Site Specific Green Belt Assessment								
Site Reference:	BI011	Site Name:	Greenhill Ba	arn, Lady Lane		Size (ha):	0.79ha	
Sub Area:	Airedale			Settlement:	Bingley			
Site Description:								
The site consists of an area of sloping scrubland the majority of which is planted with conifer trees on the northern edge of Bingley. It is bounded to the north/north east by agricultural fields, with residential development to the south east and west. Lady Lane is the western boundary. The site is surrounded by dry stone walles. It is on the western edge of Green Belt parcel 44								
Map (Parcel and Site Boundary):				Aerial (Site Bo	undary):			
		BIO14		· Care Charles And And				

PDL Status:	Greenfield	Greenfield		y: Site is more than 750m fr nearest bus stop. It does no service					
Strategic Parcel	Strategic Parcel Assessment Results:								
Parcel Reference	ce:	44	ο	verall Rating:	Moderate				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.		<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.		urpose 3: To assist in afeguarding the countryside om encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.		<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Moderate		Low		Ioderate	Low		Moderate		
Site Specific Ass	sessment Results:								
Assessment Sun	mmary:								
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.		<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.		urpose 3: To assist in afeguarding the countryside om encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.		<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
a large built u western bound contained by th area. The existing boundary is for wall which sepa made road (Lad strong, defensib	rmed by a stone parates it from a dy Lane). This is ple boundary. e site makes a	on its western boundary The existing (inner) Gra boundary is formed of La (a made road). This is a b that is defensible. A new boundary created the site be developed, w formed of the existing n eastern and s boundaries. These co	<ul> <li>us</li> <li>pl</li> <li>een Belt Th</li> <li>ady Lane w</li> <li>boundary el</li> <li>cr</li> <li>d should be</li> <li>borthern,</li> <li>southern</li> <li>nsist of</li> <li>orth and</li> <li>beyond</li> </ul>	he site consists of countryside ses in the shape of a conifer lantation and open scrubland here is no built development ithin the site except for a local lectricity distribution line that rosses it from east to west.	historic town. It is from the historic co WWII development, are no views to the h	separated ore by post whilst there	All sites are considered to score moderately against Purpose 5.		

Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary	dary The existing (inner) Green Belt boundary is formed of Lady Lane (a made road). This is a boundary that is defensible.					
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.			
Major	Low	Major	Low	Moderate			
	fields. These would be boundaries that are lacking in durability, and not as strong as the existing one. The site is located within a parcel that forms a less essential gap between Bingley and East Morton. There is a direct road access between the two settlements (Lady Lane/Walsh Lane). The topography of the site is a moderate slope towards its western boundary. There is no inter-visibility between the two settlements to/from the site. As such, development would not result in a reduction in the actually or perceived distance between the settlements. Lady Lane/Walsh Lane connects Bingley to East Morton. There have been some instances of ribbon development along this road; however it pre-dates the Green Belt designation. Accordingly, the Green Belt has resisted ribbon development towards a neighbouring town.						

( <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>Entirely Undefined</u> )	Weak: boundaries lacking in durability	Should the site be developed and removed from the Green Belt, the new boundary created as a result would be formed of the existing northern, eastern and southern boundaries. These consist of residential gardens (to north and south) and stone walls, beyond which there are agricultural fields. These would be boundaries that are lacking in durability, and not as strong as the existing one.			
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 features within the site which could form a stronger or more logical Green Belt boundary.			
Potential for Sprawl:	contained by the existing urban that is defensible. The proposed l	v along one boundary on the north western edge of the settlement. The site is therefore not strongly area. The existing (inner) Green Belt boundary is formed of Lady Lane (a made road). This is a boundary boundaries would be lacking in durability. The development of the site would representation an extension ryside rather than a logical rounding off.			
	Major				
Impact on Openness:	The site consists of countryside uses in the shape of a conifer plantation and open scrubland. There is no built form on the site. There are views from (and into) the site from the wider Green Belt and beyond, although some are partially obscured due to landscape, topography and development. The site is immediately visible for Lady Lane. Development of the site would have a major negative impact on the openness of the Green Belt in this location.				
	Major				

Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	There a no public rights of way within or directly adjacent to the site, providing access into the wider Green Belt. The nearest footpath is around 300m to the north west. Similarly, there are no habitat areas within or immediately adjacent to the site, with nearest areas of woodland and grassland habitat being located around 150m and 200m to the north west. Therefore, there may be opportunities to improve/enhance the public rights of way and habitats networks in the wider Green Belt
Site Specific Assessment Summary – Impact on the Green Belt:	<ul> <li>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 preserving the setting and special character of historic towns as well as a low role in preventing neighbouring towns from merging into one another.</li> <li>Sprawl: The site is connected to Bingley along one boundary on the north western edge of the settlement. The site is therefore not strongly contained by the existing urban area. The existing (inner) Green Belt boundary is formed of Lady Lane (a made road). This is a boundary that is defensible. The proposed boundaries would be lacking in durability. The development of the site would representation an extension of the settlement into the countryside rather than a logical rounding off. The site would have major potential for sprawl into the wider Green Belt.</li> <li>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.</li> <li>Boundary Strength: Development would breach a strong boundary. New boundaries would be weaker in strength and lack in durability. There are no features within the site which could be used to create a more logical or potentially stronger Green Belt boundary.</li> <li>Compensatory Improvements: There may be opportunities to improve/enhance the public rights of way and habitats networks in the wider Green Belt</li> </ul>
Overall Conclusion:	<ul> <li>Based on planning judgement the site has a major potential impact on the Green Belt.</li> <li>The site is located in a moderate performing Green Belt parcel</li> <li>The site makes a major contribution to the purposes of including land in the Green Belt</li> <li>The site has major potential for sprawl and would have a major impact on openness</li> <li>There are no features within the site which could be used to create a more logical or potentially stronger Green Belt boundary.</li> </ul>

Site Specific Green Bel	t Assessment								
Site Reference:	BI/013	Site Name:	West of He	eights Lane, Eldwick		Size (ha):	1.19ha		
Sub Area:	Airedale		Settleme	ent:	Bingley				
Site Description:									
and Prince of Wales Pa Heights Lane forms the	The site consists of a mainly level agricultural located on the northern edge of the Eldwick area of Bingley. It is bounded to west and south west by an area of woodland and Prince of Wales Park (a Grade II Listed Historic Park and Class II archaeology site). Residential development (Park Drive & Pollard Avenue) is located to the south. Heights Lane forms the eastern boundary, beyond which lies further residential development (Dalesway & Westway). The land to the north consists of agricultural fields, some of which have been identified in the SHLAA (site ref: BI/059). The western of the site slopes towards the north west corner. It is located at southern end of Green Belt parcel 44.								
Map (P	arcel and Site B	Boundary):			Aerial	(Site Boundary):			
Pat Sray Van		Bros				BIO13			

PDL Status:	Greenfield	Accessibility:	Nearest bus stops on Otley Road. Th Eldwick and Bradf	твс		
Strategic Pare	cel Assessment Res	ults:				
Parcel Refere	ence:	44		Overall Rating:	Moderate	
•	• •	neighbouring towns merging		<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	regeneration by encouraging
Moderate		Low		Moderate	Low	Moderate
Site Specific A	Assessment Results	:				
Assessment S	Summary:					
	To check the sprawl of large s.		towns merging	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	• •	regeneration by encouraging
a large built southern boundaries. I by existing de The existing consists of a beyond which gardens of properties (P Avenue and H made mino Lane). This is	up area, along its and eastern it is not contained evelopment. (inner) Green Belt dry stone walling there are the rear the residential Park Drive, Pollard Heights Lane) and a r road (Heights considered to be a	The site is connected to Bingley, along its southern and eastern boundaries. The existing (inner) Green Belt consists of a dry stone walling beyond which there are the rear gardens of the residential		no built form within the site, with the exception of the dry stone walling that forms it boundaries. It therefore, plays a major role in	but is separated from its historic core by post World War I development. There are no views from the site into the historic core, and vice versa. The site does not play a	moderately against Purpose 5

lacking in durability and a strong	boundary (less defensible) and a		
defensible boundary.	strong defensible boundary.		
Therefore, the site makes a	The new boundaries that would		
	be created as a result of		
purpose.	development would be formed		
purpose.	by the western and northern		
	-		
	boundaries. The western		
	boundary consists of a dry stone		
	wall with woodland to its rear		
	(Prince of Wales), whilst		
	northern boundary is a field		
	boundary made up of dry stone		
	wall. The latter. This would		
	result in a mix of moderate, less		
	defensible and weaker		
	boundaries,		
	boundaries,		
	The cite is located in a parcel		
	The site is located in a parcel		
	that forms part of the land gap		
	between Bingley, East Morton		
	and Micklethwaite (as washed		
	over settlement). There is direct		
	road access between the		
	settlements from the site along		
	Heights Lane. Its topography is		
	generally level.		
	<i>c</i> ,		
	There is no inter-visibility		
	between the site and East		
	Morton or Micklethwaite due to		
	topography and landscape. It		
	forms a less essential gap as		
	development would not reduce		
	the perceived or actual distance		
	between towns.		

	Heights Lane, which forms the eastern boundary of the site connects Bingley (Eldwick) to 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	Low	Moderate	
Overall Summary of Purpose Assessment:	Based on planning judgement th	e site performs a <u>major</u> role overa	all when assessed against the NPP	F 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 Undefined)	Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability	of the residential properties (Park Park) and a made minor road (H	nsists of a dry stone walling beyond c Drive, Pollard Avenue and Heights leights Lane). This is considered to boundary (less defensible) and a st	Lane), woodland (Prince of Wales b be a mix of a weaker 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> )					
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> )	N/A	There are no features within the s than the existing one.	site that would result in stronger or	more logical Green Belt boundary	

Potential for Sprawl:	The site is connected to the settlement along two boundaries (the southern and eastern) and is partially contained by the existing urban area. The existing Green Belt boundary is formed of a dry stone wall that separates the site from the rear gardens of residential properties on Park Drive, Pollard Avenue and Heights Lane, and an area of woodland forming part of Prince of Wales Park, and a made road (Heights Lane). This boundary is moderate and strong in strength. The former section could be breached by development, increasing the risk of sprawl. The new Green Belt boundaries created by the development of the site would be moderate and weaker in strength, increasing the risk of sprawl. The development of the site would represent a reasonable rounding off of the settlement. Development would have a major potential for sprawl.					
	Major					
Impact on Openness:	There is no built form within the site. It consists of open grassland used for animal grazing. The surrounding development and woodland, together with the topography and landscape restricts views from the site to wider Green Belt, however there are some limited views into the site. Development would have a significant impact on the openness of the site, but lesser impact on the openness of the wider Green Belt due to the proximity of the woodland, landscape and topography.					
	Moderate					
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	A public right of way (Footpath – Bingley 68) is located within close proximity to the site. It provides access from Heights Lane to the wider countryside and Green Belt, connecting to the wider footpath network in the surrounding area. These could be improved and enhanced as part of compensatory measures from the development of the site.					
Site Specific Assessment Summary – Impact on the Green Belt:	<ul> <li>Purposes: The site performs a major role against the purposes of including land within the Green Belt. It performs a major role in checking sprawl from a large built up area and a major role in safeguarding the countryside from encroachment as well as a low role in preventing neighbouring towns from merging into one another. The site plays a low role in preserving the setting and special character of historic towns.</li> <li>Sprawl: The site is connected to the settlement along two boundaries and is partially contained by the existing urban area. The existing Green Belt boundary is a mix of strong and moderate boundaries. The proposed boundary would a mix of moderate and weaker boundaries, thus allowing for the potential for sprawl.</li> <li>Openness: The site contains no built form and consists of open grassland use for animal grazing. The surrounding development and woodland, together with the topography and landscape restricts views from the site to wider Green Belt, however there are some limited views into the site. Development would have a significant impact on the openness of the site, but lesser impact on the openness of the wider Green Belt due to the proximity of the woodland, landscape and topography.</li> <li>Compensatory Improvements: There are potential opportunities to improve and enhance the existing public rights of way network within the Green Belt as part of compensatory measures.</li> </ul>					
Overall Conclusion:	<ul> <li>Based on planning judgement the site has a moderate potential impact on the Green Belt.</li> <li>The site is located in a moderate performing Green Belt parcel.</li> <li>The site makes a major contribution to the purposes of including land in the Green Belt.</li> <li>The site has a major potential for sprawl and would have a moderate impact on the openness.</li> </ul>					

• The site does not present an opportunity to create a stronger boundary than that of the existing one.

Site Specific Green Belt Assessment								
Site Reference:	BI/013A	Site Name:	West of Heights Lane, Eldwick		Size (ha):	0.78ha		
Sub Area:	Airedale		Settlement:	Bingley				
Site Description:								

The site consists of a mainly level agricultural field used for grazing, located on the northern edge of the Eldwick area of Bingley. It is a smaller section of the SHLAA site BI/013, occupying the eastern portion of it. The southern and eastern boundaries are formed of residential development (Park Drive and Pollard Avenue) and Heights Lane, respectively. The northern boundary consists of a stone wall beyond which lies a further agricultural field (and SHLAA site BI/059), whilst the western boundary is not defined. Prince of Wales Park (a Grade II Listed Historic Park and Class II archaeology site) lies adjacent to the south west corner of the site. It is located at south eastern end of Green Belt parcel 44.



PDL Status:	Greenfield	ld Accessibilit		per h	Site is within 120m of bus stops. These provide two services per hour in each direction to Eldwick and Bradford (via Bingley town centre)		твс
Strategic Parcel Asses	sment Resu	ults:					
Parcel Reference:		44			Overall Rating:	Moderate	
		•	g towns me	event erging	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Moderate		Low			Moderate	Low	Moderate
Site Specific Assessme	ent Results:						
Assessment Summary	<i>ı</i> :						
<b>Purpose 1:</b> To c unrestricted sprawl built-up areas.		-	g towns me	event erging	-	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
gardens of the properties (Park Driv Avenue and Heights La	, along its eastern contained ent. Green Belt tone wall re the rear residential re, Pollard ane) with a consistent ade minor These are	along its so boundaries. The existing consists of beyond whit gardens o properties Avenue and regular boundary, a road (Heigh considered	uthern and ea g (inner) Greer a dry stone ch there are th f the resid (Park Drive, P Heights Lane) and cons and a made its Lane). Thes	n Belt wall e rear ential ollard with a istent minor se are	that is used for grazing. There is no built form within the site, with the exception of the dry stone walling that forms parts of it boundaries. It therefore, plays a major role in safeguarding the countryside from encroachment.		All sites are considered to score moderately against Purpose 5

defensible) and a strong defensible boundary.	defensible) and a strong defensible boundary. The new boundaries that would		
	be created as a result of		
	development would be formed		
purpose.	by the northern and western		
	boundaries. The northern		
	boundary is a field boundary		
	made up of dry stone wall, whilst		
	the western boundary is entirely undefined. This would result in a		
	mix of weak and undefined		
	boundaries.		
	boundaries.		
	The site is located in a parcel		
	that forms part of the land gap		
	between Bingley, East Morton		
	and Micklethwaite (a washed		
	over settlement). There is direct		
	road access between the		
	settlements from the site along		
	Heights Lane. Its topography is		
	generally level.		
	There is no intervisibility		
	There is no inter-visibility between the site and East		
	Morton or Micklethwaite due to		
	topography and landscape. It		
	forms a less essential gap as		
	development would not reduce		
	the perceived or actual distance		
	between towns.		
	Heights Lane, which forms the		
	eastern boundary of the site		
	connects Bingley (Eldwick) to		
	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	Low	Moderate		
Overall Summary of Purpose Assessment:	Based on planning judgement the	e site performs a <u>major</u> role overa	all when assessed against the NPP	F Green Belt purposes.		
Boundary Strength - Existing (inner) Boundary: (Strong: defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability <u>;</u> Entirely Undefined)	Strong: defensible boundary; Weak: boundaries lacking in durability	The existing (inner) Green Belt consists of a dry stone walling that form the site's southern and eastern boundaries. Beyond the southern boundary lies the rear gardens of the residential properties (Park Drive, Pollard Avenue and Heights Lane). The is a well-defined edge to the settlement and follows a regular and consistent pattern. To the east, beyond the wall lies Heights Lane, a minor road. These boundaries are considered to be a mix of a moderate and strong defensible 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> )		The new boundaries that would be created as a result of development would be formed by the site's northern and western boundaries. The northern boundary is a field boundary made up of dry stone wall, whilst the western boundary is entirely undefined. This would result in a mix of weaker boundaries, lacking in durability and one that would have to be defined. These would be of a lesser strong than 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; <u>Entirely Undefined</u> )	N/A	There are no features within the site that would result in stronger or more logical Green Belt boundary than the existing one.				
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 (the southern and eastern) and is partially contained by the existing urban area. The existing Green Belt boundary is formed of a dry stone wall that separates the site from the rear gardens of residential properties on Park Drive, Pollard					

	Avenue and Heights Lane and a made road (Heights Lane). This boundary is considered to be moderate and strong in strength. The former could be breached by development, increasing the risk of sprawl. The site's existing outer boundary to the north is formed of stone wall, whilst to west is entirely undefined and does not follow any particular feature. It is a straight line that reflects the edge of the built up area to the south and a field boundary to the north. This would result in boundaries that are weaker in strength, potentially increasing the potential for sprawl. If the site was to be developed the western boundary would need to be defined by appropriate landscaping or strong boundary treatments to strengthen its role and limit the potential for sprawl.
	Major
Impact on Openness:	There is no built form within the site. It consists of open grassland used for animal grazing. The surrounding development together with the topography and landscape restricts views from the site to wider Green Belt, however there are some limited views into the site. Development would have a significant impact on the openness of the site, but lesser impact on the openness of the wider Green Belt due to the proximity of the woodland, landscape and topography.
	Moderate
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	A public right of way (Footpath – Bingley 68) is located within close proximity to the site. It provides access from Heights Lane to the wider countryside and Green Belt, connecting to the wider footpath network in the surrounding area. These could be improved and enhanced as part of compensatory measures from the development of the site.
Site Specific Assessment Summary – Impact on the Green Belt:	
Overall Conclusion:	<ul> <li>Based on planning judgement the site has a major potential impact on the Green Belt.</li> <li>The site is located in a moderate performing Green Belt parcel.</li> <li>The site makes a major contribution to the purposes of including land in the Green Belt.</li> <li>The site has a major potential for sprawl and would have a moderate impact on the openness.</li> <li>The site does not present an opportunity to create a stronger boundary than that of the existing one.</li> </ul>

Site Specific Green Belt Assessment								
Site Reference:	BI/016	Site Name:	Spring Lane	/Saltaire Road,	Eldwick	Size (ha):	0.23ha	
Sub Area:	Airedale			Settlement:	Bingley			
Site Description:								
The site consists of several mainly areas of open land/garden land adjacent to a number of residential properties located off Otley Road, Spring Lane and Paddock Lane on the eastern edge of the Eldwick area of Bingley. This area of Eldwick is washed over by the Green Belt. It includes a number of trees/wooded areas within the site as well as along its boundaries. The eastern section appears overgrown. The site is bounded to the north, west and south by residential properties with the garden to a large dwelling and agricultural land to the east. It is within south west corner of Green Belt parcel 42.								
Map (Parcel and Site Bounda	ary):			Aeri	Aerial (Site Boundary):			
Map (Parcel and Site Boundary):								

PDL Status:	Greenfield	Accessibility:		of bus stops. These provide 2 servi (terminus) and Bradford (via Bingle	•	ТВС			
Strategic Parc	Strategic Parcel Assessment Results:								
Parcel Refere	nce:	42		Overall Rating:	Major				
Purpose 1: unrestricted s up areas.	To check the prawl of large built-	neighbouring towns merging into		e built- neighbouring towns merging into safeguarding the countrysic		safeguarding the countryside	<b>Purpose 4:</b> To preserve th setting and special character of historic towns.	-	
Major		Major		Moderate	Major	Moderate			
Site Specific A	ssessment Results:	•							
Assessment S	ummary:								
Purpose 1: To unrestricted s built-up areas	prawl of large	<b>Purpose 2:</b> To neighbouring one another.	prevent towns merging into	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.			
<ul> <li>(Eldwick), a la along part boundary. He contained by area.</li> <li>It should be contained wir residential pr washed over be The existing G consists of a Lane). This is</li> </ul>	nnected to Bingley arge built up area, of its western owever, it is not the existing urban noted that it is thin a number of roperties that are by the Green Belt. Green Belt boundary minor road (Spring considered to be a sible boundary.	(Eldwick) alor boundary. The existing C consists of a Lane). This is strong, defens The new bour result of dev formed of the (northern, ea boundaries. main road (C driveway (Pa	Areen Belt boundary minor road (Spring considered to be a sible boundary. andary created as a elopment would be e site's existing outer stern and southern) These consist of a Dtley Road), private addock Lane) and boundaries. These	The site consists of vacant and unused areas of grassland and scrubland. There is no built form within the site. However, it is not characteristically rural in nature as it is within an area of residential development washed over by the Green Belt. Therefore, the site plays a low role in safeguarding the countryside from encroachment.	defined historic town. Part of the site is within the Eldwic Conservation Area. It also contains a Grade II Lister Building. There are views into the histori core from parts of the site, albeit	e moderately against Purpose 5			

Therefore, the site makes a major contribution to this criterion.	boundaries are a mix of strengths (strong, moderate, weaker and entirely undefined) and defensibility and/or durability. The site within a parcel that forms a less essential gap between Bingley and Menston, Ilkley and Baildon. There is direct road access between Bingley and Baildon via Spring Lane and Bingley and Mentions via Otley Road. Development of the site is unlikely to cause merging between towns. The site boundary is partly formed by Spring Lane and Otley Road which connect Bingley with Baildon and Menston, respectively. There are some instances of ribbon development along these roads, although it pre- dates the designation of the Green Belt. As such the Green Belt has resisted ribbon development. The site plays a low role in relation to this purpose.			
Major	Low	Low	Major	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the s	site performs a <u>major</u> role overall wh	nen assessed against the NPPF Gree	n Belt purposes.
Boundary Strength - Existing (inner) Boundary: ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> :	Strong: defensible boundary	The existing Green Belt boundary c defensible boundary.	consists of a minor road (Spring Lane	e). This is considered to be a strong,

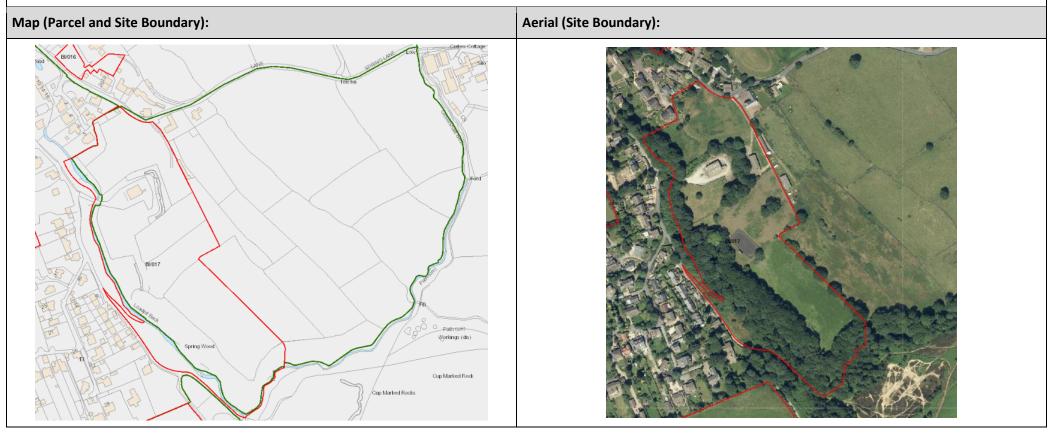
boundaries lacking in durability <u>;</u> Entirely Undefined)					
Boundary Strength – Potential new boundary (based on the full extent of the site): ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined	Should the site be developed and removed from the Green Belt, the new boundary created as a r would be formed of the site's existing outer (northern, eastern and southern) boundaries. These of a main road (Otley Road), private driveway (Paddock Lane) and garden boundaries. These bou are a mix of strengths (strong, moderate, weaker and entirely undefined) and defensibility durability. This would be a lesser strength than the existing one.			
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 features within the site which would provide a stronger boundary than the existing on.			
Potential for Sprawl:	The site is connected to the settlement along part of one boundary, and is not contained within the existing built up area. However, it is located and contained within an area of residential development washed over by the Green Belt. The existing Green Belt boundary is strong and defensible in strength, thus restricting the potential for sprawl. The proposed boundaries would be of a lesser strength, which may result in increased potential for sprawl. The site does not represent a logical rounding off of the settlement. Due to its containment with a washed over residential area, it will have a moderate potential for sprawl into the wider Green Belt.				
	Moderate				
Impact on Openness:	The site consists of vacant and unused areas of grassland and scrubland. There is no built form within the site. However, it is not characteristically rural in nature as it is within an area of residential development washed over by the Green Belt. Due to its level of containment, screening and landscape there are no or very limited views from (and into) the site to/from the wider Green Belt. However, the site is immediate visible from Otley Road and Spring Lane. Development of the site would have low impact on the openness of the Green Belt.				
	Low				
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	A public right of way (footpath – Bingley 77) runs across the site from west to east. This connects Spring Lane with wider Green Belt. This provides an opportunity to enhance/improve the network and provide access to the wider Green Belt. The site is also located within a Green Infrastructure corridor.				

Site Specific Assessment Summary – Impact on the Green Belt:	<ul> <li>Purposes: The site performs a major role against the purposes of including land within the Green Belt. It performs a major role in checking the unrestricted sprawl of a large built-up area and a low role in safeguarding the countryside from encroachment as well as a low role in preventing neighbouring towns from merging into one another. The site plays a major role in preserving the setting and special character of a historic town</li> <li>Sprawl: The site is connected to the settlement along part of one boundary, and is not contained within the existing built up area. However, it is located and contained within an area of residential development washed over by the Green Belt. The existing Green Belt boundary is strong and defensible in strength, whilst the proposed boundaries would be of a lesser strength. Due to its containment within a washed over residential area, it will have a moderate potential for sprawl.</li> <li>Openness: The site consists of vacant and unused areas of grassland and scrubland. There is no built form within the site. However, it is not characteristically rural in nature as it is within an area of residential development washed over by the Green Belt. Due to its level of containment, screening and landscape there are no or very limited views from (and into) the site to/from the wider Green Belt. However, the site is immediate visible from Otley Road and Spring Lane. Development of the site would have low impact on the openness of the Green Belt.</li> <li>Boundary Strength: The new boundaries created by the development of the site would be of a mix of strengths and as such less strong than the existing boundaries.</li> <li>Compensatory Improvements: This provides an opportunity to enhance/improve the network and provide access to the wider Green Bel as well as the Green Infrastructure network.</li> </ul>
Overall Conclusion:	<ul> <li>Based on planning judgement the site has a moderate potential impact on the Green Belt.</li> <li>The site is located in a major performing Green Belt parcel</li> <li>The site makes a major contribution to the purposes of including land in the Green Belt</li> <li>The site has moderate potential for sprawl and would have a low impact on openness</li> <li>There are no features within the site which would provide a stronger boundary than the existing one.</li> <li>There is some potential for compensatory improvements to be made to the public rights of way and Green Infrastructure networks that are within the vicinity of the site.</li> </ul>

Site Specific Green Belt Assessment							
Site Reference:	BI/017	Site Name:	Name: Spring Lane, Eldwick			Size (ha):	5.78ha
Sub Area:	Airedale		Settlement:	Bingley			
Site Description:							
The site consists of several, mainly steeply sloping agricultural fields and areas of woodland aidacent to the Eldwick area of Bingley. It also includes several agricultural buildings							

forming the Royston Fold Farm complex as well as a menage. The site is bounded to the north by residential development (Spring Lane), with woodland and Loadpit Beck along the western edge, beyond which there is further residential development (Saltaire Road). The land to the east consists of a mixture of agricultural buildings and agricultural fields and the northern edge of Shipley Glen.

The site is partially (north western corner) within the Eldwick Conservation Area, whilst Shipley Glen Local Wildlife Site is adjacent to the south western boundary. A footpath runs within and adjacent to the eastern boundary linking Spring Lane with Glen Road. The site occupies a large proportion of the western section of Green Belt parcel 41. It should be noted that western site boundary is located outside of this Green Belt parcel.



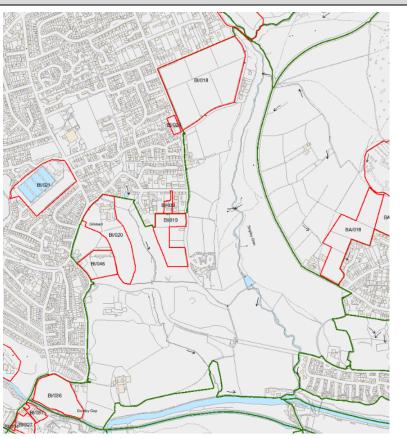
PDL Status:	Greenfield		Accessibility:	hour in ea		•	de two services in per I terminus) and Bradford	SA Score	ТВС
Strategic Parcel As	Strategic Parcel Assessment Results:								
Parcel Reference:		41			Overall Rating:		Moderate		
Purpose 1: To unrestricted sprawl up areas.		-		Purpose 3: To safeguarding the from encroachmen	countryside			<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Moderate		Low			Major		Major		Moderate
Site Specific Assess	ment Results:								
Assessment Summ	ary:								
Purpose 1: To unrestricted sprawl up areas.		Purpos neighb one an	ouring towns me	prevent erging into	Purpose 3: To safeguarding the from encroachmen	countryside	<b>Purpose 4:</b> To prese setting and special char historic towns.	acter of	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
This site is connect (Eldwick), a large along its northern well as the may western boundary contained by development. The existing (inne boundary consis watercourse (Load the rear gardens residential prop Pennygate. These a that are less de lacking in durability	built up area, boundary as jority of its y. It is not existing r) Green Belt sts of a pit Beck) and s of several perties on the boundaries efensible and	(Eldwice bounda of its w The ex- bounda waterce the re- resider Pennyg that a lacking The ne	ary consists ourse (Loadpit ear gardens o	northern e majority y. reen Belt of a Beck) and f several ies on oundaries sible and eated as a	uses in the fo	rm of farm nland and a major role in countryside	The site is attached to B defined historic town. TI western and north corners of the site are w Eldwick Conservation Au north eastern corner within close proximity to II Listed Building. There are views into the core from parts of the sit partially obscured by tree	ne north eastern ithin the rea. The is also a Grade historic ce, albeit	All sites are considered to score moderately against Purpose 5.

· · · · · · · · · · · · · · · · · · ·	r		1	1
	formed of the existing north			
Therefore, the site makes a	eastern, eastern and southern			
major contribution to this	boundaries. These consist of	l l l l l l l l l l l l l l l l l l l		
purpose.	Stone Lane (a made road),	l l l l l l l l l l l l l l l l l l l		
	drystone walling and a broken	l l l l l l l l l l l l l l l l l l l		
	line of mature trees forming field	l l l l l l l l l l l l l l l l l l l		
	boundaries and a watercourse	I		
	(Glovershaw Beck). These would	I		
	be boundaries that are strong,	I		
	less defensible and lacking in	I	ļ	
	durability.	I	ļ	
	durubiirty.	I	ļ	
	The site is located within a parcel	I		
	-	I		
	that forms a less essential gap	I	ļ	
	between Bingley and Baildon.	I		
	There is direct road access	l l l l l l l l l l l l l l l l l l l	ļ	
	between the two settlements	I		
	along Spring Lane. Its topography	I		
	is a mostly sloping towards the	I		
	west.	I		
	Due to the topography and	l l l l l l l l l l l l l l l l l l l	ļ	
	landscape as well as areas of	l l l l l l l l l l l l l l l l l l l	ļ	
	woodland there is no or limited	I		
	inter-visibility between the two	l l l l l l l l l l l l l l l l l l l	ļ	
	settlements from the site.	l l l l l l l l l l l l l l l l l l l		
		l l l l l l l l l l l l l l l l l l l	ļ	
	The development of the site	l l l l l l l l l l l l l l l l l l l	ļ	
	would not lead to a significant	l l l l l l l l l l l l l l l l l l l	ļ	
	reduction in the gap between the	l l l l l l l l l l l l l l l l l l l	ļ	
	settlements.	i i i i i i i i i i i i i i i i i i i	ļ	
		l l l l l l l l l l l l l l l l l l l	ļ	
	Part of the site boundary is	l l l l l l l l l l l l l l l l l l l		
	formed by Spring Lane which	I		
	connects the Bingley (Eldwick)	l l l l l l l l l l l l l l l l l l l		
	and Baildon. There are some	I		
	instances of ribbon development	l l l l l l l l l l l l l l l l l l l	ļ	
	along this road; however this	I		
	mostly pre-dates the Green Belt	l l l l l l l l l l l l l l l l l l l	ļ	
			<u> </u>	

	designation. As the Green Belt has resisted ribbon development towards a neighbouring town.					
Major	Low	Major	Major	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	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> )	Moderate: less defensible boundary; Weak: boundaries lacking in durability	The existing (inner) Green Belt boundary consists of a watercourse (Loadpit Beck) and the rear gardens of several residential properties on Pennygate. These are boundaries that are less 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; Moderate: less defensible boundary; Weak: boundaries lacking in durability	Should the site be development and removed from the Green Belt, the new boundaries created as a result would be formed of the existing north eastern, eastern and southern boundaries. These consist of Stone Lane (a made road), drystone walling and a broken line of mature trees forming field boundaries and a watercourse (Glovershaw Beck). These would be boundaries that are defensible, less defensible and lacking in durability. This would be slightly stronger than the existing one.				
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)	N/A	There are no features within the site which would provide a stronger boundary than that proposed.				
Potential for Sprawl:	This site is connected to Bingley (Eldwick) along its northern boundary as well as the majority of its western boundary, however it is not strongly contained by the existing built up area. The existing (inner) Green Belt boundary consists of a watercourse (Loadpit Beck) (a recognisable feature) and the rear gardens of several residential properties on Pennygate. These are boundaries that are less defensible and lacking in durability – moderate and weak in strength. The proposed new boundaries would be a mix of those that are defensible, less defensible and lacking in durability. Development of the site would represent an extension of the settlement into the Green Belt and not a logical rounding off. Development would create major potential for sprawl into the wider Green Belt.					

	Major
Impact on Openness:	The site consists of countryside uses in the form of farm buildings, farmland and woodland. There are views into the site from the wider Green Belt, in particular from the east and south east. Views from the site into the wider Green Belt are more limited due to its topography and the areas of woodland and tree planting surrounding it. The site is immediate visible from Spring Lane as well as Pennygate. Development of the site would have a moderate impact on the openness of the Green Belt.
	Moderate
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	A public right of way (footpath – Bingley 76) runs along the eastern boundary of the site. This connects Spring Lane with Glen Road (Baildon) and Shipley Glen and provides links into the wider Green Belt. In addition, there is an area of priority habitat (woodland) within and adjacent to the site, whilst the Shipley Glen Local Wildlife Site is adjacent to the south west corner. The site is also within a Green Infrastructure corridor. Therefore, there may be opportunities to improve/enhance the public rights of way network and access to the wider Green Belt, as well as the local habitat, biodiversity and Green Infrastructure networks.
Site Specific Assessment Summary – Impact on the Green Belt:	<ul> <li>Purposes: The site performs a major role against the purposes of including land within the Green Belt. It performs a major role in checking the unrestricted sprawl of a large built-up area and a major role in safeguarding the countryside from encroachment as well as a low role in preventing neighbouring towns from merging into one another. The site plays a major role in preserving the setting and special character of a historic town</li> <li>Sprawl: This site is connected to Bingley (Eldwick) along two boundaries, but is not strongly contained by the existing built up area. The existing (inner) Green Belt boundary is moderate and weak in strength. The proposed new boundaries would be a mix of those that are defensible, less defensible and lacking in durability. Development of the site would represent an extension of the settlement into the Green Belt and not a logical rounding off. Development would create major potential for sprawl into the wider Green Belt.</li> <li>Openness: The site consists of countryside uses in the form of farm buildings, farmland and woodland. There are views into the site from the wider Green Belt, in particular from the east and south east. Views from the site into the wider Green Belt are more limited due to its topography and the areas of woodland and tree planting surrounding it. The site is immediate visible from Spring Lane as well as Pennygate. Development of the site would be created would be slightly stronger than the existing one.</li> <li>Compensatory Improvements: Therefore, there may be opportunities to improve/enhance the public rights of way network and access to the wider Green Belt, as well as the local habitat, biodiversity and Green Infrastructure networks.</li> </ul>
Overall Conclusion:	<ul> <li>Based on planning judgement the site has a major potential impact on the Green Belt.</li> <li>The site is located in a moderate performing Green Belt parcel</li> <li>The site makes a major contribution to the purposes of including land in the Green Belt</li> <li>The site has major potential for sprawl and would have a moderate impact on openness</li> <li>There are no features within the site which would provide a stronger boundary than that proposed.</li> </ul>

Site Specific Green Belt Assessment							
Site Reference:	BI/018	Site Name:	Sheriff Lane,	Eldwick		Size (ha):	10.59ha
Sub Area:	Airedale			Settlement:	Bingley		
Site Description:	Site Description:						
The site consists of five agricultural fields on the eastern edge of the Eldwick area of Bingley separated by dry stone walling. It is bounded to the north by a road (Woodla Road) and residential development with Sherrif Lane to the west, beyond which lies further residential development. The eastern and southern boundaries are formed Loadpit Lane, beyond which lie a row of single dwellings and agricultural fields respectively. Shipley Glen is situated further to the south east. The site mainly slopes gen from north to south/south east (from the northern edge towards Lodepit Lane). At the north east corner, the direction of slope changes to dip more steeply downwards to the north east (towards Lodepit Lane). It occupies the majority of the norther section of Green Belt parcel 25.					southern boundaries are formed by n east. The site mainly slopes gently		
Map (Parcel and Site Boundary):			Aeria	l (Site Boundary):			





PDL Status:	Greenfield A	ccessibility:		f a bus stop. It provides 2 services vick and Bradford via Bingley Town	•	SA Score:	ТВС	
Strategic Parc	Strategic Parcel Assessment Results:							
Parcel Refere	nce:	25		Overall Rating:	Moderate			
•	To check the prawl of large built	•	ng towns merging into	-	<b>Purpose 4:</b> setting and historic towr	special chara		<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Moderate		Moderate		Moderate	Major			Moderate
Site Specific A	ssessment Results	:						
Assessment S	ummary:							
Purpose 1: To unrestricted s built-up areas	prawl of large	•	To prevent ng towns merging into er.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	•	o preserve th pecial charac		<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
(Eldwick) ald boundary. It i existing develo The existing boundary con- defined secti walling beyon a made road and the garde residential pro- Sheriff Lane ( This is a (defensible),	ong its northerr s not contained by opment. (inner) Green Belf sists of mainly well- ons of dry stone d which there are is (Woodlands Road ens of a number or operties as well as (an unmade road) mix of strong moderate (less nd weak (lacking ir	(Eldwick) boundary. The existin consists of sections o beyond wh road (Woo gardens residential Sheriff Lan This is (defensible defensible)	along its northern along its northern (inner) Green Belt f mainly well-defined f dry stone walling ich there are is a made dlands Road) and the of a number of properties as well as ie (an unmade road). a mix of strong	adjoining the urban area. There is one small agricultural building (a stable) adjacent to the southern boundary. Other features include dry stone walling that makes up the site's internal and external	core by per development from the sit core, and vic The site supporting re- setting and the settleme	ated from its ost World t. There are n te into the e versa. does not pole in preserv special chara	historic War II o views historic play a <i>v</i> ing the	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 over	all when assessed against the NPPF	Green Belt purposes.
Moderate	Low	Major	Low	Moderate
Moderate	forms a less essential gap as development would not reduce the perceived or actual distance between towns. There is no road connecting this site to a neighbouring town. Whilst Sheriff Lane forms the western edge of the site, it does not provide a link road through to Saltaire. There is therefore no opportunity for the site to ribbon towards a neighbouring town.	Maior		Moderate
	The site is located in a parcel that forms part of the land gap between Bingley and Baildon. There is no direct road access between the towns from the site. Its topography is gently sloping from north to south. There is no inter-visibility between the site and the Baildon due to landscape and woodlands. However, there are views into parts of Shipley. It			
	The new boundaries created as a result of development would be formed by the existing southern and eastern boundaries. These consist of Lodepit Lane (an unmade road). This would be more defensible and stronger than the existing boundary.			

BoundaryStrength-Existing(inner)Boundary:(Strong:defensible boundary;Moderate:lessdefensibleboundary;Weak:boundarieslackinginurability;Entirely Undefined)	Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability	The existing (inner) Green Belt consists of mainly well-defined sections of dry stone walling beyond which there are is a made road (Woodlands Road) and the gardens of a number of residential properties as well as Sheriff Lane (an unmade road). This is a mix of strong (defensible), moderate (less defensible) and weak (lacking in durability) boundaries.
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	Should the site be developed and removed from the Green Belt, the new boundaries created would be formed by the existing southern and eastern boundaries. These consist of Lodepit Lane (an unmade road). This would be more defensible and stronger than 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 proposed Green Belt boundary.
Potential for Sprawl:	Green Belt consists of mainly well- gardens of a number of residentia defensible) and weak (lacking in stronger and more defensible thus off of the settlement.	thern boundary to Bingley (Eldwick), and is not contained by the existing built up area. The existing (inner) -defined sections of dry stone walling beyond which there are is a made road (Woodlands Road) and the I properties as well as Sheriff Lane (an unmade road). This is a mix of strong (defensible), moderate (less durability) boundaries. This would allow some potential for sprawl. The proposed boundary would be s restricting the opportunity for sprawl into the wider Green Belt. It would not represent a logical rounding
	Moderate	
Impact on Openness:	forming part of its boundaries as particular to/from the south and	assland with very limited built for except a small agriculture-related building and the drystone walling well as an electricity distribution line. There are views from/into the site to the wider Green Belt, in east. It is highly visible from Woodlands Road, Sheriff Lane and Loadpit Lane and the various residential 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 several public rights of way in close proximity to the site that provide access to the valley of Eldwick Beck and Shipley Glen as well as the wider countryside. In addition, the site is adjacent to a Local Wildlife Site (Shipley Glen) and areas of priority habitat (acid woodlands and lowland meadows. It is also close the area's Green Infrastructure network. As such, there is an opportunity to improve the local public rights of way network to enhance access to the countryside as well as enhance the biodiversity and green infrastructure networks.
Site Specific Assessment Summary – Impact on the Green Belt:	<ul> <li>Purposes: The site performs a moderate role against the purposes of including land within the Green Belt. It performs a moderate role in checking sprawl from a large built up area and a major role in safeguarding the countryside from encroachment as well as a low role in preventing neighbouring towns from merging into one another. The site plays a low role in preserving the setting and special character of historic towns.</li> <li>Sprawl: The site is connected to the settlement along only one boundary and is not contained by the existing urban area. The existing Green Belt boundary is a mix of strong, moderate and weaker boundary, allow potential for sprawl. The proposed boundary would be stronger, thus restricting potential sprawl.</li> <li>Openness: The site consists of an area of grassland with very limited built for except a small agriculture-related building and the drystone walling forming part of its boundaries as well as an electricity distribution line. There are views from/into the site to/from the wider Green Belt. Development would have a major impact on the openness of the Green Belt.</li> <li>Boundary Strength: The new boundaries created by the development of the site would be stronger in strength than the existing boundaries. Compensatory Improvements: There are possibly opportunities to improve and enhance the existing rights of way, biodiversity and green infrastructure networks in the adjacent areas of Green Belt.</li> </ul>
Overall Conclusion:	<ul> <li>Based on planning judgement the site has a moderate potential impact on the Green Belt.</li> <li>The site is located in a moderate performing Green Belt parcel.</li> <li>The site makes a moderate contribution to the purposes of including land in the Green Belt.</li> <li>The site has a moderate potential for sprawl and would have a major impact on the openness.</li> <li>The site presents an opportunity to create a stronger boundary than that of the existing one.</li> <li>There are possibly opportunities to improve and enhance the existing rights of way, biodiversity and green infrastructure networks in the adjacent areas of Green Belt.</li> </ul>

Site Specific Green Belt Assess	sment						
Site Reference:	BI/019	Site Name:	Sheriff Lane,	Eldwick		Size (ha):	2.45ha
Sub Area:	Airedale			Settlement:	Bingley		
Site Description:							
The site consists of several agricultural fields surrounding a residential property on the eastern edge of the Gilstead/Eldwick area of Bingley. Areas of woodland and trees are present within the northern and central sections of the site, with further woodland adjacent to the western and southern boundaries. It is bounded to the north by residential development (Gilstead Lane, Spire Heights & Sheriff Lane), with Delph Wood and Little Beck to the west. There is further woodland to the south. To the east of Sheriff Lane there are several agricultural fields, beyond which lies Shipley Glen. A Park Home Estate (Broadstones Park) is located close to south eastern edge of the site. Parts of the southern and northern sections of the site are generally level, although there is a slight slope running from north to south/south west. The site becomes steeper towards its western edge as the landscape dips towards the valley of Little Beck. It is within the western section of Green Belt parcel 25.							
Map (Parcel and Site Boundar	y):			Aerial (Si	te Boundary):		

PDL Status:	Greenfield	Accessibility:		00m of bus stops. These provide tv n to Eldwick and Bradford (via Bing		ТВС
Strategic Parc	Strategic Parcel Assessment Results:					
Parcel Referer	nce:	25		Overall Rating:	Moderate	
•	To check the sprawl of large	•	owns merging	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Moderate		Moderate		Moderate	Major	Moderate
Site Specific A	ssessment Results:					
Assessment S	ummary:					
-		Purpose 2: neighbouring t into one another	owns merging	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.		<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
(Eldwick), a la along its nor western bour contained development. The existing ( boundary cons stone walling trees beyond gardens of res on Gilstead Wood Close.	arge built up area, rthern and north ndaries. It is not by existing (inner) Green Belt sists of a mix of dry , hedgerows and which are the rear idential properties Lane and Delph These boundaries	boundary consist stone walling, trees beyond wh	ts northern and bundaries. her) Green Belt ts of a mix of dry hedgerows and hich are the rear ential properties ne and Delph lese boundaries to be lacking in ries created as a pment would be	The site consists of countryside uses in the shape of open grassland, divided by stone walls and post and rail fencing. There is no built form within the site. As such it plays a major role in safeguarding the countryside from encroachment.	The site is attached to Bingley, a historic town. However, the site is separated from the historic core by woodland and post WWII development. There are no views into the historic core from the site.	All sites are considered to score moderately against Purpose 5.

The site makes a moderate contribution to restricting sprawl.	southern and western boundaries. These consist of stone walling beyond which lies Sheriff Lane (a track) as well as a residential garden and an established area of woodland, which represents a continuous		
	boundary. These boundaries are mostly less defensible with some		
	sections that are lacking in durability. These would be		
	slightly stronger that than existing boundary.		
	The site is located in a parcel that forms part of the land gap		
	between Bingley and Baildon. There is no direct road access		
	between the towns from the site. Its topography is gently		
	sloping and level in places. There is some inter-visibility between the site and parts of Baildon,		
	however the landscape and woodland provides some		
	screening. It forms an essential gap as development would		
	reduce the perceived or actual distance between towns.		
	There is no road connecting this site to a neighbouring town.		
	Sheriff Lane does not provide a road link to Saltaire. There is		
	therefore no opportunity for the site to ribbon towards a		
	neighbouring town.		

Moderate	Major	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement th	e site performs a <u>major</u> role overall	when assessed against the NPPF G	Green Belt purposes.
Boundary Strength - Existing (inner) Boundary: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Weak: boundaries lacking in durability	• • •	ns of residential properties on Gils	one walling, hedgerows and trees tead Lane and Delph Wood Close.
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> )		of would be formed by the existin walling beyond which lies Sheriff of woodland, which represents a	ng eastern, southern and western l Lane (a track) as well as a resident continuous boundary. These bou	new boundaries created as a result boundaries. These consist of stone ial garden and an established area ndaries are mostly less defensible slightly stronger that than existing
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> )	N/A	There are no features within the s than the proposed one.	site that would create a stronger or	<sup>.</sup> more logical Green Belt boundary
Potential for Sprawl:	boundary is weaker in strength a stronger as the majority would b	ement along two boundaries, but is ind lacking in durability, increasing t e less defensible, however sections ension of the settlement into the co	he potential for sprawl. The propo would also be weaker and lacking	sed boundaries would be slightly in durability. The development of
	Major			
Impact on Openness:	are views from (and into) the site	e. It consists of open grassland, sep to/from the wider Green Belt, parti ms part of the site boundary. It is hi	cularly to/from the east. Views to/f	from other directions are obscured

	for an existing residential property, which site wraps around. Development would have a major impact on the on openness of the site, but a lesser impact on the overall openness of the Green Belt. As such it has a moderate impact.
	Moderate
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	Sheriff Lane, the site's eastern boundary provides pedestrian access to the footpath network within Shipley Glen and the wider Green Belt. Another footpath runs from opposite the north east corner of the site into the Green Belt. There are also areas of TPO woodland along the western and southern boundaries, together with individual TPO trees in the site. The same woodland also form part of the district's habitat network, whilst Shipley Glen Local Wildlife Site is around 135m to the east. The site is also within a Green Infrastructure corridor. Accordingly, there are opportunities to improve/enhance the public rights of way, habitat, biodiversity and Green Infrastructure networks within the vicinity of the site.
Site Specific Assessment Summary – Impact on the Green Belt:	<ul> <li>Purposes: The site performs a major role against the purposes of including land within the Green Belt. It performs a moderate role in checking the unrestricted sprawl of a large built-up area and a major role in safeguarding the countryside from encroachment as well as a major role in preventing neighbouring towns from merging into one another. The site plays a low role in preserving the setting and special character of a historic town.</li> <li>Sprawl: The site is connected to the settlement along two boundaries, but is not contained by the existing built up area. The existing Green Belt boundary is weak in strength and lacking in durability. The proposed boundaries would be slightly stronger as the majority would be less defensible, however sections would also be weaker and lacking in durability. Both would increase the risk of sprawl into the wider Green Belt.</li> <li>Openness: There is no built form on the site. It consists of open grassland, separated into fields by stone walls and fences, used for grazing. There are views from (and into) the site to/from the wider Green Belt, particularly to/from the east. Views to/from other directions are obscured by the existing woodland that forms part of the site boundary. It is highly visible from Sheriff Lane. The also provides the immediate setting for an existing residential property, which site wraps around. Development would have a major impact on the on openness of the site, but a lesser impact on the overall openness of the Green Belt. As such it has a moderate impact.</li> <li>Boundary Strength: The new boundaries created as result of development would be slightly stronger than the existing one. Compensatory Improvements: there are opportunities to improve/enhance the public rights of way, habitat, biodiversity and Green Infrastructure networks within the vicinity of the site.</li> </ul>
Overall Conclusion:	<ul> <li>Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.</li> <li>The site is located in a moderate performing Green Belt parcel.</li> <li>The site makes a major contribution to the purposes of including land in the Green Belt.</li> <li>The site has a major potential for sprawl and would have a moderate impact on the openness.</li> <li>The site presents a limited opportunity to create a slightly stronger boundary than that of the existing one.</li> </ul>

Site Specific Green Belt Asses	sment							
Site Reference:	BI/020	Site Name:	Gilstead Lar	ne		Size (ha):	7.52ha	
Sub Area:	Airedale			Settlement:	Bingley			
Site Description:								
The site consists of a number of farm buildings (Lane End Farm) and several agricultural fields in the Gilstead area of Bingley. The farm complex is located within the northern section of the site, with the fields to the south. Gilstead Lane forms the northern and north western boundaries beyond which lie a number of residential properties. To the east lies further agricultural fields, Delph Wood and Little Beck. The woodland area continues adjacent to the southern edge. There is area of open land (SHLAA site ref: BI/046) and further woodland adjacent to the western boundary as well as an area of public opens space (football pitch and childrens play area). The area occupied by the farm and field, adjacent to Gilstead Lane, is generally level. Towards the southern section of the site, it slopes downwards towards the south/south east, with the slope becoming steeper. It is located close to the western edge of Green Belt parcel 25								
Map (Parcel and Site Boundar	y):			Aerial (S	ite Boundary):			
			BA019					

PDL Status:	Greenfield	Accessibility:Site is within 400m of bus stops. These provide two services per hour in each direction to Eldwick and Bradford (via Bingley town centre).SA Score				Score:	твс
Strategic Parc	el Assessment Resu	ilts:					
Parcel Refere	nce:	25		Overall Rating:	Moderate		
-		large neighbouring towns merging		<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve setting and special characte historic towns.	r of re ti	<b>urpose 5:</b> To assist in urban egeneration, by encouraging ne recycling of derelict and ther urban land.
Moderate		Moderate		Moderate	Major	N	loderate
Site Specific A	Assessment Results:						
Assessment S	ummary:						
•	To check the sprawl of large	•	owns merging	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve setting and special characte historic towns.	r of re ti	<b>urpose 5:</b> To assist in urban egeneration, by encouraging ne recycling of derelict and ther urban land.
(Gilstead) alor north western not contain development. The existing ( boundary co defined dry beyond which (Gilstead Lan garden for properties on provides a m	(inner) Green Belt onsists of well- stone walling n lies a made road ne) and the rear two residential Garden Lane. This nix of boundaries nsible (strong) and	(Gilstead) along i north western bo The existing (inr boundary cons defined dry beyond which lie (Gilstead Lane) garden for tw properties on Ga provides a mix	ts northern and bundaries. her) Green Belt ists of well- stone walling es a made road and the rear wo residential of boundaries ole (strong) and lity.	The majority of the site is made up of grassland used for animal grazing with significant built form to the north. This takes the form of a farm complex (Lane End Farm) and associated areas of hard standing. This has an impact on the openness of the site in this location. The remainder of the site has no built form and is made up of agricultural fields. This constitutes open countryside	which is classed as a hist town. However, it is separa from the historic core by p WWII development. There no views to/from the site	oric m ated post are	Il sites are considered to score noderately against Purpose 5.

Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.							
Moderate	Low	Major	Low	Moderate				
Moderate	The site is located in a parcel that forms part of the land gap between Bingley and Baildon. There is no direct road access between the towns from the site. Its topography is generally level. There is no inter-visibility between the site and Baildon due to landscape and woodlands. It forms a less essential gap as development would not reduce the perceived or actual distance between towns. There is no road connecting this site to a neighbouring town. There is therefore no opportunity for the site to ribbon towards a neighbouring town.	Major	Low	Moderate				
Therefore the site makes a moderate contribution to this purpose.	boundaries. These consist of the sections which are entirely undefined, the edge of the	it from encroachment. Overall, the site is rural in character. As such it plays a major role in safeguarding the						

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	The existing (inner) Green Belt boundary consists of well-defined dry stone walling beyond which lies a made road (Gilstead Lane) and the rear garden for two residential properties on Garden Lane. This provides a mix of boundaries that are defensible (strong) 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> )		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 eastern, southern and western boundaries. These consist of the sections which are entirely undefined, the edge of the existing farm complex and a short belt of trees as well as woodland and dry stone walls. In terms of strength, this would give that is a mix of moderate, weak and entirely undefined boundaries. These would be lower in strength than 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 features within the site that would create a stronger or more logical Green Belt boundary.					
Potential for Sprawl:	by the existing urban area. The e durability. These have the poten strength and may increase the po	The site is connected to the settlement along only two boundaries (northern and north western boundary), however it is not contained by the existing urban area. The existing Green Belt boundary is a mix of strong and weak boundaries that are defensible and lacking in durability. These have the potential to partially limit sprawl. However, the new proposed Green Belt boundary would be of a lesser strength and may increase the potential for further sprawl into the wider Green Belt beyond the site. The development of the site would represent an extension of the settlement into the countryside rather than a logical rounding off.					
	Major						
Impact on Openness:	The majority of the site is made up of grassland used for animal grazing with significant built form to the north. This takes the form of a farm complex (Lane End Farm) and associated areas of hard standing. This has an impact on the openness of the site in this location. The remainder of the site has no built form and is made up of agricultural fields. There are views from the site into the wider Green Belt; however, views into the site are restricted due to woodland planting. Development of the site would have a moderate impact on the openness of the Green Belt.						
	Moderate						

Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	A public right of way (Footpath – Bingley 6) runs along the south western and southern boundaries of the site. This connects the site and Primrose Lane with Sheriff Lane and Shipley Glen as well as the wider Green Belt. There are also a number of areas of priority habitat within and adjacent to the site as well as within the wider area. Other areas of the habitat and biodiversity networks are within close proximity include Shipley Glen LWS. The site is also part of the Green Infrastructure network. Therefore, there may be opportunities to improve/enhance the public rights of way network and access from it to the wider Green Belt, as well as the local habitat, biodiversity and Green Infrastructure networks.
Site Specific Assessment Summary – Impact on the Green Belt:	<ul> <li>Purposes: The site performs a moderate role against the purposes of including land within the Green Belt. It performs a moderate role in checking the unrestricted sprawl of a large built-up area and a major role in safeguarding the countryside from encroachment as well as a low role in preventing neighbouring towns from merging into one another. The site plays a low role in preserving the setting and special character of a historic town.</li> <li>Sprawl: The site is connected to the settlement along only two boundaries (northern and north western boundary), however it is not contained by the existing urban area. The existing Green Belt boundary is a mix of strong and weak boundaries that are defensible and lacking in durability. These have the potential to partially limit sprawl. However, the new proposed Green Belt boundary would be of a lesser strength and may increase the potential for further sprawl into the wider Green Belt beyond the site. The development of the site would represent an extension of the settlement into the countryside rather than a logical rounding off.</li> <li>Openness: The majority of the site is made up of grassland used for animal grazing with significant built form to the north. This takes the form of a farm complex (Lane End Farm) and associated areas of hard standing. This has an impact on the openness of the site into the wider Green Belt; however, views into the site are restricted due to woodland planting. Development of the site would have a moderate impact on the openness of the Green Belt.</li> <li>Boundary Strength: The new Green Belt boundary created as a result of development of the site would not be as strong as the existing one.</li> <li>Compensatory Improvements: There is some potential to improve the existing public rights of way, habitat, biodiversity and Green Infrastructure networks within the vicinity of the site.</li> </ul>
Overall Conclusion:	<ul> <li>Based on planning judgement the site has a moderate potential impact on the Green Belt.</li> <li>The site is located in a moderate performing Green Belt parcel</li> <li>The site makes a moderate contribution to the purposes of including land within the Green Belt</li> <li>The site has a high potential for sprawl and would have a moderate impact on openness</li> <li>There is no opportunity to create a stronger Green Belt boundary than the existing boundary.</li> </ul>

Site Specific Green Belt Assessme	ent							
Site Reference:	BI/027	Site Name:	Dowley	Gap Lane		Size (ha):	0.79ha	
Sub Area:	Airedale			Settlement:	Bingley			
Site Description:								
The site consists of a mainly level semi-wooded area and former farm buildings on the eastern edge of Bingley, ajdacent to the Dowley Gap Waste Water Treatment Works. it is bounded to the east by the Dowley Gap Waste Water Treatment Works and the south by a tree belt, beyond which lies the Leeds/Bradford to Skipton railway. Dowley Gap Lane is the western boundary beyond which lies a public house (The Fishermans) and a business park. There are also two residential properties adjacent to the north west edge. The area to the north is consists of the access to the waste water treatment works and land for grazing. The Dowley Gap Household Waste Recycling Centre is to the south of the railway line. The site is adjacent to two SHLAA sites (BI/037 & BI/054). The Leeds & Liverpool Canal and the Dowley Gap Locks are further to the north. The Canal Conservation Area adjoins the north west boundary. It iis located adjacent to the western boundary of Green Belt parcel 49.								
Map (Parcel and Site Boundary):					Aerial (Site Boundary):			
BUDD BUDD BUDD BUDD BUDD BUDD BUDD BUDD	e contexter can base	Pe Davies Gig Agana D Pilor Sola Filor Sola Sola Agana D Rise Ara Sola Agana D Rise Aga	Fol Wood	Hirst Wood	enity Tip (public)	P27 w Laithe Fam	1/037 78.3m	

PDL Status:	Greenfield			within 500m of bus stops. These pr rection to Eldwick and Bradford (via	-	ТВС			
Strategic Par	Strategic Parcel Assessment Results:								
Parcel Refere	ence:	49		Overall Rating:	Major				
Purpose 1: unrestricted s up areas.	To check the sprawl of large built-	t- neighbouring towns merging into		ring towns merging into safeguarding the countryside s		<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.			
Major		Major		Low	Major	Moderate			
Site Specific	Assessment Results:								
Assessment S	Summary:								
•	To check the sprawl of large built-	<b>Purpose 2:</b> neighbouring tow one another.	•	-	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.			
a large built north wester contained development The existing consists of a Gap Lane). Th strong, defen Therefore, t	<ul> <li>up area, along is n boundary. It is not by existing</li> <li>(inner) Green Belt made road (Dowley his is considered to a sible boundary.</li> </ul>	along its western The existing (inneconsists of a made Gap Lane). This is strong, defensible The new boundar be created as development wo the existing nort southern bounda	boundary. er) Green Belt e road (Dowley considered to a boundary. ries that would a result of uld consist of thern, eastern, ries as well as	complex that has fallen into disuse. There is built development within the south eastern section of the site. This consists of former farm buildings, which partly reduces the openness of the site. The remainder of the site a mix of trees/woodland and	The site plays a moderate role in preserving the setting and	All sites are considered to score moderately against Purpose 5.			

Overall Summary of Purpose Assessment:	Based on planning judgement the	site performs a <u>major</u> role overall	when assessed against the NPPF Gr	een Belt purposes.
Major	Major	Moderate	Moderate	Moderate
	There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.			
	There is no road connecting this site to a neighbouring town.			
	reduction in the gap between the two settlements.			
	development of the site would not lead to a significant			
	from the site. Therefore,			
	there is no inter-visibility between the two settlements			
	Due to the dense vegetation			
	between Bingley and Shipley.			
	The site is located within a parcel that forms an essential gap			
	boundaries.			
	of weak, moderate and strong			
	railway line, whist the south west boundary is fence. These are mix			
	the Leeds/Bradford to Skipton			
	whilst the southern boundary is			
	separating the site from the waste water treatment works,			
	cliff edge and woodland			
	works. The eastern boundary is			
	properties and the access track to the waste water treatment			
	of gardens to the adjacent			
	The northern boundary is a mix			

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)	Strong: defensible boundary	The existing (inner) Green Belt consists of a made road (Dowley Gap Lane). This is considered to a strong, 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> )	-	The new boundaries that would be created as a result of development would consist of the existing northern, eastern and southern boundaries. The northern boundary is a mix of gardens to the adjacent properties and the access track to the waste water treatment works. The eastern boundary is cliff edge and woodland separating the site from the waste water treatment works, whilst the southern boundary is the Leeds/Bradford to Skipton railway line. These are mix of weak, moderate and strong boundaries, which would less strong that the existing one.					
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 features within the site which could be used to create a more logical or potentially stronger Green Belt boundary.					
Potential for Sprawl:	Green Belt consists of a made roa sprawl. The new boundaries that w increased potential for sprawl int rather than a reasonable rounding	The site is connected to the settlement along only one boundary and is not contained within the existing urban area. The existing (inner) Green Belt consists of a made road (Dowley Gap Lane). This is considered to a strong, defensible boundary, thus assisting in preventing sprawl. The new boundaries that would be formed as a result of development would be moderate in strength and less defensible, allowing increased potential for sprawl into the wider Green Belt. The development of the site would represent an extension of the settlement rather than a reasonable rounding off.					
Impact on Openness:	and scrubland. The built developr is bounded on three sides by trees	consisting of the buildings of a former farm complex. The remainder of the site a mix of trees/woodland ment together with the established trees and woodland reduce the overall openness of the site. The site , which screen it from the surrounding area. Views to/from the site from the wider Green Belt are limited ment would have a major impact on the openness of the site, but a lesser impact on the openness of the					
	Moderate						

Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	There is a public right of way (Footpath – Bingley 10) that runs along the Leeds & Liverpool Canal, close to the site. This connects Dowley Gap Lane with wider Green Belt and countryside between Bingley and Shipley. The canal is identified as a priority habitat and is a designated Local Wildlife Site (LWS), whilst the site is within a Green Infrastructure corridor. Therefore, there may be opportunities to improve/enhance the public rights of way network and access from it to the wider Green Belt, as well as the local habitat, biodiversity and Green Infrastructure networks.
Site Specific Assessment Summary – Impact on the Green Belt:	<ul> <li>Purposes: The site performs a major role against the purposes of including land within the Green Belt. It performs a major role in checking the unrestricted sprawl of a large built-up area and a moderate role in safeguarding the countryside from encroachment as well as a major role in preventing neighbouring towns from merging into one another. The site plays a moderate role in preserving the setting and special character of a historic town</li> <li>Sprawl: The site is connected to the settlement along only one boundary is not contained by the existing built up area. The existing Green Belt is defensible and assists in restricting sprawl into the Green Belt. The new boundaries would be of a slightly lesser strength and may result in potential for sprawl.</li> <li>Openness: There is built development within the site which reduces the openness south eastern section, with remainder being a mix of trees, woodland and scrubland. There are limited views to/from the site into/from the wider Green Belt due to the Green Belt. Boundary Strength: The new boundaries would not be as strong as the existing Green Belt boundary.</li> <li>Compensatory Improvements: There is some potential for compensatory improvements to be made the public rights of way, biodiversity, habitats and Green Infrastructure networks that are within the vicinity of the site.</li> </ul>
Overall Conclusion:	<ul> <li>Based on planning judgement the site has a major potential impact on the Green Belt.</li> <li>The site is located in a major performing Green Belt parcel</li> <li>The site makes a major contribution to the purposes of including land in the Green Belt</li> <li>The site has high potential for sprawl and would have a moderate impact on openness.</li> <li>There is no opportunity to create a stronger Green Belt boundary than that of the existing one.</li> </ul>

Site Specific Green Belt Assessmen	t							
Site Reference:	BI/036	Site Name:	Primrose La	ne		Size (ha):	3.01ha	
Sub Area:	Airedale			Settlement:	Bingley			
Site Description:								
The site consists of a single field used for animal grazing. It contains a copse of tree in the centre with areas of woodland and mature trees around its boundaries. Primrose Lane forms the western and northern boundaries. The land to the west of Primrose Lane is an area of open space, part of which surrounds a Scheduled Monument (Late prehistoric enclosed settlement in Crosley Wood), whilst to the north is a residential area. A footpath, leading to Dowley Gap bridge, runs along the eastern edge, within the Leeds & Liverpool Canal and Dowley Gap Locks to the south. The sites slopes from north to south (from Primrose Lane towards the Leeds & Liverpool Canal). The upper section of the slope is steeper, with lower being more gentle								
and level in places. The entire site is to the south west is also a Grade II L				-		ing (Dowley G	ap Locks). Scrorer Bridge,	
Map (Parcel and Site Boundary):				Aerial (Site Bo	oundary):			

PDL Status:	Greenfield	Accessibility:		hour in each direction to Eldwick and Bradford (via Bingley town Score:			ГВС			
Strategic Parcel Ass	Strategic Parcel Assessment Results:									
Parcel Reference:		25		Overall Rating:	Moderate					
•	unrestricted sprawl of large neighbouring towns merging		<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.		-				
Moderate		Moderate		Moderate	Major		Moderate			
Site Specific Assess	ment Results:									
Assessment Summa	ary:									
<b>Purpose 1:</b> To unrestricted spraw built-up areas.	vl of large	<b>Purpose 2:</b> T neighbouring tow into one another.	•	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To p setting and special historic towns.		-			
The site is connected a large built up are northern and boundary. It is part by the existing urba The existing G boundary is formed Lane, which is cons a strong, defensible Therefore, it mak contribution to this	ea, along its western ly contained n area. Green Belt by Primrose idered to be boundary. es a major purpose.	The site is connect along its northern boundaries. The existing (inne Green Belt is forme road (Primrose La considered to defensible boundar The new boundar the development would be formed existing outer (no eastern and boundaries. These	and western er) boundary ed by a minor ane). This is be strong, ry. y created by of the site by the site's orth eastern, southern)	uses in the form of grassland and an area of trees in the centre. There is no built form within the site.	The site is attached proximity to Bingled town, and is withit core which consists & Liverpool Canal of Area. It is also adjace Grade II and one Grade Buildings. Therefore, the site role in present settlement and character of a histor	ey, a historic n its historic of the Leeds Conservation cent to three ade II* Listed plays a major erving the d special	moderately against Purpose 5.			

	well-defined belt of mature trees and footpath as well as the bank of the Leeds & Liverpool Canal. These are moderate (less defensible) and strong (defensible) boundaries. These would be slightly lower in strength than the existing one. The site is located within a parcel that forms an essential gap between Bingley and Baildon. There is also no inter- visibility between the site and the two settlements. Development of the site would not lead to a significant reduction in the gap between the two settlements. There is no direct road access connecting Bingley to Baildon from the site. Development would not result in ribboning.			
Major	Low	Major	Major	Moderate
Overall Summary of Purpose Assessment:			II when assessed against the NPPF	
Boundary Strength - Existing (inner) Boundary: (Strong: defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; Entirely Undefined)	Strong: defensible boundary	The existing (inner) boundary Green Belt is formed by a minor road (Primrose Lane). This considered to be strong, defensible boundary.		
Boundary Strength – Potential new boundary (based on the full extent of the site): ( <u>Strong</u> :	Strong: defensible boundary; Moderate: less defensible boundary	would be formed by the site's exi	removed from the Green Belt, the sting outer (north eastern, eastern f mature trees and footpath as v	and southern) boundaries. These

	Liverpool Canal. These are moderate (less defensible) and strong (defensible) boundaries. These would be slightly lower in strength than the existing one.				
N/A	There are no features within the site that would create a stronger or more logical Green Belt boundary.				
The site is connected to the settlement along two boundaries, and is partly contained by the existing built up area. The existing Green Belt boundary is strong and defensible as it is formed by a minor road, which reduces the potential for sprawl. The new boundary would be strong and moderate in strength and therefore defensible and less defensible. This is slightly lower in strength than the existing boundary, and would, particularly to east unlikely to resist further sprawl. The site represents the extension of the settlement into the Green Belt rather than a logical rounding off.					
Major					
The site consists of an open area of grassland with a number of trees in the centre. There is no built form within the site. There are views from (and into) the site to/from the wider Green Belt, particular to/from the south and south west. The site is immediately visible from Primrose Lane and provides the foreground setting for the adjacent residential properties (to the north of the site). Development would have a major impact on the openness of the Green Belt in this location.					
Major					
A public right of way (Footpath – Bingley 11) runs along the north eastern and eastern boundary of the site. It connects Primrose Lane with the Leeds & Liverpool canal towpath and the wider Green Belt. Accordingly, there may be an opportunity to enhance/improve the network within the vicinity of the site and support greater access to the Green Belt.					
with the Leeds & Liverpool canal t	towpath and the wider Green Belt. Accordingly, there may be an opportunity to enhance/improve the				
	N/A The site is connected to the settle Belt boundary is strong and defend be strong and moderate in strend boundary, and would, particularly Green Belt rather than a logical reconstruction Major The site consists of an open aread views from (and into) the site to/ff from Primrose Lane and provides would have a major impact on th				

	<ul> <li>would be strong and moderate in strength and therefore defensible and less defensible. This is slightly lower in strength than the existing boundary, and would, particularly to east unlikely to resist further sprawl.</li> <li><b>Openness:</b> The site consists of an open area of grassland with a number of trees in the centre. There is no built form within the site. There are views from (and into) the site to/from the wider Green Belt, particular to/from the south and south west. The site is immediately visible from Primrose Lane and provides the foreground setting for the adjacent residential properties (to the north of the site). Development would have a major impact on the openness of the Green Belt in this location.</li> <li><b>Boundary Strength:</b> The site would breach a strong, existing Green Belt boundary. A new boundary would be slightly lesser in strength. <b>Compensatory Improvements:</b> There may be an opportunity to enhance/improve the public rights of way network within the vicinity of the site and support greater access to the Green Belt.</li> </ul>
Overall Conclusion:	<ul> <li>Based on planning judgement the site has a major potential impact on the Green Belt.</li> <li>The site is located in a moderate performing Green Belt parcel</li> <li>The site makes a major contribution to the purposes of including land in the Green Belt</li> <li>The site has major potential for sprawl and would have a major impact on openness.</li> <li>There is no opportunity to create a stronger Green Belt boundary than that of the existing one.</li> </ul>

Site Specific	Green Belt Assess	sment							
Site Reference	ce:		BI/037	Site Name:	Dowley Ga	ap Lane Size		Size (ha):	0.47ha
Sub Area:			Airedale			Settlement:	Bingley		
Site Descript	ion:								
and the car pa to the east, w	ark for the nearby vith its access form	v public house ning the south	(The Fishermans). The Fishermans). The fight of the site.	nere are two residential	properties site BI/027	to the south we	ath. The site is bounded to st. Dowley Gap Waste Wa Liverpool Canal is to the r	ter Treatment	Works is located
Map (Parcel a	and Site Boundar	y):				Aerial (Site Bou	undary):		
a marty Tip (public)	BIO27 BIO27 PBIO37 PBIO		Part See	Fol Wood Fol Wood Sig A Aqueter Brain For two Profiles Common FB Hist Wood					
PDL Status:	Greenfield	Accessibility		m of bus stops. These p ick and Bradford (via Bi		-	in each SA Score: TBC		
Strategic Par	cel Assessment R	esults:							

Parcel Reference:	49	Overall Rating:	Major	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.		-	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	-
Major	Major	Low	Major	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.		-	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	•
This site is connected to Bingley, a large built up area, along is north western boundary. It is not contained by existing development. The existing (inner) Green Belt consists of a made road (Dowley Gap Lane). This is considered to a strong, defensible boundary. Therefore, the site makes a major contribution to this purpose.	along its north western boundary. The existing (inner) Green Belt consists of a made road (Dowley Gap Lane). This is considered to a strong, defensible boundary. The new boundaries created as a result of development would be formed by the existing northern,	allotments/small holdings that are used for stabling and/or grazing. Much of the western and northern sections of the site is occupied by built form in the shape various sheds and stable blocks. The remainder of the site remains open grassland. There is a mix of rural and non- rural uses within the site. Therefore, the site plays a low role in safeguarding the	<ul> <li>which is classed as a historic town. Its historic core, the Leeds and Liverpool Canal, is adjacent to the northern boundary of the site.</li> <li>The site is within the Leeds and Liverpool Canal Conservation Area and within the setting of several listed structures.</li> <li>There are views into/from the historic core to/from the site.</li> </ul>	All sites are considered to score moderately against Purpose 5.

	boundaries would be mainly moderate in strength, and as such, less defensible. The site is located within a parcel that forms an essential gap between Bingley and Shipley. Due to the woodland/tree screening there is limited inter- visibility between the two settlements from the site. Therefore, development of the site would not lead to a significant reduction in the gap between the two settlements. 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 parcel.			
Major	Major	Low	Major	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	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 existing (inner) Green Belt of strong, defensible boundary.	consists of a made road (Dowley C	Gap Lane). This is considered to a
Boundary Strength – Potential new boundary (based on the full extent of the site): ( <u>Strong</u> :	Moderate: less defensible boundary	result would be formed by the	existing northern, eastern, southe	, the new boundaries created as a ern and remaining sections of the edge adjacent to the waste water

defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability <u>;</u> <u>Entirely Undefined)</u>		treatment works and it access road and the car park for the adjacent public house. These uses are all screened by established tree belts. The boundaries would be mainly moderate in strength, and as such, 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> )	N/A	There are no features within the site which could be used to create a more logical or potentially stronger Green Belt boundary.				
Potential for Sprawl:	The site is connected to the settlement along only one boundary and is not contained within the existing urban area. The existing (inner) Green Belt consists of a made road (Dowley Gap Lane). This is considered to a strong, defensible boundary, thus assisting in preventing sprawl. The new boundaries that would be formed as a result of development would be moderate in strength and less defensible, allowing increased potential for sprawl into the wider Green Belt. The development of the site would represent an extension of the settlement rather than a reasonable rounding off.					
	Major					
Impact on Openness:	There is significant built form within the site in the shape of sheds, greenhouses and stable blocks, which reduces the openness of the northern and western sections. The remainder of the site is open grassland. The site is bounded by established tree belts that screen it from the surrounding area. There are limited views to/from the site into/from the wider Green Belt. Development would have a major impact on the openness of the site, but a lesser impact on the openness of the wider Green Belt.					
	Moderate					
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	There is a public right of way (Footpath – Bingley 10) that runs along the Leeds & Liverpool Canal, the northern boundary of the site. This connects Dowley Gap Lane with wider Green Belt and countryside between Bingley and Shipley. The canal is identified as a priority habitat and is a designated Local Wildlife Site (LWS), whilst the site is within a Green Infrastructure corridor. Therefore, there may be opportunities to improve/enhance the public rights of way network and access from it to the wider Green Belt, as well as the local habitat, biodiversity and Green Infrastructure networks.					
Site Specific Assessment Summary – Impact on the Green Belt:	<b>Purposes</b> : The site performs a <b>major</b> role against the purposes of including land within the Green Belt. It performs a <b>major</b> role in checking the unrestricted sprawl of a large built-up area and a <b>low</b> role in safeguarding the countryside from encroachment as well as a <b>major</b> role					

	<ul> <li>in preventing neighbouring towns from merging into one another. The site plays a major role in preserving the setting and special character of a historic town</li> <li>Sprawl: The site is connected to the settlement along only one boundary is not contained by the existing built up area. The existing Green Belt is defensible and assists restrict sprawl into the Green Belt. The new boundaries would be of a slightly lesser strength and may result in potential for sprawl.</li> <li>Openness: There is built development within the site which reduces the openness of its northern and western sections, with remainder being open grassland. There are limited views to/from the site into/from the wider Green Belt due to the screening provided by the tree belts that surround the site. Development of the site would have a moderate impact on the openness of the Green Belt.</li> <li>Boundary Strength: The new boundaries would not be as strong as the existing Green Belt boundary.</li> <li>Compensatory Improvements: There is some potential for compensatory improvements to be made the public rights of way, biodiversity, habitats and Green Infrastructure networks that are within the vicinity of the site.</li> </ul>
Overall Conclusion:	<ul> <li>Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.</li> <li>The site is located in a major performing Green Belt parcel</li> <li>The site makes a major contribution to the purposes of including land in the Green Belt</li> <li>The site has high potential for sprawl and would have a moderate impact on openness.</li> <li>There is no opportunity to create a stronger Green Belt boundary than that of the existing one.</li> </ul>

Site Specific Green Belt Asses	sment						
Site Reference:	BI/046	Site Name:	Primrose La	nne, Gilstead		Size (ha):	1.83ha
Sub Area:	Airedale	·		Settlement:	Bingley	·	
Site Description:	•			•			
	ose Lane, beyon	d which lie a nur	nber of reside	ntial properties,	whilst it is bounded to the r	north by Gilste	a residential dwelling. The site is ad Lane Recreation Ground. The nin Green Belt parcel 25.
Map (Parcel and Site Boundar	y):			Aerial (Site	e Boundary):		
	BUOB		BAOIS			E/020	

PDL Status:	Greenfield	Accessibility:			ted around 50m to the north wes services per hour in each direc		твс
Strategic Parc	el Assessment F	esults:					
Parcel Refere	nce:	25			Overall Rating:	Moderate	
•	tricted sprawl of large neighbouring towns merging		-	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	-		
Moderate		Moderate	e		Moderate	Major	Moderate
Site Specific A	ssessment Resu	lts:					
Assessment S	ummary:						
-	To check t sprawl of la	-	ring towns	prevent merging	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.		<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
(Gilstead), a la along its west not contain development. The existing consists of beyond whic made road (Phi is considered defensible boo	, a stone wall h there are is rimrose Lane). T d to a stro undary. ne site makes	ea, (Gilstead) t is boundary The exist boundary elt walling b is a made a This is co his defensibl ng, The new l result of a formed b his southern	along its r , ing (inner) Gre consists of eyond which the road (Primros onsidered to a e boundaries boundaries creat development w y the existing n	een Belt a stone here are ie Lane). strong, ated as a vould be orthern, eastern	the centre and south with some built form in the north. This takes the form of a residential property and its garden as well as the remains of a former kitchen garden to Milner Fields House. The site consists of rural and non-rural land uses and therefore plays a moderate role in safeguarding the countryside	but is separated from its historic core by post World War II development. There are no views from the site into the historic core, and vice versa. The site does not play a supporting role in preserving the setting and special character of	All sites are considered to score moderately against Purpose 5.

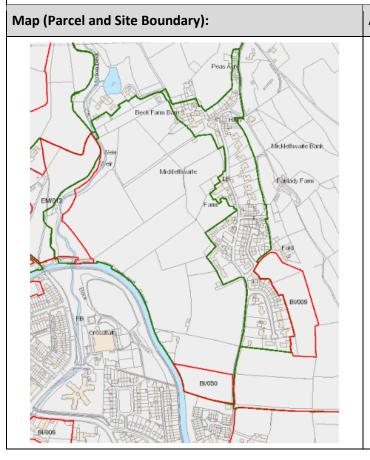
	The new Green Belt boundaries created as a result of development would be formed by the existing northern, southern and eastern boundaries. These consist of a defined stone wall, woodland areas and a field boundary with a broken tree line, which would provide boundaries that are moderate and weaker in strength.			
N/A	There are no features within the site that would create a stronger or more logical Green Belt boundary than the existing one.			
The site is connected to the settlement along one boundary (the western boundary) and is therefore not contained by the existing urba area. The existing Green Belt boundary is one that is strong and defensible thus limiting the potential for sprawl. However, the new Green Belt boundary that would be formed as a result of development would be moderate and weaker in strength and therefore less defensible and lacking in durability. The development of the site would be an extension of the settlement into the countryside rather than a logical rounding off. Development would have a major impact on the potential for sprawl.				
Major				
The site consists of grassland to the centre and south with some woodlands and built form in the north. This takes the form of a residential property and its garden as well as the remains of a former kitchen garden to Milner Fields House. This reduces the openness to a degree. Views to and from the site to/from the wider Green Belt are limited due to topography and landscaping as well as the area of woodland and trees that surround it. There are limited also limited views from the immediate surrounding Green Belt into the site Development would have a significant on the openness of the site, however would have a lesser impact on the openness of the wider Green Belt due to the screening provided by the woodlands and trees surrounding the majority of the site.				
Moderate				
A public right of way (Footpath – Bingley 6) runs along the northern and eastern boundaries of the site. This connects the site and Primrose Lane with Sheriff Lane and Shipley Glen as well as the wider Green Belt. There are also a number of areas of priority habitat within and adjacent to the site as well as within the wider area (orchard and woodland). Other areas of the habitat and biodiversity				
	Iacking in durability N/A N/A The site is connected to the settle area. The existing Green Belt bou Green Belt boundary that would defensible and lacking in durabilit than a logical rounding off. Devel Major The site consists of grassland to residential property and its garde to a degree. Views to and from th of woodland and trees that surro Development would have a signif Green Belt due to the screening p Moderate A public right of way (Footpath - Primrose Lane with Sheriff Lane a			

environmental quality and accessibility of the Green Belt:	networks are within close proximity include Shipley Glen LWS. The site is also part of the Green Infrastructure network. Therefore, there may be opportunities to improve/enhance the public rights of way network and access from it to the wider Green Belt, as well as the local habitat, biodiversity and Green Infrastructure networks.
Site Specific Assessment Summary – Impact on the Green Belt:	<ul> <li>Purposes: The site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in checking the unrestricted sprawl of a large built-up area and a moderate role in safeguarding the countryside from encroachment as well as a moderate role in preventing neighbouring towns from merging into one another. The site plays a low role in preserving the setting and special character of a historic town.</li> <li>Sprawl: The site is connected to the settlement along one boundary and is therefore not contained by the existing urban area. The existing Green Belt boundary is one that is strong and defensible thus limiting the potential for sprawl. However, the new Green Belt boundary that would be formed as a result of development would be moderate and weaker in strength and therefore less defensible and lacking in durability. The development of the site would be an extension of the settlement into the countryside rather than a logical rounding off. Development would have a major impact on the potential for sprawl.</li> <li>Openness: The site consists of grassland to the centre and south with some woodlands and built form within part of it north, partially reducing its openness. Views to and from the site to/from the wider Green Belt are limited due to topography and landscaping as well as the areas of woodland and trees that surround it. Development would have moderate impact on the openness of the Green Belt.</li> <li>Boundary Strength: The new Green Belt boundaries created from the development of this site would be as strong and defensible than the existing one.</li> <li>Compensatory Improvements: There is some potential for compensatory improvements to be made to the public rights of way, biodiversity, habitat and Green Infrastructure networks.</li> </ul>
Overall Conclusion:	<ul> <li>Based on planning judgement the site has a moderate potential impact on the Green Belt.</li> <li>The site is located in a moderate performing Green Belt parcel</li> <li>The site makes a moderate contribution to the purposes of including land in the Green Belt.</li> <li>The site has a major potential for sprawl and would have a moderate impact on openness</li> <li>The site presents no opportunities to create a stronger boundary than the existing one</li> </ul>

Site Specific Green Belt Assessment								
Site Reference:	BI/050	Site Name:	Micklethwaite Lane Size (ha): 0.81ha					
Sub Area:	Airedale		Settlement:	Bingley				

## Site Description:

The site consists of a moderate to gently sloping, broadly rectangular-shaped area of agricultural land located between the Crossflatts area of Bingley and the village of Micklethwaite (a weashed over settlement in the Green Belt). It is bounded by a large residential property and its garden to the south and the Micklethwaite Lane allotments to the north. Further to the south lies an area of more recent residential development (Micklethwaite Landings). The Leeds and Liverpool Canal forms the western boundary, beyond which lies the canal towpath, residential development (The Drive) and Crossflatts Primary School. whilst the eastern boundary consists of Micklethwaite Lane and the agricultural fields beyond. It is close to the junction of Micklethwaite Lane and Sty Lane. The land to the south of Sty Lane (to the south east) has consent for over 400 dwellings. The site is located at southern most point of Green Belt parcel 148.



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	per hour), Leeds (2 per It is also within 800m c	ous stops. These provide 8/9 services per hour to Bradford (7 hour), Cullingworth (1 per hour) & Keighley (8/9 per hour). f Crossflatts railway station. This provides 4 services per hour gradford (2 per hour), Keighley & Skipton.			re: TBC			
Strategic Parce	Strategic Parcel Assessment Results:									
Parcel Referer	nce:	148		Overall Rating:	Major					
-		o check the <b>Purpose 2:</b> To prever wl of large built- one another.		-	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.		<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.			
Major		Moderate	2	Major	Major		Moderate			
Site Specific A	ssessment Res	ults:				·				
Assessment Su	ummary:									
Purpose 1: unrestricted sp up areas.	To check prawl of large b	•	ring towns merging into	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.			<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.			
(Crossflatts), area, along boundary. It is existing develo The existing ( boundary cons wall that sepa the rear gar	a large built its south s not contained opment. (inner) Green sists of a dry st rates the site fi den of a lat is is a wea	The existing (inner) Green Belt boundary consists of a dry stone wall that separates the site from the rear garden of a larger e from property. This is a weaker larger boundary that is lacking in weaker durability.		is used for grazing. It contains no built form, with the exception of dry stone walling that forms the southern and eastern boundaries. Therefore, the site plays a major role in safeguarding the	t The site is attached to Bingley, a historic town, and is within its historic core which consists of the Leeds & Liverpool Canal Conservation Area. Therefore, the site plays a major role in preserving the settlement and special character of a historic		All sites are considered to score moderately against Purpose 5.			

			۱ ۱
	and eastern boundaries. They consist of post and wire fencing		
purpose.	that separates it from the adjacent allotments, and a dry		
	stone wall beyond which there is		
	a made road (Micklethwaite		
	Lane). These would be a mix of		
	weaker and strong boundaries		
	that are lacking in durability and defensible, respectively. It would		
	be a similar strength as the		
	existing boundary.		
	The site is located within a parcel		
	that forms an essential gap		
	between Bingley and East Morton. There is no direct road		
	access between the two		
	settlements. Is topography is a		
	moderate to gently slope		
	towards the west. There is some		
	inter-visibility between the two settlements. As such,		
	development would reduce the		
	gap between them.		
	The site is also within a gap		
	between Bingley and Micklethwaite (a washed over		
	settlement).		
	There is no road connecting this		
	site to a neighbouring town. There is therefore no		
	There is therefore no opportunity for the town to		
	ribbon towards a neighbouring		
	town in the parcel.		
	1	l	

Major	Moderate	Major	Major	Moderate				
Overall Summary of Purpose Assessment:	Based on planning judgement the 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 consists of a dry stone wall that separates the site from the rear garden of a larger property. This is a weaker boundary that is 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	Should the site be developed and removed from the Green Belt, the new boundaries created as a result would be formed of the existing northern and eastern boundaries. They consist of a post and wire for that separates it from the adjacent allotments, and a dry stone wall beyond which there is a made roat (Micklethwaite Lane). These would be a mix of weaker and strong boundaries that are lacking durability and defensible, respectively. It would be a slightly stronger than 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; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	N/A	There are no features within the site which could be used to create a more logical or potentially s Green Belt boundary.						
Potential for Sprawl:	The site is connected to the settlement along one boundary (southern boundary) and is not contained within the existing urban area. The existing (inner) Green Belt boundary consists of a dry stone wall that separates the site from the rear garden of a larger property. This is weaker boundary that is lacking in durability. It provides a contiguous connection with the risk of unrestricted sprawl. The new boundaries that would be created as a result of development would be slightly stronger in strength. The development of the site would represent a extension of the settlement into the countryside rather than a logical rounding off.							
	Major							
Impact on Openness:	The site contains no built form and is open grassland used for grazing. There are wide ranging views from the site into the wider Green Belt, in particular towards the north, west and east. Views into the site from the wider Green Belt are more limited due to landscape topography, development and planting. Development would have a major impact on the openness of wider Green Belt.							

	Major
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	There a number of public rights of way within the surrounding area (circa 250m to 400m) that provides access to the wider Green Belt. The site is also within a Green Infrastructure corridor. Therefore, there may be opportunities to improve/enhance the public rights of way network and access from it to the wider Green Belt, as well as the local Green Infrastructure networks.
Site Specific Assessment Summary – Impact on the Green Belt:	<ul> <li>Purposes: The site performs a major role against the purposes of including land within the Green Belt. It performs a major role in checking the unrestricted sprawl of a large built-up area and a major role in safeguarding the countryside from encroachment as well as a moderate role in preventing neighbouring towns from merging into one another. The site plays a major role in preserving the setting and special character of a historic town</li> <li>Sprawl: The site is connected to the settlement along one boundary (southern boundary) and is not contained within the existing urban area. The existing (inner) Green Belt boundary consists of a dry stone wall that separates the site from the rear garden of a larger property. This is a weaker boundary that is lacking in durability. It provides a contiguous connection with the risk of unrestricted sprawl. The new boundaries that would be created as a result of development would be slightly stronger in strength.</li> <li>Openness: The site contains no built form and is open grassland used for grazing. There are wide ranging views from the site into the wider Green Belt, in particular towards the north, west and east. Views into the site from the wider Green Belt are more limited due to landscape, topography, development and planting. Development would have a major impact on the openness of wider Green Belt.</li> <li>Boundary Strength: There are no features within the site which could be used to create a more logical or potentially stronger Green Belt boundary.</li> <li>Compensatory Improvements: There is some potential for compensatory improvements to be made to the public rights of way and Green Infrastructure networks that are within the vicinity of the site.</li> </ul>
Overall Conclusion:	<ul> <li>Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.</li> <li>The site is located in a major performing Green Belt parcel</li> <li>The site makes a major contribution to the purposes of including land in the Green Belt</li> <li>The site has major potential for sprawl and would have a major impact on openness</li> <li>There are no features within the site which could be used to create a more logical or potentially stronger Green Belt boundary.</li> </ul>

Site Specific Green Belt Assessment								
Site Reference:		BI/051	Site Name:	Land off Per	ngarth, Eldwick		Size (ha):	2.80ha
Sub Area:		Airedale			Settlement:	Bingley		
Site Description:								
The site consists of six agricultural fields separted by trees, hedgerows, and post and wire fences on the northern edge of the Eldwick area of Bingley. They are currently used for a mix of animal grazing and horse paddocks. The site is bounded to the north and east by agricultural fields, with residential development (Westway, Appleton Close & Pengarth) to the south. Heights Lane forms the western boundary of the site. The area to the west of Heights Lane is also agricultural land and is identified as a SHLAA site (ref: BI/059). The site is mainly level and undulating in places. The eastern section of slopes downwards from west to east, and provides views towards Baildon Moor and the countryside to the east and north east of Bingley. It is located at the south east corner of Green Belt parcel 43								
Map (Parcel and Site	Boundary):				Aerial (Site Bou	undary):		
		Recention of			BUCS			
PDL Status:	Greenfield	Accessibility:			•	provide two services per sord (via Bingley town	SA Score:	твс

Strategic Parcel Assessment Resu	Strategic Parcel Assessment Results:							
Parcel Reference:	43	Overall Rating:	Major					
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	-	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.				
Moderate	Low	Major	Major	Moderate				
Site Specific Assessment Results:								
Assessment Summary:								
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.		-	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.				
<ul> <li>(Eldwick) along its southern boundary. It is not contained by existing development.</li> <li>The existing (inner) Green Belt boundary consists of the rear gardens of the residential properties on Westway, Appleton Close and Pengarth. It made up of a mix of fence,</li> </ul>	The existing (inner) Green Belt boundary consists of the rear gardens of the residential properties on Westway, Appleton Close and Pengarth. It made up of a mix of fence, hedgerows and stone walls. It provides a weak boundary,	used from animal stabling/grazing. There is some built form within the site, which is related to agricultural uses (horse stables) as well as dry stone walls that make up some of the internal and external boundaries. The site therefore plays a major	The site is attached to Bingley, but is separated from its historic core by post World War II development. There are no views from the site into the historic core, and vice versa. The site does not play a supporting role in preserving the setting and special character of the settlement.	All sites are considered to score moderately against Purpose 5.				

Overall Summary of Purpose Assessment:	Based on planning judgement the	e site performs a <u>major</u> role overa	II when assessed against the NPPF	Green Belt purposes.
Major	Low	Major	Low	Moderate
Major	reduction in the gap between the two settlements. The site's western boundary is formed by Heights Lane connecting Eldwick (Bingley) to 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	Moderate
	in strength. The site is located in a parcel that forms a land gap between Bingley and East Morton. There is a direct access between the site and East Morton (Heights Lane). Due to the undulating topography and dense vegetation of the surrounding area there is no inter-visibility between the two settlements. Development of the site would not lead to a significant			
	road (Heights Lane) and dry stone walling, which is regular in pattern). These are a mix of defensible and less defensible boundaries, strong to moderate			

Boundary Strength – Existing (inner) Boundary: ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	Weak: boundaries lacking in durability	The existing (inner) Green Belt boundary consists of the rear gardens of the residential properties on Westway, Appleton Close and Pengarth. It made up of a mix of fence, hedgerows and stone walls. It provides a weak boundary, 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; Moderate: less defensible boundary	Should the site be developed and released from the Green Belt the new boundaries created as a result would be formed by the existing northern, eastern and western boundaries of the site. These consist of a made road (Heights Lane) and dry stone walling. These are a mix of boundaries that are defensible and lacking in durability, strong to weak in strength. This is a slightly stronger than 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> )	N/A	There are no features within the site that would result in stronger or more logical Green Belt boundary than the proposed one.				
Potential for Sprawl:	The site is connected to the settlement along one boundary (the southern boundary) and is not contained by the existing urban area existing Green Belt boundary is weaker in strength, lacking in durability. This would have potential to be breached thus allow for pot sprawl. The proposed Green Belt boundary that would be formed would be strong and weaker in strength, therefore being defer and lacking in durability. The latter may not have the potential to contain sprawl into the wider Green Belt. The development of th would not represent an extension of the settlement into the countryside rather than a reasonable rounding off of the settlement.					
	Major					
Impact on Openness:	There is limited built form within the site, however due to their size they do not reduce the openness of the site. The majority of the site is open grassland, with the exception of field boundaries (stone walls/fencing) and an electricity distribution line. There are wide ranging views into, and out of, the site from the surrounding Green Belt, in particular to/from the north and east. 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:	A public right of way (Footpath – Bingley 68) runs along the northern boundary of the site. It provides access from Heights Lane to the wider countryside and Green Belt, connecting to the wider footpath network in the surrounding area. These could be improved and enhanced as part of compensatory measures from the development of the site.
Site Specific Assessment Summary – Impact on the Green Belt:	<ul> <li>Purposes: The site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another. The site plays a low role in preserving the setting and special character of historic towns.</li> <li>Sprawl: The site is connected to the settlement along one boundary and is not contained by the existing urban area. The existing Green Belt boundary is weak in strength; however, the proposed boundary would be stronger and weaker in strength. The may not restrict the potential for sprawl into the wider Green Belt</li> <li>Openness: There is limited built form within the site, however due to their size they do not reduce the openness of the site. The majority of the site is open grassland, with the exception of field boundaries (stone walls/fencing) and an electricity distribution line. There are wide ranging views into, and out of, the site from the surrounding Green Belt.</li> <li>Boundary Strength: The site presents a limited opportunity to create a stronger boundary than that of the existing one.</li> <li>Compensatory Improvements: There is some potential for compensatory improvements to be made to the public rights of way network within the vicinity of the site.</li> </ul>
Overall Conclusion:	<ul> <li>Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.</li> <li>The site is located in a major performing Green Belt parcel</li> <li>The site makes a major contribution to the purposes of including the land in the Green Belt</li> <li>The site has a major potential for sprawl and would have a major impact on openness.</li> <li>The site presents an opportunity to create a slightly stronger boundary than that of the existing one.</li> </ul>

Site Specific Green Belt Assessmer	ıt								
Site Reference:	BI/054	Site Name:	Dowle	ey Gap Lane			Size	e (ha):	0.07ha
Sub Area:	Airedale		·	Settlement:	Bingle	ey			•
Site Description:									
The site consists of a triangular-shaped area of land which would appear to be/have been used for storage. It is bounded to the west by Dowley Gap Lane and roadbridge over the Leeds/Bradford to Skipton Railway Line, which also forms the southern boundary. To the west of Dowley Gap Lane, there is a business park. To the north and east is an area forming part of a derelict farm complex (SHLAA site ref: BI/027). Further to the east is the Dowley Gap Waste Water Treatment Works. It is located at the south west corner of Green Belt parcel 49.									
Map (Parcel and Site Boundary):				Aerial (Site Bound	dary):				
Br03 Br03 Br03 Br03 Br03 Br03 Br03 Br03	Di verter Carp Delge antre Carp Delge Talar Son Sonar Fröh	Fel Wood	Har Wood						
PDL Status: Greenfi	eld Accessibility:	Site is not wit	thin 400m of a	bus stop.		SA Score:	твс		
Strategic Parcel Assessment Result	:S:								
Parcel Reference: 4	9	(	Overall Rating	:	Major				
unrestricted sprawl of large r	Purpose 2: To neighbouring towns nto one another.	merging s	Purpose 3: safeguarding from encroach	the countryside	-	nd special chara		regenerat	5: To assist in urbar ion, by encouraging cling of derelict and an land.

Major	Major	Low	Major	Moderate				
Site Specific Assessment Results	:							
Assessment Summary:	Assessment Summary:							
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.				
carrying a made road (Dowley Gap Lane) over the	road (Dowley Gap Lane) over the Leeds/Bradford to Skipton railway line. This is a defensible boundary. The new boundaries that would	nature. However, there is no built development within it, except for the perimeter fencing, which is an urbanising feature. Therefore, the site plays a low role in safeguarding the countryside from encroachment.	and is within close proximity to its historic core (the Leeds & Liverpool Canal). There are limited views into it due to the presence of trees on the land in between. The site plays a moderate role in	All sites are considered to score moderately against Purpose 5.				

	between the two settlements from the site. Therefore, development of the site would not lead to a significant reduction in the gap between the two settlements. 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 parcel.				
Major	Major	Low	Moderate	Moderate	
Overall Summary of Purpose Assessment:	Based on planning judgement the	site performs a <u>major</u> role overal	I 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	<u> </u>	oundary is formed by the embankm ord to Skipton railway line. This is a		
	Strong: defensible 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> :	N/A	There are no features within the stronger Green Belt boundary.	site which could be used to create	a more logical or potentially	

less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )						
Potential for Sprawl:	The site is connected to the settlement along only one boundary and is not contained by the existing urban area. The existing Green I boundary is formed by a made road, which is a strong, defensible boundary. Therefore, it restricts the potential for sprawl. The r boundaries that would be formed as a result of development are a mix of strong and weak boundaries that would be defensible a lacking in durability, thus increasing the potential for sprawl into the wider Green Belt. The development of the site would not represent the reasonable rounding off of the settlement.					
	Major					
Impact on Openness:	There is no built form on the site, with the exception of the perimeter fencing that makes up its boundaries. The site is formed of an open area of land that forms storage yard. It is bounded on three sides by various features including trees and a road embankment that restrict views into and from the site to/from the wider Green Belt. Development would have a major impact on the openness of the site but would have a lesser impact on the openness of the remaining Green Belt due to the screening providing by trees and the embankment.					
	Moderate					
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	Gap Lane with wider Green Belt and countryside between designated Local Wildlife Site (LWS), whilst the site is within	s along the Leeds & Liverpool Canal close to the site. This connects Dowley Bingley and Shipley. The canal is identified as a priority habitat and is a a Green Infrastructure corridor. Therefore, there may be opportunities to ss from it to the wider Green Belt, as well as the local habitat, biodiversity				
Site Specific Assessment Summary – Impact on the Green Belt:	checking the unrestricted sprawl of a large built-up area and major role in preventing neighbouring towns from merging and special character of a historic town Sprawl: The site is connected to the settlement along only Green Belt is defensible and assists restrict sprawl into the C may result in potential for sprawl. Openness: There is no built from on the site and is open in nat sites and bordering the railway line as well as the existing er Belt. Development of the site would have a moderate impact Boundary Strength: The new boundaries would be a slightly	less strong than the existing boundary, compensatory improvements to be made to the public rights of way,				

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 <b>major</b> performing Green Belt parcel
	The site makes a <b>major</b> contribution to the purposes of including land in the Green Belt
	• The site has <b>high</b> potential for sprawl and would have a <b>moderate</b> impact on openness.
	There is no opportunity to create a stonger Green Belt boundary than that of the existing one.

Site Specific Green Belt Assessment							
Site Reference:	BI/059	Site Name:	Land west o	of Heights Lane		Size (ha):	2.37ha
Sub Area:	Airedale			Settlement:	Bingley		
Site Description:							
The site consists of four agricultural fields that surround the complex of buildings known as Dunnock Farm on the northern edge of the Eldwick area of Bingley. It is bounded to north, west and south by agricultural fields. The land to north and south are identified in the SHLAA (sites BI/013 & BI/014). Heights Lane forms the eastern boundary, beyond which lie an area of residential development (Dalesway & Westway) and agricultural fields. The site is generally level, however, there is evidence of a gentle slope running from north to south. It is separated from the residential area (Pollard Avenue & Park Drive) to south by SHLAA site BI/013. Princes of Wales Park (a Grade II Listed Historic Park/Garden) is located further close to the south west corner. This park is also identified as a Class II archaeology site. It is located within south eastern section of Green Belt parcel 44.							
Map (Parcel and Site Boundar	·y):			Aerial (S	ite Boundary):		
Map (Parcel and Site Boundary):							

PDL Status:	Greenfield	Accessibility:		Om of bus stops. These provide tw n to Eldwick and Bradford (via Bing		твс
Strategic Parc	el Assessment Res	ults:				
Parcel Refere	nce:	44		Overall Rating:	Moderate	
unrestricted	Purpose 1: To check the unrestricted sprawl of large built-up areas.Purpose 2: To prevent neighbouring towns merging 			<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	-	
Moderate		Low		Moderate	Low	Moderate
Site Specific A	ssessment Results	:				
Assessment S	ummary:					
	To check the sprawl of large	Purpose 2: neighbouring t into one another	owns merging	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
a large built u southern sect boundary. It is existing develo The existing ( boundary con- wall, beyond road (Heights strong, defense Therefore, th	inected to Bingley, up area, along the cion of its eastern is not contained by opment. (inner) Green Belt sists of a dry stone which is a made is Lane). This is a sible boundary. ne site makes a ibution to this	The site is conner along the souther eastern boundar The existing (int boundary consist wall, beyond w road (Heights L strong, defensibl The new bout consist of the sout northern and re of the eastern bot are all formed by with the exce northern, whice	ern section of its y. her) Green Belt ts of a dry stone hich is a made ane). This is a e boundary. ndaries would uthern, western, maining section pundaries. These dry stone walls, eption of the	that is used for grazing. There is no built form within the site, with the exception of the dry stone walling that forms it boundaries.	The site is attached to Bingley, but is separated from its historic core by post World War II development. There are no views from the site into the historic core, and vice versa. The site does not play a supporting role in preserving the setting and special character of the settlement.	All sites are considered to score moderately against Purpose 5

	1		
	undefined, and the remaining		
	eastern boundary which consists		
	of Heights Lane. This would		
	provide boundaries that are		
	strong, weak and entirely		
	undefined. This would be weaker		
	than the current boundary.		
	than the current boundary.		
	The site is leasted in a new slatest		
	The site is located in a parcel that		
	forms part of the land gap		
	between Bingley, East Morton		
	and Micklethwaite (as washed		
	over settlement). There direct		
	road access between the		
	settlements from the site along		
	Heights Lane. Its topography is		
	generally level.		
	There is no inter-visibility		
	between the site and East		
	Morton or Micklethwaite due to		
	topography and landscape. It		
	forms a less essential gap as		
	development would not reduce		
	the perceived or actual distance		
	between towns.		
	between towns.		
	Heights Lane, which forms the		
	eastern boundary of the site		
	connects Bingley (Eldwick) to		
	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.		
L	1		

Major	Low	Major	Low	Moderate		
Overall Summary of Purpose Assessment:	Based on planning judgement the	site performs a <u>major</u> role overal	I 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 Undefined)	Strong: defensible boundary	The existing (inner) Green Belt boundary consists of a dry stone wall, beyond which is a made road (Heights Lane). This is a strong, 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> )	-	Should the site be developed and removed from the Green Belt, the new boundaries would consist of the southern, western, northern and remaining section of the eastern boundaries. These are all formed by dry stone walls, with the exception of the northern, which is entirely undefined, and the remaining eastern boundary which consists of Heights Lane. This would provide boundaries that are strong, weak and entirely undefined. This would be weaker than the current 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> )	N/A	There are no features within the boundary than the existing one.	ne site that would result in stro	nger or more logical Green Belt		
Potential for Sprawl:	The site is connected to Bingley along part of one boundary (the southern section of its eastern boundary) and is not contained by existing development. The existing (inner) Green Belt boundary consists of a dry stone wall, beyond which is a made road (Heights Lane). This is a strong, defensible boundary which has the potential to prevent sprawl into the wider Green Belt. The new boundaries would be of a lesser strength, allowing potential for sprawl. The development of the site would represent an extension of the settlement into the countryside rather than a logical round off. Development of the site would have major potential for sprawl.					
	Major					
Impact on Openness:	The site consists of grassland that is used for grazing. There is no built form within the site, with the exception of the dry stone walling that forms it boundaries. There are wide ranging views from, and into, the site to/from the wider Green Belt, particularly to north, west and east. Development would have 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 – Bingley 68) is located within close proximity to the site. It provides access from Heights Lane to the wider countryside and Green Belt, connecting to the wider footpath network in the surrounding area. These could be improved and enhanced as part of compensatory measures from the development of the site.
Site Specific Assessment Summary – Impact on the Green Belt:	<ul> <li>Purposes: The site performs a major role against the purposes of including land within the Green Belt. It performs a major role in checking sprawl from a large built up area and a major role in safeguarding the countryside from encroachment as well as a low role in preventing neighbouring towns from merging into one another. The site plays a low role in preserving the setting and special character of historic towns.</li> <li>Sprawl: The site is connected to the settlement along one boundary (southern section of the eastern boundary) and is not contained by the existing built up area. The existing (inner) Green Belt boundary consists of a dry stone wall, beyond which is a made road (Heights Lane). This is a strong, defensible boundary which has the potential to prevent sprawl into the wider Green Belt. The proposed boundaries would be weaker in strength, increasing the potential for sprawl. Development of the site would have major potential for sprawl.</li> <li>Openness: The site consists of grassland that is used for grazing. There is no built form within the site, with the exception of the dry stone walling that forms it boundaries. There are wide ranging views from, and into, the site to/from the wider Green Belt, particularly to north, west and east. Development would have significant impact on the openness of the Green Belt.</li> <li>Compensatory Improvements: There are potential opportunities to improve and enhance the existing public rights of way network within the Green Belt as part of compensatory measures.</li> </ul>
Overall Conclusion:	<ul> <li>Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.</li> <li>The site is located in a moderate performing Green Belt parcel.</li> <li>The site makes a major contribution to the purposes of including land in the Green Belt.</li> <li>The site has a major potential for sprawl and would have a major impact on the openness.</li> <li>The site does not present an opportunity to create a stronger boundary than that of the existing one.</li> </ul>

Site Specific Green Belt Assessment							
Site Reference:	BI/059A	Site Name:	Land west	t of Heights Lane		Size (ha):	0.56ha
Sub Area:	Airedale		S	ettlement:	Bingley	·	
Site Description:			•				
The site consists of a single agricultural field to the south/south west of a complex of buildings known as Dunnock Farm on the northern edge of the Eldwick area of Bingley. It is part It is a smaller section of the SHLAA site BI/059, occupying the majority of its southern portion. It is bounded to the north, south and west by stone walls beyond which lie further agricultural fields – the area to the south form part of SHLAA site BI/013, whilst the area to the north is the remainder of SHLAA site BI/059. It is bounded to the east by Heights Lane, a minor road, beyond which lies a residential area (Dalesway and Westway). Dunnock Farm is immediately adjacent to the north east corner of the site. The site is generally level, however, there is evidence of a gentle slope running from north to south. Princes of Wales Park (a Grade II Listed Historic Park/Garden) is located around 130m to the south west. This park is also identified as a Class II archaeology site. The site located within south eastern section of Green Belt parcel 44.							
Map (Parcel and Site Bo	undary):			Aerial (Site Bo	oundary):		
Dorr Park BI3/H						BI8/H BI4/H	

PDL Status:	Greenfield	Accessibility:	Accessibility:Site is within 130m of bus stops. These provide two services per hour in each direction to Eldwick and Bradford (via Bingley town centre)SA Score:TBC					
Strategic Parc	Strategic Parcel Assessment Results:							
Parcel Referen	nce:	44		Overall Rating:	Moderate			
unrestricted	Purpose 1: To check the unrestricted sprawl of large built-up areas.Purpose 2: To prevent neighbouring towns merging into one another.			<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.			
Moderate		Low		Moderate	Low	Moderate		
Site Specific A	ssessment Results	:			•			
Assessment S	ummary:							
•	To check the sprawl of large	Purpose 2: neighbouring t into one anothe	owns merging	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
a large built u its eastern bo contained development. The existing ( boundary cons wall, beyond road (Heights strong, defens Therefore, th	inected to Bingley, up area, along the bundary. It is not by existing (inner) Green Belt sists of a dry stone which is a made s Lane). This is a sible boundary. ne site makes a ibution to this	boundary consis wall, beyond w road (Heights L strong, defensib The new bou consist of t southern an boundaries. The	a boundary. ner) Green Belt ts of a dry stone hich is a made ane). This is a le boundary. ndaries would the northern, nd western ese in the main dry stone walls. vide boundaries	that is used for grazing. There is no built form within the site, with the exception of the dry stone walling that forms its boundaries. Therefore, it plays a major role in safeguarding the countryside	The site is attached to Bingley, but is separated from its historic core by post World War II development. There are no views from the site into the historic core, and vice versa. The site does not play a supporting role in preserving the setting and special character of the settlement.	All sites are considered to score moderately against Purpose 5		

	durability, compared to the existing one. The site is located in a parcel that forms part of the land gap between Bingley, East Morton and Micklethwaite (as washed over settlement). There direct road access between the settlements from the site along Heights Lane. Its topography is generally level. There is no inter-visibility between the site and East Morton or Micklethwaite due to topography and landscape. It forms a less essential gap as development would not reduce the perceived or actual distance between towns. Heights Lane, which forms the eastern boundary of the site connects Bingley (Eldwick) to 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			
Major	towards a neighbouring town.	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the	e site performs à <u>major</u> role overa	II when assessed against the NPPF	Green Beit purposes.

Boundary Strength - Existing (inner) Boundary: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Strong: defensible boundary	The existing (inner) Green Belt boundary consists of a dry stone wall, beyond which is a made road (Heights Lane). This is a strong, defensible boundary.		
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 developed and removed from the Green Belt, the new boundaries would consist of the southern, western, northern and remaining section of the eastern boundaries. These are all formed by dry stone walls. This would provide boundaries that are weak and lacking durability. This would be weaker than the current 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 features within the site that would result in stronger or more logical Green Belt boundary than the existing one.		
Potential for Sprawl:	The site is connected to Bingley along part of one boundary (its eastern boundary) and is not contained by existing dever although there is one farm complex/house on the north east corner. The existing (inner) Green Belt boundary consists of a wall, beyond which is a made road (Heights Lane). This is a strong, defensible boundary which has the potential to prevent sp the wider Green Belt. The new boundaries would be of a lesser strength, allowing potential for sprawl. The development of would represent an extension of the settlement into the countryside rather than a logical round off. Development of the s have major potential for sprawl.			
	Major			
Impact on Openness:	The site consists of grassland that is used for grazing. There is no built form within the site, with the exception of the dry stone walling that forms it boundaries. There are wide ranging views from, and into, the site to/from the wider Green Belt, particularly to north, west and east. Development would have 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 – Bingley 68) is located within close proximity to the site. It provides access from Heights Lane to the wider countryside and Green Belt, connecting to the wider footpath network in the surrounding area. These could be improved and enhanced as part of compensatory measures from the development of the site.		
Site Specific Assessment Summary – Impact on the Green Belt:	<ul> <li>Purposes: The site performs a major role against the purposes of including land within the Green Belt. It performs a major role in checking sprawl from a large built up area and a major role in safeguarding the countryside from encroachment as well as a low role in preventing neighbouring towns from merging into one another. The site plays a low role in preserving the setting and special character of historic towns.</li> <li>Sprawl: The site is connected to the settlement along one boundary (southern section of the eastern boundary) and is not contained by the existing built up area. The existing (inner) Green Belt boundary consists of a dry stone wall, beyond which is a made road (Heights Lane). This is a strong, defensible boundary which has the potential to prevent sprawl into the wider Green Belt. The proposed boundaries would be weaker in strength, increasing the potential for sprawl. Development of the site would have major potential for sprawl.</li> <li>Openness: The site consists of grassland that is used for grazing. There is no built form within the site, with the exception of the dry stone walling that forms it boundaries. There are wide ranging views from, and into, the site to/from the wider Green Belt, particularly to north, west and east. Development would have significant impact on the openness of the Green Belt.</li> </ul>		
Overall Conclusion:	<ul> <li>Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.</li> <li>The site is located in a moderate performing Green Belt parcel.</li> <li>The site makes a major contribution to the purposes of including land in the Green Belt.</li> <li>The site has a major potential for sprawl and would have a major impact on the openness.</li> <li>The site does not present an opportunity to create a stronger boundary than that of the existing one.</li> </ul>		

## **Isolated and Detached Site Assessment**

Site Reference	Site Name	Isolated OR Detached	Comments	Мар
BI/009	Greenhill Drive, Micklethwaite	Isolated	The site is isolated from the main urban area of Bingley. It is not attached to another Green Belt site adjoining the settlement. Development of the site would result in an isolated area of Green Belt being removed. This 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/piece of land to make a logical site allocation option for Bingley. Overall Conclusion Based on planning judgement the site has a major potential impact on the Green Belt	
BI/014	Heights Lane (West Side)	Detached	This site is detached from the settlement of Bingley. It is attached to another Green Belt site (BI/059) that adjoins the settlement. 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, if the site was combined with BI/013 and BI/059 then a new assessment would need to be conducted for the larger combined site. Overall Conclusion Based on planning judgement the site has a major potential impact on the Green Belt.	

Site Reference	Site Name	Isolated OR Detached	Comments	Мар
BI/015	Otley Road, Eldwick	Isolated	The site is isolated from the main urban area of Bingley. It is not attached to another Green Belt site adjoining the settlement. Development of the site would result in an isolated area of Green Belt being removed. This 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/piece of land to make a logical site allocation option for Bingley. Overall Conclusion Based on planning judgement the site has a major potential impact on the Green Belt.	BIOIS