundary is a mix of strengths – moderate (less defensible) and weak (lacking in durability). A such, development may result in the unrestricted sprawl into the Green Belt. A new boundary that would be created as a result woul be weaker in strength and unlikely to resist sprawl. Development would not be an extension of the settlement into the Green Be rather than a logical rounding off.					
	Major					
Impact on Openness:	The site consists of countryside uses in the form of grassland. There is no built development within the site, with the exception of a pumping station and the dry stone walling that form the majority of the boundary. There are views into the site from the wider Green Belt primarily from the west and north. From the site, there are views over Green Belt to the east, west and north. Longer distance views to the south are obscured by development and topography. In addition, it is immediately visible from Fell Lane. Development of site would result in a major impact on the openness of the Green Belt					

	Major
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	The site is situated in close proximity a Local Wildlife Site (Holme House Wood & Grasslands) and areas of priority habitats. These may present an opportunity for enhancement of the local biodiversity and habitat networks, close to the site. In addition, there is also a Public Right of Way (Footpath – Keighley 18), located around 65m to the east of the site. This connects Fell Lane to North Dene Road and provides access to the North Beck valley and the Local Wildlife Site as well as the adjacent countryside. Similarly, this may present an opportunities for enhancements to access the wider Green Belt.
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: 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 and preserving the setting and special character of historic towns as well as a low role in preventing neighbouring towns from merging into one another. Sprawl: The site is connected to the settlement along one boundary and is not strongly contained by the existing built up area. The existing (inner) Green Belt boundary is a mix of strengths – moderate (less defensible) and weak (lacking in durability). As such, development may result in the unrestricted sprawl into the Green Belt. A new boundary that would be created as a result would be weaker in strength and unlikely to resist sprawl. Development of the site, therefore, has major potential for sprawl into the wider Green Belt. Openness: The site performs a major role in terms of the openness of the Green Belt with limited built development on-site and views across to (and from) the wider landscape. Boundary Strength: The existing boundary is moderate in strength. A new boundary resulting from development would be weaker in strength, lacking in durability. It would not be possible to define a new boundary that is stronger than the existing one. Mitigation: There are some opportunities for improvements to be made to the surrounding Green Belt, in particular in terms of improving the existing biodiversity and habitat network close to the site as well as the nearby Public Rights of Way network.
Overall Conclusion:	 Based on planning judgement the site has a major potential impact on the Green Belt. The site is located in a major Green Belt parcel. The site makes a major contribution to the purposes of including land in the Green Belt. The site has a major potential for sprawl and would have a major impact on openness. There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

Site Specific Green Belt Ass	essment						
Site Reference:	KY/150	Site Name:	Land south o	of West Morton		Size (ha):	15.89ha
Sub Area:	Airedale			Settlement:	Keighley (Riddlesden)		
Site Description:							
The site consists of a number of sloping and undulating agricultural fields, situated on the northern slope of the Aire Valley, to the north of the suburb of Riddlesden and south of the washed over settlement of West Morton. The fields are divided by stone walls, whilst there are number of trees within and adajcent to the site boundaries. Several streams also run north to south through the site and it is also cross by part of a former aqueduct, whilst a local electricity distribution line runs across the site from the south east towards the north west. The site is bounded by agricultural land to the south, east and west. There is a group of residential properties adjacent to the northern boundary (West Morton). Further residential developments are adjacent to the south western and south easterns corners (Wensleydale Way & Carr Bank). It should be noted that the majority of the site is separated from the main built up area. The site is located within centre of Green Belt parcel 203.							
Map (Parcel and Site Boundar	y):			Aerial	(Site Boundary):		
KYRAO KYRAO		West Motion					

PDL Status:	Greenfield	Accessibility:	The nearest bus sto south on both side service towards Ke (outbound)	s of Carr Lane. It p	provides an hourly			
Strategic Parce	el Assessment Resu	lts:						
Parcel Referen	ce:	203		Overall Rating:		Major		
Purpose 1: unrestricted sp up areas.	To check the brawl of large built-	•	To prevent owns merging into	Purpose 3: safeguarding t from encroachm	he countryside	-	special character of	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Moderate		Major		Major		Major		Moderate
Site Specific As	ssessment Results:							
Assessment Su	ımmary:							
•	To check the brawl of large built-	Purpose 2: neighbouring to one another.	•	•	he countryside	-	special character of	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
a large built u south-eastern such, it is not existing built u The existing (i formed by the the resident dwelling situat	p area. nner) boundary is e fences/walls of ial gardens to ted on Carr Bank. a boundary that is	Keighley, a def The existing (formed by th the resident dwelling situa This provides lacking in dura The new bour be created development the site's	inner) boundary is le fences/walls of ial gardens to ted on Carr Bank. a boundary that is	uses in the form trees/woodland no built dev exception of boundaries for walls the sec aqueduct tha undulating secti the local electr line However,	of grassland and areas. There is elopment with those field med by stone tion of former at cross an on of the site and icity distribution the site is open	historic tow from the hi WWII devel moderate vi the historic o Therefore, moderate o purpose.	istoric core by post lopment. There are ews from the site to	All sites are considered to score moderately against Purpose 5

eastern, southern (remainder)	Therefore, the site	makes a	
and western.	major contribution	to this	
	purpose.		
The northern boundary consists			
of field boundaries marked by			
tree belts (broken and un-			
broken) and stone walls,			
domestic gardens and a track.			
The eastern boundary consists of			
fields boundaries marked by			
stone walls and trees, whilst the			
remainder of the southern			
boundary is entirely undefined.			
The western boundary is formed			
by a watercourse (How Beck).			
These provide boundaries that			
are less defensible and lacking in			
durability as well as undefined.			
The site is located within a parcel			
that forms an essential gap			
between Keighley and East			
Morton. Due to topography			
there is no inter-invisibility			
between the site and East			
Morton. However, development			
would, due to the scale and			
location of the site, result in the			
a significant reduce in the actual			
distance between Keighley and			
East Morton.			
The site is forms a gap between			
Keighley and West Morton (a			
washed over settlement).			
Development of the site would			
result in their merger.			
-			

	There is no direct road connection from the site to a neighbouring town (East Morton). As such, there is no opportunity for ribbon development to occur.					
Moderate	Major	Major	Moderate	Moderate		
Overall Summary of Purpose Assessment:	Based on planning judgement the	e site performs a <u>major</u> role overall	when assessed against the NPPF G	reen Belt purposes.		
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary/ Moderate: less defensible boundary/ Weak: boundaries lacking in durability/ Entirely Undefined	The existing (inner) boundary is formed by the fences/walls of the residential gardens to dwelling situated on Carr Bank. This provides a boundary that is lacking in durability.				
Boundary Strength – Potential new boundary (based on the full extent of the site): (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Moderate: less defensible boundary/ Weak: boundaries lacking in durability/ Entirely Undefined	The new boundaries that would be created as a result of development would formed of the site's existing outer boundaries – the northern, eastern, southern (remainder) and western. The northern boundary consists of a mix of field boundaries marked by tree belts (broken and un-broken) and stone walls, domestic gardens and a track. The eastern boundary consists of fields boundaries marked by stone walls and trees, whilst the remainder of the southern boundary is entirely undefined and does not follow any specific feature. The western boundary is formed by a watercourse (How Beck). These provide boundaries that are less defensible and lacking in durability as well as undefined. A new southern boundary would need to be defined.				
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability <u>;</u> <u>Entirely Undefined</u>)		There are no features within the si formed.	te that allow a stronger or more lo	gical Green Belt boundary to be		

Potential for Sprawl:	The site is connected to Keighley along one boundary and it not well contained by the existing built up area. The existing (inner) boundary is formed by the fences/walls of the residential gardens to dwelling situated on Carr Bank. This provides a boundary that is lacking in durability, therefore it has an increased potential for sprawl to occur into the Green Belt. New boundaries would be in part be slightly stronger in one place, however the remainder would still be lacking in durability and therefore would still present increased potential for sprawl. Development would result in the extension of the settlement into the countryside rather than a logical rounding off. Overall, development would have major potential for sprawl to take place.				
	Major				
Impact on Openness:	The site consist of countryside uses in the form of grassland and trees/woodland areas. There is no built development with exception of those field boundaries formed by stone walls the section of former aqueduct that cross an undulating section of the site and the local electricity distribution line However, the site is open and rural in character. It is a large site, located in a prominent position on the northern side of the Aire Valley as such are short and longer distances views into it from the wider Green Belt, particularly from the south, south east and west. It is high visible from Street Lane and Ilkley Road. Views from the site towards the wider landscape are also extensive. Development would have a major impact on the open-ness of the Green Belt.				
	Major				
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	A Public Right of Way (Footpath - Keighley 95) runs diagonally across the north west corner of the site, whilst other footpaths (Keighley 95 & Keighley 93) run adjacent to the western and eastern boundaries. They connect West Morton with Carr Lane and Saxilby Road, and provide access to the wider countryside to the north of Keighley. These provide an opportunity to for compensatory improvements that will enhance to the Green Belt.				
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: 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 and a major role in preventing neighbouring towns from merging into one another and a moderate role in preserving the setting and special character of historic towns. Sprawl: The site is connected to Keighley along one boundary and is not well contained by the existing built up area. The existing (inner) boundaries are lacking in durability and are potential susceptible to being breached, resulting in increased potential for sprawl. New boundaries as a whole would also be susceptible to sprawl. Openness: Development of the site would have a major impact on the openness of the Green Belt. Boundary Strength: Existing boundaries are lacking in durability. New boundaries resulting from development would slightly stronger, but in the main would be lacking in durability. Mitigation: There are opportunities for compensatory improvements that will enhance accessibility to the Green Belt. 				
Overall Conclusion:	 Based on planning judgement the site has a major potential impact on the Green Belt. The site is located in major Green Belt parcel. The site makes a major contribution to the purposes of including land in the Green Belt. The site has a major potential for sprawl and would have a major impact on openness. There are no opportunities to create a stronger Green Belt boundary than the existing boundary. 				

Site Specific Green Belt Assessment									
Site Reference:	KY/159	Site Name:	The Bun	galow Harden F	Road Long Lee	Size (ha):	0.52ha		
Sub Area:	Airedale			Settlement:	Keighley				
Site Description:									
The site consists of a sloping, agricultural field located on the eastern edge of Keighley. It also includes a residential dwelling and garden (within the settlement boundary) and an area of woodland (within the Green Belt). The slope runs from south to north. A local electricity distribution runs also runs through the centre of the site from south to north. The site is bounded to the north by Harden Road, to the east a residential property (and its garden) and a paddock and to the south by agricultural fields. The western boundary consists of residential development and agricultural fields. It is located at the northern edge of Green Belt parcel 190.									
Map (Parcel and Site Boundary):				Aerial (Site Bo	undary):				

PDL Status:	Greenfield	Accessibility:	Lane. These p	ous stops are located around 300m provide an hourly service in each d hwaites Brow	-	SA Score:	ТВС			
Strategic Parce	Strategic Parcel Assessment Results:									
Parcel Referen	ce:	190		Overall Rating:	Moderate					
•	1: To check the Purpose 2: To prevent neighbouring towns merging into one another.		Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve setting and special characte historic towns.	r of reger recyc	ose 5: To assist in urban leration, by encouraging the ling of derelict and other h land.				
Major		Moderate		Moderate	Low	Mode	erate			
Site Specific As	sessment Results:									
Assessment Su	mmary:									
•	To check the rawl of large built-	•		Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve setting and special characte historic towns.	r of reger recyc	ose 5: To assist in urban heration, by encouraging the ling of derelict and other h land.			
along its north such it is not the existing und The existing (i boundary con Road, a stone development/g belts. This pro that is defensi durability. Development	inner) Green Belt isists of Harden e wall, residential gardens and tree vides a boundary ble and lacking in of the northern of the site would	belts. This provide that is defensible a durability. A new boundary th	town.) Green Belt of Harden II, residential ens and tree s a boundary and lacking in hat would be result of d be formed southern and	uses in the form of rough grassland and woodland. There is no built development within the site, with the exception of a	historic town. It is separa from the historic core development of varying a There are no views from the into the historic core.	by ges.	erately against Purpose 5			

consist of a hedge (beyond which is a residential property and garden), a post and wire fence, and stone walls. This provide boundaries are lacking in durability.		
The site located with a parcel that forms a largely essential gap between Keighley and Harden and Keighley and Cullingworth. Due to the distance and topography of land between Harden and Keighley, there is no		
intervisibility between the settlements. Due the size of the site itself, it plays a lesser role in the prevention of neighbouring towns merging. As such limited development may be possible without significant risk of the		
settlements merging. The northern boundary of site is partial formed by Harden Road, which connects Keighley to Harden. There are some instances of ribbon development		
along this road, however this postdates the Green Belt designation. The means that the Green Belt has resisted ribbon development. Therefore, the site makes a low		
contribution towards this purpose.		

Moderate	Low	Major	Low	Moderate					
Overall Summary of Purpose Assessment:	Based on planning judgement th	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.							
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability <u>;</u> <u>Entirely Undefined</u>)	Strong: defensible boundary/ Weak: boundaries lacking in durability	The existing (inner) Green Belt development/gardens and tree belt							
Boundary Strength – Potential new boundary (based on the full extent of the site): (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Weak: boundaries lacking in durability	If the site was to be developed an created as a result would be forme of a hedge (beyond which is a resic This provide boundaries are lacking	d the site's eastern, southern and lential property and garden), a pos	western boundaries. These consist					
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; Entirely <u>Undefined</u>)	N/A	There are no options with the site t	o create a potentially stronger or n	nore logical Green Belt boundary.					
Potential for Sprawl:	The site is connected to Keighley along one boundary and is not well contained by the existing urban area. It should be noted that northern (lower) section is partially contained by development to the east and west. The existing (inner) Green Belt boundary consist Harden Road, a stone wall, residential development/gardens and tree belts. This provides a boundary that is defensible and lack durability, with potential for sprawl. New boundaries resulting from development would be lacking in durability with significant poter for sprawl.								
	or strong boundary treatment to	te were to be developed a new south o strength its role and limit the pote s settlement pattern, but developme	ntial for sprawl. The northern sect	tion of the site represents a logical					

	Moderate					
Impact on Openness:	The site consist of countryside uses in the form of rough grassland and woodland. There is no built development within the site, with the exception of a terminal pole for a local electricity distribution line. Due to topography there are limited views into the site from the wider landscape and Green Belt. Similarly, view from the site into the wider landscape are limited, except from the highest point within it. Development would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt.					
	Moderate					
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	A public right of ways (Footpath – Keighley 103) is located around 110m to the west of the site. This links Long Lee Lane to Harden Moor to the south and could be enhanced as part of a development to provide improved access to the wider country side beyond the site.					
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: 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 and a low role in preventing neighbouring towns from merging into one another and a low role in preserving the setting and special character of historic towns. Sprawl: The site is connected to the settlement along one boundary and is not contained by the existing urban area. Development of the site has moderate potential for unrestricted sprawl into the wider Green Belt. Openness: Development would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt. Boundary Strength: Development of the site could only provide a weak boundary compared with the existing Compensatory Improvements: There is an opportunities to enhance a footpath to the west of the site. 					
Overall Conclusion:	 Based on planning judgement the site has a <u>moderate</u> potential impact on the Green Belt. The site is located within a moderate Green Belt parcel. The site makes a moderate contribution to the purposes of including land in the Green Belt. The site has a moderate potential for sprawl and would have a moderate impact on openness. There are no limited opportunities to create a stronger Green Belt boundary than the existing boundary. 					

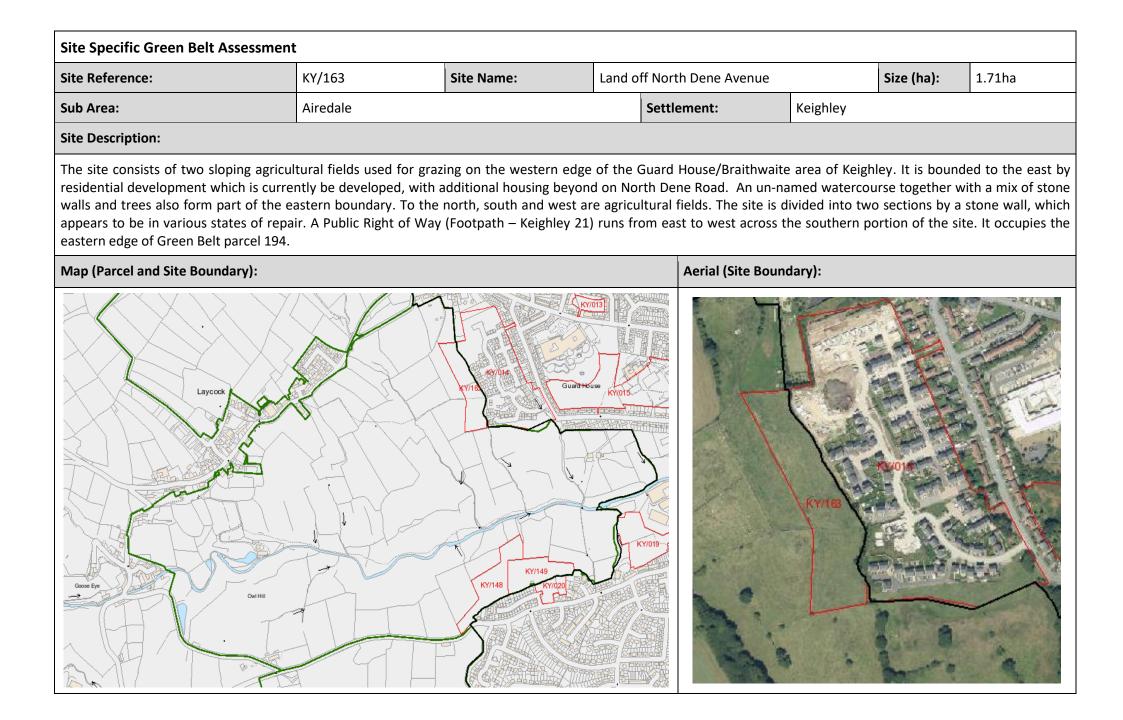
Site Specific Green Belt Assess	ment						
Site Reference:	KY/159A	Site Name:	The Bungal	ow Harden Road	l Long Lee	Size (ha):	0.21ha
Sub Area:	Airedale		Settlement	:	Keighley		
Site Description:							
adjacent to the urban edge. The s to the north by Harden Road, to	I field located on the eastern edge lope runs from south to north. A loc the east by a residential property nt. It is located at the northern edg	cal electricity distribution re (and its garden) and a pad	uns also runs dock and to	through the cer	ntre of the site fro	m south to nor	th. It is bounded
Map (Parcel and Site Boundary):				Aerial (Site Bo	undary):		
		KY19H KY1056 KY/050	·			40/H	

PDL Status:	Greenfield	Accessibility: The nearest bus stops are located around 300m to the north east on Long Lee Lane. These provide an hourly service in each direction between Keighley Bus Station and Thwaites Brow						ТВС
Strategic Parcel	Assessment Resu	lts:						
Parcel Reference	Parcel Reference: 190 Overall Rating: Moderate							
•	unrestricted sprawl of large built- neighbouring towns merging into		shbouring towns merging into safeguarding the countryside		Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urba regeneration, by encouraging th recycling of derelict and othe urban land.		
Major		Moderate		Moderate		Low	Modera	ate
Site Specific Ass	sessment Results:							
Assessment Sur	mmary:							
•	To check the rawl of large built-	rge built- neighbouring towns merging into safeguarding the countryside setting and special character of regeneration,		e 5: To assist in urban ration, by encouraging the ng of derelict and other and.				
along its north boundaries. As a contained by th area. The existing (in boundary cons Road and resid and gardens. boundary that i lacking in durab	ern and western such it is partially he existing urban nner) Green Belt sists of Harden dential properties This provides a is defensible and bility. of the site would ed to infill	Keighley, a defi The existing (i boundary con Road and resid and gardens. boundary that lacking in durat A new bounda created as development w the site's easter boundaries. Th	nner) Green Belt sists of Harden dential properties This provides a is defensible and bility. ry that would be a result of vould be formed	uses in the form	n of rough is no built in the site, of a terminal I electricity te makes a	The site is attached to Keighley, a historic town. It is separated from the historic core by development of varying ages. There are no views from the site into the historic core.	modera	s are considered to score ately against Purpose 5

	The site located with a parcel that forms a largely essential gap between Keighley and Harden and Keighley and Cullingworth. Due to the distance and topography of land between Harden and Keighley, there is no intervisibility between the settlements. Due the size of the site itself, it plays a lesser role in the prevention of neighbouring towns merging. As such limited development may be possible without significant risk of the settlements merging. The northern boundary of site is partial formed by Harden Road, which connects Keighley to Harden. There are some instances of ribbon development along this road, however this pre-dates the Green Belt designation. The means that the Green Belt has resisted ribbon development. Therefore, the site makes a low contribution towards this purpose.		
existing residential development and a residential property	•		

Overall Summary of Purpose Assessment:	Based on planning judgement the	Based on planning judgement the site performs a <u>moderate</u> role overall when assessed against the NPPF Green Belt purposes.						
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability <u>;</u> <u>Entirely Undefined</u>)	Strong: defensible boundary/ Weak: boundaries lacking in durability	The existing northern and western (inner) Green Belt boundary consists of Harden Road and residential properties and gardens. This provides a boundary that is defensible and lacking in durability.						
Boundary Strength – Potential new boundary (based on the full extent of the site): (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Weak: boundaries lacking in durability/ Entirely undefined	If the site was to be developed and removed from the Green Belt, the new boundaries that would be created as a result would be formed the site's eastern and southern. The former consists of a hedge (beyond which is a residential property and garden) and as such considered to be, whilst the latter is entirely undefined. Therefore, a suitable boundary would need to be created through						
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; Entirely <u>Undefined</u>)	N/A	There are no options within the site to create a potentially stronger or more logical Green Belt boundary.						
Potential for Sprawl:	The site is connected to Keighley along its northern and western boundaries and is partially contained by the existing urbar is development to the east and west. T The existing northern and western (inner) Green Belt boundary consists of Harresidential properties and gardens. This provides a boundary that is defensible and lacking in durability, with potential boundaries resulting from development would be lacking in durability with significant potential for sprawl. If the site were to be developed a new southern boundary would need to be defined by appropriate landscaping or s treatment to strength its role and limit the potential for sprawl. The site represents a logical rounding off/infill of the exist pattern.							
	Moderate							

Impact on Openness:	The site consist of countryside uses in the form of rough grassland and woodland. There is no built development within the site, with the exception of a terminal pole for a local electricity distribution line. Due to topography there are limited views into the site from the wider landscape and Green Belt. Similarly, views from the site into the wider landscape are limited. Development would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt.					
	Moderate					
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	A public right of ways (Footpath – Keighley 103) is located around 110m to the west of the site. This links Long Lee Lane to Harden Moor to the south and could be enhanced as part of a development to provide improved access to the wider country side beyond the site.					
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: 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 and a low role in preventing neighbouring towns from merging into one another and a low role in preserving the setting and special character of historic towns. Sprawl: The site is connected to the settlement along its northern and western boundaries and is partially contained by the existing urban area. There is development to its east and west. Development of the site has moderate potential for unrestricted sprawl into the wider Green Belt. Openness: Development would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt. Boundary Strength: Development of the site could only provide a weak boundary compared with the existing Compensatory Improvements: There is an opportunity to enhance a footpath to the west of the site. 					
Overall Conclusion:	 Based on planning judgement the site has a <u>moderate</u> potential impact on the Green Belt. The site is located within a moderate Green Belt parcel. The site makes a moderate contribution to the purposes of including land in the Green Belt. The site has a moderate potential for sprawl and would have a moderate impact on openness. There are no/limited opportunities to create a stronger Green Belt boundary than the existing boundary. 					



PDL Status:	Greenfield	Accessibility:	The nearest bus stor Road. This provides		ТВС			
Strategic Parcel Assessment Results:								
Parcel Refere	nce:	194		Overall Rating:	Major			
unrestricted			g towns merging	Purpose 3 : To assist in safeguarding the countryside from encroachment.	Purpose 4 : To preserve the setting and special character of historic towns.	Purpose 5 : To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Moderate		Low		Major	Major	Moderate		
Site Specific A	Assessment Results	:						
Assessment S	ummary:							
	To check the sprawl of large	•	g towns merging	•	Purpose 4: To preserve the setting and special character of historic towns.	-		
Keighley, a lar its eastern bo is not well existing urban The eastern bo is formed bo stone walling, and fencing residential de of moderate	s connected to ge built up area on bundary. As such it contained by the n area. oundary of the site y a watercourse, broken tree lines of the adjacent velopment – a mix (less defensible) cking in durability)	Keighley, a c The existing (eastern) bo formed by a walling, bro fencing o residential d of moderat and weak (I boundaries. The new bou result of dev	cated on the edge of defined town. g (inner) Green Belt bundary of the site is a watercourse, stone oken tree lines and of the adjacent development – a mix te (less defensible) lacking in durability) undaries created as a velopment would be he existing northern, and southern	uses in the form of grassland, that is used primarily for grazing. There is no built development within the site, with the exception of the stone wall that partially divides it into two sections. Therefore, the site makes a	but not connected to it. There are views from the site into the historic core (Braithwaite).			

contribution to this purpose.	Major	Moderate	Moderate
Therefore, the site makes a low			
piace.			
opportunity for ribbon			
(Oakworth). As such, there is no			
-			
There is no road connecting the			
distance between them.			
merging or reducing the			
5 5			
edge of the parcel mean that			
the sites location at the eastern			
between Keighley and			
forms a largely essential gap			
The site is within a parcel that			
strength.			
dry stone walls. These are			
by field boundaries, marked by			
	dry stone walls. These are considered be boundaries lacking in durability and weak in strength. The site is within a parcel that forms a largely essential gap between Keighley and Oakworth. Due to topography, there is no inter-visibility between the site and a neighbouring town. In addition, the sites location at the eastern edge of the parcel mean that essentially plays no role in the merging of settlements. Development may be possible without the risk of towns merging or reducing the distance between them. There is no road connecting the site to a neighbouring town (Oakworth). As such, there is no opportunity for ribbon development towards it to take place.	dry stone walls. These are considered be boundaries lacking in durability and weak in strength. The site is within a parcel that forms a largely essential gap between Keighley and Oakworth. Due to topography, there is no inter-visibility between the site and a neighbouring town. In addition, the sites location at the eastern edge of the parcel mean that essentially plays no role in the merging of settlements. Development may be possible without the risk of towns merging or reducing the distance between them. There is no road connecting the site to a neighbouring town (Oakworth). As such, there is no opportunity for ribbon development towards it to take place. Therefore, the site makes a low contribution to this purpose.	dry stone walls. These are considered be boundaries lacking in durability and weak in strength. The site is within a parcel that forms a largely essential gap between Keighley and Oakworth. Due to topography, there is no inter-visibility between the site and a neighbouring town. In addition, the sites location at the eastern edge of the parcel mean that essentially plays no role in the merging of settlements. Development may be possible without the risk of towns merging or reducing the distance between them. There is no road connecting the site to a neighbouring town (Oakworth). As such, there is no opportunity for ribbon development towards it to take place.

Boundary Strength - Existing (inner) Boundary: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Moderate: less defensible boundary/ Weak: boundaries lacking in durability	The existing (inner) Green Belt (eastern) boundary of the site is formed by a watercourse, stone walling, broken tree lines and fencing of the adjacent residential development – a mix of moderate (less defensible) and weak (lacking in durability) boundaries.			
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Weak: boundaries lacking in durability	The new boundaries created as a result of development would be formed by the existing northern, western and southern boundaries. These are formed by field boundaries, marked by dry stone walls. These are considered be boundaries lacking in durability and weak in strength. As such they would be of a lesser strength the existing boundaries.			
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; Entirely <u>Undefined</u>)	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.			
Potential for Sprawl:	The site is connected to the settlement along only one boundary and therefore is not contained by the existing urban area. It would represent an extension of the settlement into the Green Belt, rather than a logical rounding off. The existing (inner) Green Belt (eastern) boundary of the site is formed by a watercourse, stone walling, broken tree lines and fencing of the adjacent residential development – a mix of moderate (less defensible) and weak (lacking in durability) boundaries. These would be less likely to resist sprawl. Development of the site would result in boundaries that would be weaker and lacking in durability, which could be breached with the risk of sprawl.				
	Major				
Impact on Openness:	The site consists of countryside uses in the form of grassland, that is used primarily for grazing. There is no built development present, with the exception of the stone wall that partially divides it into two sections. It is located in a prominent position on the northern edge of the North Beck valley, and can be viewed from the wider Green Belt, particularly from the south and west. It can also be partially viewed from Laycock Lane to the north west. From the site, there are views over the Green Belt to the south and south west.				
	Major				

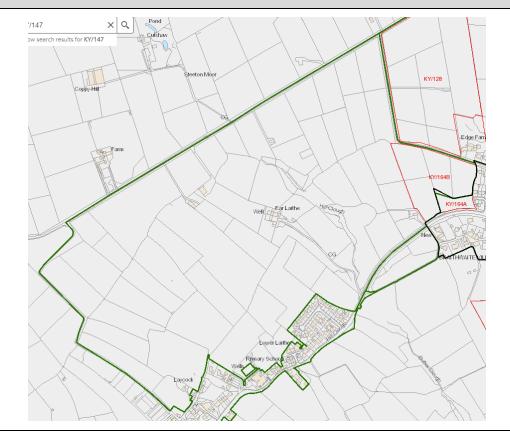
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	A Public Right of Way (Footpath – Keighley 21) runs from east to west across the southern portion of the site. This connects North Dene Avenue to Laycock (as washed over settlement) and to the wider countryside. Areas of priority habitat are also located adjacent to the site. These may offer the opportunity to enhance the existing public rights of way network to improve access to the Green Belt, as well as the local habitat network.
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: 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, and a moderate role in preserving the setting and special character of historic towns as well a low role in preventing neighbouring towns from merging into one another. Sprawl: The site is connected to the settlement along only one boundary and is not strongly contained by the existing urban area. The existing boundary is moderate (less defensible) and weak in strength (lacking in durability). A new boundary would be of lesser strength. Development would have a major potential for sprawl. Openness: The site performs a major 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. Boundary Strength: The site would breach a moderate/weak existing Green Belt boundary. However, a new boundary formed as a result of development would be of a lesser strength. Mitigation: There are opportunities to improve the existing public rights of way network to enhance access to and within the Green Belt as well as the adjacent habitat network.
Overall Conclusion:	 Based on planning judgement the site has a major potential impact on the Green Belt. The site is located in a major Green Belt parcel The site makes a moderate contribution to the purposes of including land in the Green Belt. The site has a major potential for sprawl and would have a major impact on openness. There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

Site Specific Green Belt Assessment								
Site Reference:	KY/164B	Site Name:	Land off Bra	Land off Braithwaite Road			2.59ha	
Sub Area:	Airedale			Settlement:	Keighley			
Site Description:								

Site Description:

The site consists of four sloping agricultural fields that are mainly used for grazing, on the western edge of the Keighley built up area. The slope runs downwards from north to south, with the degree of steepness varying across the site. The site is also undulating in places. It is bounded to the east and north east by residential development (Edge Road & Ryan Grove). It adjoins SHLAA site KY/164A to the south east, which has outline planning permission for residential development, with agricultural fields and a smallholding to the west. Braithwaite Road forms the southern boundary, beyond which lies Braithwaite village and Braithwaite Conservation Area. The majority of the internal and external boundaries are formed by dry stone walling. The site is located at the south eastern corner of Green Belt parcel 214.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield A	ccessibility:	The nearest bus stops the south west, on Bra each direction betwee	SA Score:	ТВС			
Strategic Parcel Assessment Results:								
Parcel Refere	Parcel Reference: 214 Overall Rating: Major							
•	Purpose 1: To check the stricted sprawl of large -up areas. Purpose 2: To prevent neighbouring towns merging into one another.		uring towns merging another.safeguarding the countryside from encroachment.setting and special character of historic towns.		cter of	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Major		Major		Major	Major		Moderate	
Site Specific A	ssessment Results:	:						
Assessment S	ummary:							
	To check the prawl of large built-	•	2: To prevent ing towns merging into er.	-	Purpose 4: To preserve the setting and special character of historic towns.		Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
along its sour boundaries. H well containe built up area. The existing boundary is f (Braithwaite boundaries (s as residential gardens (Brait & Ryan Grow	nected to Keighley, thern and eastern However, it is not ed by the existing (inner) Green Belt formed by a road Road) and field tone walls) as well development and thwaite Edge Road ve). This provides nat defensible and ability.	of Keighley The existin boundary (Braithwait boundaries as residen gardens (B & Ryan G boundaries lacking in c The new bo result of d	located on the edge a defined town (inner) Green Belt is formed by a road te Road) and field (s (stone walls) as well tial development and traithwaite Edge Road Grove). This provides that defensible and durability. Dundaries created as a evelopment would be the existing northern	uses in the form of grassland that is used for grazing. There is no built development within the site, except the stone walls that form the field boundaries.	site overlooking it. Views from the site ir historic core (the Conse Area) are unobtainable	of core Village located h, with to the ervation due to c of this	All sites are considered to score moderately against Purpose 5	

Therefore, the site makes a major contribution to this purpose			Therefore, the site makes a moderate contribution to this purpose.	
Major	Low	Major	Moderate	Moderate

Overall Summary of Purpose Assessment:	Based on planning judgement the	e site performs a <u>major</u> role overall when assessed against the NPPF Green Belt purposes.		
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary/ Weak: boundaries lacking in durability	The existing (inner) Green Belt boundary is formed by a road (Braithwaite Road) and field boundaries (stone walls) as well as residential development and gardens (Braithwaite Edge Road & Ryan Grove). This provides boundaries that defensible and lacking in durability.		
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary/ Weak: boundaries lacking in durability	If the site was development and removed from the Green Belt, the new boundaries created as a result would be formed by the existing northern and western boundaries. These are formed by a road (Braithwaite Edge Road) and field boundaries (marked by stone walls). These are boundaries that are defensible and lacking in durability. This would be of a similar strength to the existing boundary.		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)		There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary. Any new boundary would be of similar strength to the existing one.		
Potential for Sprawl:	The site is connected to the settlement along two boundaries, but is not well contained by the existing urban area. It would represent ar extension of the settlement into the Green Belt, rather than logical rounding off. The existing (inner) Green Belt boundary is formed by a road (Braithwaite Road) and field boundaries (stone walls) as well as residential development and gardens (Braithwaite Edge Road & Ryan Grove). This provides boundaries that defensible and lacking in durability.			
	Major			
Impact on Openness:	The site consists of countryside uses in the form of grassland, that is used primarily for grazing. There is no built development present, with the exception of the stone walls that form the boundaries between each of the fields. It is located in a prominent position on the western edge of Keighley and above Braithwaite village, and can be viewed from the wider Green Belt, particularly from the north west, south, south east and south west. From the site, there are significant long distance views over the wider Green Belt and landscape. Development would have a major impact on the openness of the Green Belt.			

	Major
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	There are no opportunities within or immediate adjacent to the site for compensatory improvements. However, it located within 500m of a Local Wildlife Site (Holme House Wood and Grasslands LWS), which is also identified as being part of the habitat network for the district. In addition, Redcar Tarn, situated around 500m to the north is also identified as part of the habitat network. These may provide opportunities for compensatory improvements to the biodiversity and habitat networks as well as the environmental quality of the Green Belt.
Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: The site performs a major role against the purpose of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment as well as a major role in checking unrestricted sprawl and a moderate role in preserving the setting and special character of historic towns. It performs a low role in preventing neighbouring towns from merging with one another. Sprawl: The site is connected to the settlement along two boundaries, but is not well contained by the existing urban area. The existing (inner) boundary is defensible and lacking in durability. A new boundary would be off similar strength. Development would have a major potential for sprawl. Openness: The site consists of countryside uses with no built development present. It is located in a prominent position of the edge of Keighley, whilst there are views to/from the wider Green Belt into and out of the site. Development would have a major impact on the openness of the Green Belt. Boundary Strength: The new boundaries that would be created as a result of development would be of similar strength to the existing one. Compensatory Improvements: There are potential opportunities for compensatory improvements to the biodiversity and habitat networks as well as the environmental quality of the Green Belt
Overall Conclusion:	 Based on planning judgement the site has a major potential impact on the Green Belt. The site is located in a major Green Belt parcel The site makes a major contribution to the purposes of including land in the Green Belt The site has major potential for sprawl and would have a major impact on openness There is an opportunity to create a Green Belt boundary of a similar strength to the existing one.

Site Specific Green Belt Assessment								
Site Reference:	KY/174	Site Name:	Ilkley Road,	Riddlesden			Size (ha):	0.8ha
Sub Area:	Airedale			Settlement:	Keigh	ley (Riddlesden)		
Site Description:								
The area adjacent to the south of a private driveway and resid undefined, whilst the remaind	The site consists of a partially level and moderately sloping agricultural field located on the northern edge of Riddlesden. There are several scattered trees within the site. The area adjacent to the southern boundary consists of a steep banking. The southern boundary of the site is formed by Ilkley Road, whilst the western boundary consists of a private driveway and residential development located off Banks Lane. The northern boundary is a field boundary. The majority (84%) of the eastern edge is entirely undefined, whilst the remainder consists of an area of woodland and former quarry as well as an electricity sub-station and the car park of the Willow Tree public house. There are a number trees within the site. It is located within Green Belt parcel 202							
Map (Parcel and Site Boundar	y):					Aerial (Site Boundary)):	
				KY/041			KWITZ	

PDL Status:	Greenfield	Accessibility:The nearest bus stop is located immediately adjacent to the south west corner of the site on Banks Lane. This provides an hourly service to Riddlesden which continues to Keighley Bus Station.SA Score:TBC				
Strategic Parc	cel Assessment Resu	ults:				
Parcel Refere	nce:	202		Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.		Purpose 2: To prevent neighbouring towns merging into one another.		Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Major		Moderate		Moderate	Moderate	Moderate
Site Specific A	Assessment Results:					
Assessment S	Summary:					
Purpose 1: To unrestricted s built-up areas	prawl of large	Purpose 2: To p neighbouring to into one anothe	owns merging	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
(Riddlesden), area, on its s and south ea As such it is p within the set The existing (boundaries co road (Ilkley driveway properties (Ba as woodland	a large built up southern, western astern boundaries. partially contained ttlement. (inner) Green Belt consist of a made Road), a private and residential anks Lane) as well d, electricity sub- ic house car park.	 (Riddlesden) along its southern, western and south eastern boundaries. The existing (inner) Green Belt boundaries consist of a made road (Ilkley Road), a private driveway and residential properties (Banks Lane) as well as woodland, electricity sub- station, public house car park. This provides a mix of boundaries that are defensible 		The site consists of countryside uses in the form of grassland. There is no built development within the site, with the exception of a local electricity distribution line that runs across it. As it plays a major role in safeguarding the countryside from encroachment.	a defined historic town. However, it is separated from the historic core of the town by post WWII development and modern infrastructure. There are moderate views into the historic core.	

boundaries that are defensible	(strong) and weaker (lacking in		
(strong) and weaker (lacking in	durability) in strength.		
durability) in strength.			
,,, 5	The new boundaries created as a		
Therefore. the site makes a	result of development would be		
	formed by the existing north		
purpose.	western, northern and north		
F F	eastern boundaries. The north		
	western and northern		
	boundaries are dry stone walls		
	(of varying states of repair) that		
	form field boundaries. The		
	northern eastern boundary is		
	entirely undefined and does not		
	follow any particular feature.		
	This would result in a boundary		
	that is weaker (lacking in		
	durability) and undefined.		
	The site is located in a parcel that		
	forms part of the land gap		
	between Keighley (Riddlesden),		
	West Morton (a washed over		
	settlement), East Morton and		
	Ilkley. There is direct road access		
	between the settlements from		
	the site along Ilkley Road.		
	There is no intervisibility		
	between the site and nearby		
	towns. Development of the site		
	may be possible without a		
	significant risk of merging		
	Keighley and Ilkley. It is a less		
	essential gap.		
			I

	Ilkley Road, which forms the southern boundary of the site, connects Keighley (Riddlesden) to West Morton (a washed over settlement), and East Morton. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.					
Major	Low	Major	Moderate	Moderate		
Overall Summary of Purpose Assessment:	Based on planning judgement the	he site performs a moderate role overall when assessed against the NPPF Green Belt purposes.				
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> <u>Undefined</u>)	Strong: defensible boundary/ Moderate: less defensible boundary/ Weak: boundaries lacking in durability/ Entirely Undefined	The existing (inner) Green Belt boundaries consist of a made road (Ilkley Road), a private driveway and residential properties (Banks Lane) as well as woodland, electricity sub-station, public house car park. This provides a mix of boundaries that are defensible (strong) and weaker (lacking in durability) in strength.				
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> <u>Undefined</u>)	Strong: defensible boundary/ Moderate: less defensible boundary/ Weak: boundaries lacking in durability/ Entirely Undefined	The new boundaries created as a result of development would be formed by the existing north western, northern and north eastern boundaries. The north western and northern boundaries are dry stone walls (of varying states of repair) that form field boundaries. The northern eastern boundary is entirely undefined and does not follow any particular feature. This would result in a boundary that is weaker (lacking in durability) and undefined.				
Boundary Strength – could an alternative site boundary be drawn to produce a potentially	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.				

stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> <u>Undefined</u>)					
Potential for Sprawl:	The site is connected to the settlement along three boundaries (the southern, eastern and south western) and is partially contained by the existing urban area. The existing Green Belt boundary consists of a made road (Ilkley Road), a private driveway and residential properties (Banks Lane) as well as woodland, electricity sub-station, public house car park. This provides a mix of boundaries that are defensible (strong) and weaker (lacking in durability) in strength. The new Green Belt boundaries created by the development of the site would be weaker in strength and in part entirely undefined increasing the risk of sprawl. The development of the site would represent a reasonable rounding off of the settlement. Development would have a moderate potential for sprawl.				
	Moderate				
Impact on Openness:	There is no built form within the site. It consists of open grassland used for animal grazing. There are views from the site to the wider Green Belt, in particular towards the south, east and west. Views to the north are limited due to topography. In addition, there are views into the site from the Green Belt, in particular from the southern edge of the Aire Valley. Development would have a significant impact on the openness of the site.				
	Moderate				
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	A public right of way (footpath – Keighley 7) is located around 50m to the east of the site. This connects Ilkley Road to the wider countryside to the north of Keighley and Ilkley Moor, and may offer the opportunity to provide greater access and improvements to the wider Green Belt.				

Site Specific Assessment Summary – Impact on the Green Belt:	 Purposes: 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 and a low role in preventing neighbouring towns from merging into one another and a moderate role in preserving the setting and special character of historic towns. Sprawl: This site presents moderate potential for further sprawl into the countryside. Openness: Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt. Boundary Strength: There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary. Compensatory Improvements: A public right of way (footpath – Keighley 7) that may offer the opportunity to provide greater access and improvements to the wider Green Belt. There are no identified biodiversity assets close to the site which limit the opportunity for environmental enhancement in the immediate vicinity.
Overall Conclusion:	 Based on planning judgement the site has a <u>moderate</u> potential impact on the Green Belt. The site is located in a moderate performing Green Belt parcel. The site makes a moderate contribution to the purposes of including land in the Green Belt. The site has a moderate potential for sprawl and would have a moderate impact on the openness. The site does not present an opportunity to create a stronger boundary than that of the existing one. There are possibly opportunities to improve and enhance the existing rights of way network in the adjacent areas of Green Belt.

Sites Detached/Isolated from Settlement – Keighley

Site Reference	Site Name	Isolated or Detached	Comments	Мар
KY/041	Ilkley Road, Riddlesden	Detached	This site is detached from the settlement of Keighley. There is a significant gap between the site and the settlement boundary. As a standalone site, it would not result in a pattern of sustainable development, and it is therefore considered development of the site would have a major potential impact on the purposes of Green Belt and risk unrestricted sprawl. As such, it has not been considered for allocation, therefore a full site specific Green Belt assessment has not been carried out. However, if the site was combined with KY/040, then a new assessment would need to be conducted for the larger combined site.	
KY/107	Aire Valley Road	Detached	This site is detached from the settlement of Keighley. There is a significant gap between the site and the settlement boundary. As a standalone site, it would not result in a pattern of sustainable development, and it is therefore considered development of the site would have a major potential impact on the purposes of Green Belt and risk unrestricted sprawl. As such, it has not been considered for allocation, therefore a full site specific Green Belt assessment has not been carried out. The site could not be combined with another site/piece of land to make a logical site allocation option for Keighley.	

Site Reference	Site Name	Isolated or Detached	Comments	Мар
KY/109	Harewood Hill Farm, Goose Cote Lane	Detached	This site is detached from the settlement of Keighley. There is a significant gap between the site and the settlement boundary. As a standalone site, it would not result in a pattern of sustainable development, and it is therefore considered development of the site would have a major potential impact on the purposes of Green Belt and risk unrestricted sprawl. As such, it has not been considered for allocation, therefore a full site specific Green Belt assessment has not been carried out. However, if the site was combined with KY/105, then a new assessment would need to be conducted for the larger combined site.	
KY/122	Keelham Lane, Low Utley	Isolated	 This is an isolated site in the Green Belt and is not connected to the settlement of Keighley. There is a gap formed by driveway and railway line between the site and the settlement boundary. As a standalone site it would not result in pattern of sustainable development and it is therefore considered development of the site would have a major potential impact on the purposes of green belt and risk unrestricted sprawl. Therefore, a full site specific Green Belt assessment has not been carried out. The site could not be combined with another site to make a logical site allocation option for Keighley. 	

Site Reference	Site Name	Isolated or Detached	Comments	Мар
KY/123	Halifax Road	Isolated	This is an isolated site in the Green Belt and is not connected to the settlement of Keighley. This is despite it being close to and opposite other houses. There is a gap between the site and the settlement boundary. As a standalone site it would not result in pattern of sustainable development and it is therefore considered development of the site would have a major potential impact on the purposes of green belt and risk unrestricted sprawl. Therefore, a full site specific Green Belt assessment has not been carried out. The site could not be combined with another site to make a logical site allocation option for Keighley.	

Site Reference	Site Name	Isolated or Detached	Comments	Мар
KY/128	Edge House Farm, Braithwaite Edge Road	Isolated	This is an isolated site in the Green Belt and is not connected to the settlement of Keighley. There is a gap between the site and the settlement boundary. As a standalone site it would not result in pattern of sustainable development and it is therefore considered development of the site would have a major potential impact on the purposes of green belt and risk unrestricted sprawl. Therefore, a full site specific Green Belt assessment has not been carried out. However, it the site was combined with KY/009 and KY/010 then a new assessment would need to be conducted for the larger combined site.	

Site Reference	Site Name	Isolated or Detached	Comments	Мар
KY/157	Halifax Road	Isolated	This is an isolated site in the Green Belt and is not connected to the settlements of Keighley or Haworth (Cross Roads). This is despite it adjoining a number of residential dwellings at its northern/north eastern edge. These are washed over by the Green Belt. There is a gap between the site and the settlement boundaries. As a standalone site it would not result in pattern of sustainable development and it is therefore considered development of the site would have a major potential impact on the purposes of green belt and risk unrestricted sprawl. Therefore, a full site specific Green Belt assessment has not been carried out. The site could not be combined with another site to make a logical site allocation option for Keighley.	