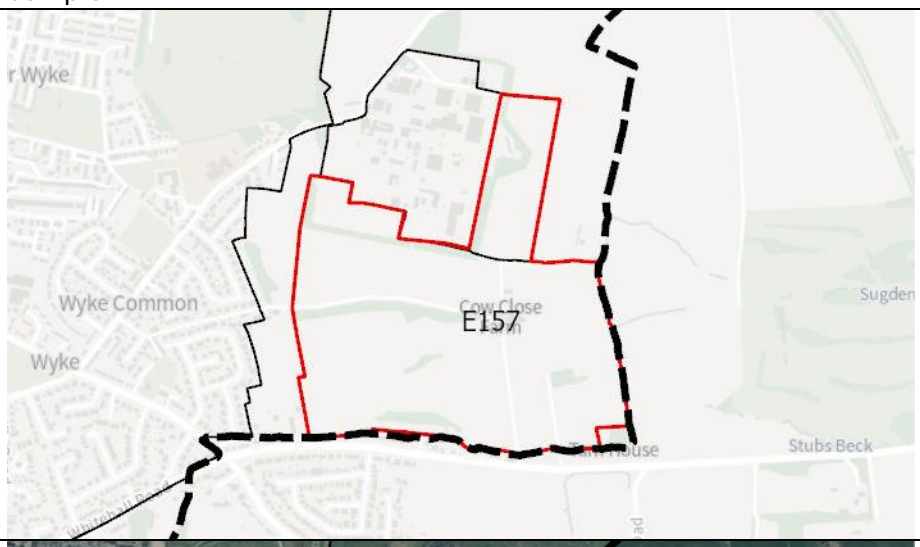
Bradford District Green Belt Assessment

Appendix C6 – Bradford South East

Site Information	
Site Reference:	E157
Site Name:	Land at NuFarm
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	5.44
Site Description:	This is large site which consists of a number of fields located to the east of Wyke in the South East area of Bradford. The site is reasonably level with minor changes in topography. There are hedgerows and field trees throughout the site. Cow Close Farm is located in the central part of the eastern side of the site consisting of a farm house and associated buildings. The site is bounded by hedgerows on the eastern, western and northern boundaries and partly on the southern boundary. The southern boundary is formed of rear gardens of existing residential properties on Whitehall Road. Part of the western boundary is undefined. Part of the northern boundary follows the curtilage of the Nu Farm industrial complex.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	There is a farm house and farm buildings (Cow Close Farm) in the centre of the site. Otherwise the site is free from development.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	To the south is a made road (Whitehall Road). There is a well-defined hedgerow along the northern boundary of the site. To the east and west are broken hedgerows.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site would extend the settlement into the Green Belt but would be a reasonable extension in form rather than an incongruous pattern of development.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site is partially influenced by the adjacent industrial and residential development to a limited degree.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The inner Green Belt boundary to this site is of weak to moderate strength and would only partially restrict the potential for sprawl.
How is the site connected to the large built-up area? (PAQ7)	The site is connected along one boundary to the north, which is made up of hedgerow and industrial development curtilage.
Purpose a) comment (PAC)	The site is mostly free from development and there are some features which could restrict and contain development, particularly to the south where the A58 (Whitehall Road) provides a strong boundary for sprawl. The site is attached to the large built-up area along one boundary and has a contiguous connection with the risk of unrestricted sprawl towards an adjacent settlement in Kirklees. If it were developed it would not result in an incongruous pattern of development. There are some other urbanising influences such as the adjacent

Purpose a)	To check the unrestricted sprawl of large built-up areas
	industrial development to the north which may slightly detract from the rural setting. On balance the site would make a moderate contribution to purpose a).
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	There is a farm house and farm buildings (Cow Close Farm) in the centre of the site. Otherwise the site is free from development.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Bradford and Cleckheaton (Kirklees)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Largely essential or wide gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	The topography and landscape features such as woodland means that there are now views between the site and the neighbouring town and so there would be no loss of visual separation with Cleckheaton. The site is in close proximity to the neighbouring settlement of Scholes in Kirklees but this settlement is not classed as a town and would therefore not contribute to this purpose.
Purpose b) comment (PBC)	The site sits in a gap between two towns, and forms a notable part of this gap. However, due to topography and screening it makes a limited contribution to visual separation. The site would make a moderate contribution to purpose b).
Purpose b) outcome (PBO)	**Moderate**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	This large open site is made up several fields. There are views across the site to the wider Green Belt and countryside beyond to the east and southeast. The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is limit built form on site and these are in rural use. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms part of the agricultural landscape extending south-eastwards and eastwards away from the settlement of Wyke (part of Bradford South East). The site is characteristically rural in nature being formed of a series of fields and with limited built form. The site makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PDQ1b)	There is a farm house and farm buildings (Cow Close Farm) in the centre of the site. Otherwise the site is free from development.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site forms part of the agricultural landscape extending northwards away from the town of Bradford. The site is characteristically rural in nature being formed of a series of fields and with the absence of built form. The site makes a strong contribution to purpose c).
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes There are three Grade II Listed buildings in the site (Cow Close Cottages and Farmhouse)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further assessment will be required to understand the potential impact of development on the heritage asset.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There are some areas of high, medium and low surface water flood risk through out the site. The site is also in an area where groundwater levels are between 0.5m and 5m below the ground surface, but surface manifestation is unlikely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a) and b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to heritage assets and flood risk which required further investigation before determining whether they would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary is formed of a well-established, continuous hedgerow for the most part which offers a boundary of moderate strength. There is a small part of the boundary which follows the curtilage of the adjacent industrial development which is slightly weaker.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed of inconsistent hedgerows, rear gardens and a public right of way. These are features weak in strength and lacking in durability.

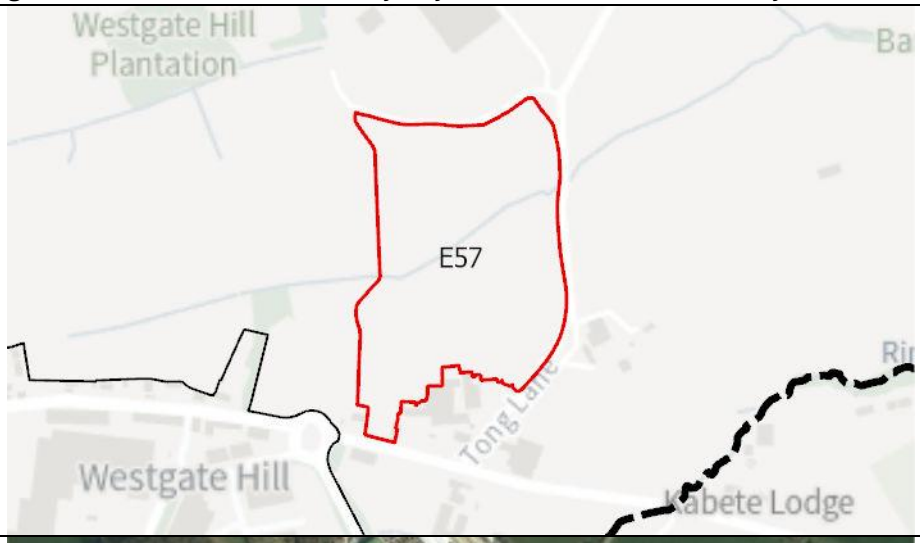
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	Strong: defensible boundary The southern edge of the site is in close proximity to the made road (A58 Whitehall Road) which would provide a strong boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected to the settlement along one boundary.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - hedgerows, curtilage.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - hedgerow, public right of way, rear gardens.
Does the site represent a logical rounding off of the settlement? (SpAs4)	Partially - the site would protrude into the Green Belt but is also partially contained to the north and west. It would constitute a partial rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along only one boundary. The existing inner Green Belt boundary is moderate in strength and may increase the risk of sprawl. The potential new Green Belt boundary would be weak and risk unrestricted sprawl. The site would partially round off the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is small element of built form on the site but this is a minor feature.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is visible in the landscape. The flat topography allows for views across the site to adjacent areas of Green Belt.
Assessment of Openness (OpAsOv)	There is limited built form on site. There are views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purposes a) and b), a strong contribution to purpose c), a weak contribution to purpose d), and a moderate contribution to purpose e). It has a moderate potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is moderate in strength, and the proposed boundary would be weak in strength. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.

Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	E57
Site Name:	North of Westgate Hill and West of Tong Lane
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	9.06
Site Description:	The site comprises open pastureland west of Tong Lane and north of Westgate Hill Street, north of Westgate Hill and Birkenshaw. Tong Lane forms the eastern boundary, with a roadside fence and low hedgerow. The northern boundary follows a local access road, with Tong Garden Centre complex beyond it. The western boundary adjoins further open fields and, in part, crosses an open field without following a visible field boundary. To the south, the site boundary wraps around the curtilage the Lane End Farm complex, which includes farm and commercial buildings, yards, Lane End Farm Shop, Lane End Farm Cattery and equestrian uses. The site forms part of the wider open landscape to the north and west, although the garden centre lies immediately beyond the northern boundary.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Tong Lane, Westgate Hill Street and the local access road along the northern boundary provide identifiable edges. The tree line on the western side also provides some containment. These features would limit development to some extent, although they do not form a complete, robust barrier around the site.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Development would extend built form north of Westgate Hill Street into open pastureland. It would create an outward extension beyond the existing built-up edge, although the roads and established development around the site provide some definition to that edge.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site is influenced by Tong Lane and Westgate Hill Street, the Tong Garden Centre complex immediately beyond the northern access road, and the farm and commercial buildings at Lane End Farm to the south. These uses affect the site's rural setting but do not remove its predominantly open, agricultural character.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site does not directly adjoin the large built-up area, so it has no existing inner Green Belt boundary adjoining the settlement that would be breached by development. Its southern boundary wraps around the Lane End Farm complex, whilst the settlement boundary lies to the west and south-west, separated from the site by a narrow strip of intervening Green Belt land.
How is the site connected to the large built-up area? (PAQ7)	The site is close to though not contiguous with the settlement, with intervening land and development around Westgate Hill Street between the site and existing built-up area to the south/southeast.

Purpose a)	To check the unrestricted sprawl of large built-up areas
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It comprises open pastureland close to, but separate from, the mapped settlement boundary. Development would extend built form into the Green Belt beyond the existing urban edge. Tong Lane and the access road to the north provide physical containment, while the Lane End Farm complex and Tong Garden Centre are nearby urbanising influences. The site remains open to further fields to the west.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Westgate Hill (Bradford) and Pudsey (Leeds)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Largely essential or wide gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	Yes
Details of the loss of visual separation (PBQ3b)	Intervisibility across this approx. 2.5km gap is limited. There are no clear views from the site towards the edge of Pudsey due to the intervening topography, woodland and vegetation. Although Pudsey occupies higher ground and there are views southwards across the wider Green Belt, the site is not readily distinguishable within those views due to the distance and intervening landscape features. Development would slightly reduce the physical gap between Bradford and Pudsey, but would not materially alter the visual separation between them. A considerable amount of intervening open Green

Purpose b)	To prevent neighbouring towns merging into one another
	Belt would remain, and development would not create the perception that the two urban areas had merged.
Purpose b) comment (PBC)	The site makes a moderate contribution to purpose b). It occupies a position close to the northern edge of Westgate Hill, within a wide strategic Green Belt corridor of approximately 2.5km to the urban edge of Pudsey. There are no clear views from the site towards Pudsey, whilst the site is not readily distinguishable in views from the elevated edge of Pudsey due to the distance, intervening topography, woodland and vegetation. Development would slightly reduce the physical gap but could be accommodated without a notable loss of visual separation between the towns. With a considerable amount of intervening land remaining open, the structural and perceived separation of both urban areas would remain secure, presenting no risk of actual coalescence.
Purpose b) outcome (PBO)	**Moderate**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site consists of open pastureland in agricultural use. It is characteristically rural and forms part of the wider open countryside extending northwards from Westgate Hill.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The site comprises countryside uses with no built form. The site therefore makes a strong contribution to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site forms part of the continuous agricultural landscape extending northwards from Westgate Hill. The site is characteristically rural in nature, being formed of open pastureland with no built form.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes

Purpose d):	To preserve the setting and special character of historic towns
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	Yes
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The southern edges of the site are within the setting of Grade II Listed Buildings Shawfield Farm Barn and the Registered Historic Battlefield (Battle of Adwalton Moor 1643)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further details and assessment would be required as part of a pre-application or planning application
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels throughout the site are between 0.025m and 0.5m below the ground surface. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally. The southern edge of the site is subject to a low to high risk of surface water flooding.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details and assessment would be required as part of a

Footnote 7 Assessment Criteria	Yes / No and Comment
	pre-application or planning application
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), a moderate contribution to purpose b), and a weak contribution to purpose d). There is a potential Footnote 7 asset in relation to heritage assets and flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

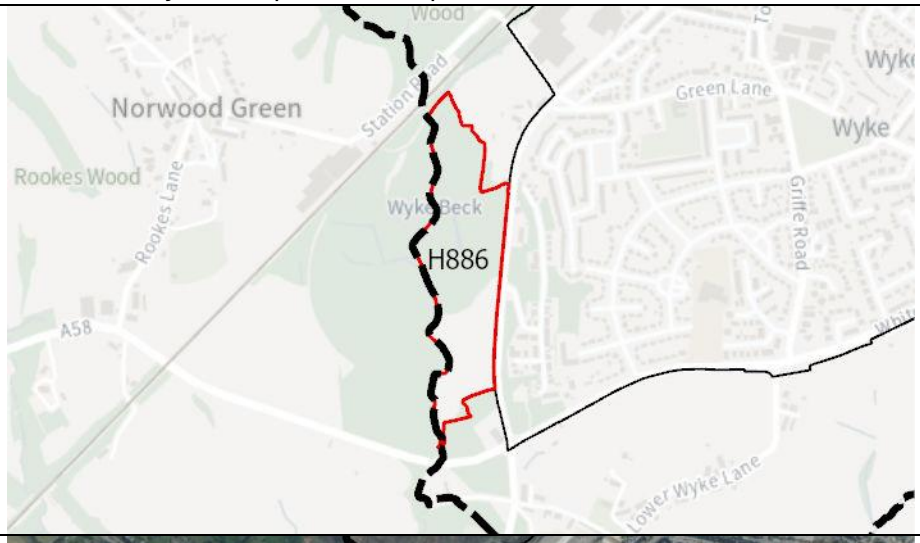
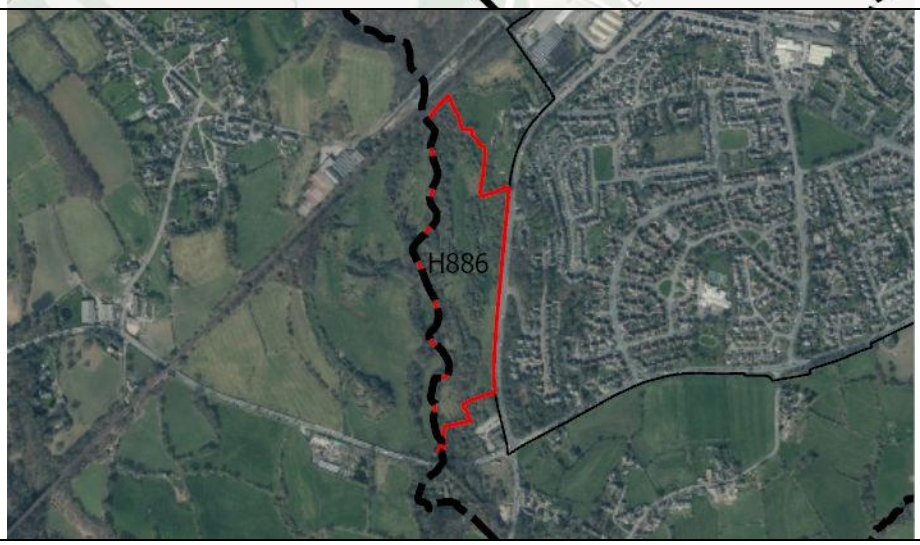
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The site does not directly adjoin the existing inner Green Belt boundary. The nearest existing boundary follows the A650 and Westgate Hill Street, which are made roads and form a strong and defensible boundary.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed by Tong Lane to the east and the access road to Tong Garden Centre to the north, which are strong and defensible features. The western boundary is formed partly by field boundaries and partly cuts across an open field, whilst the southern boundary follows the curtilage of the Lane End Farm complex. These are weaker features. Overall, the potential new boundary is moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is not connected to the settlement and is therefore not contained by the existing urban area.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the site is not directly connected to the existing inner Green Belt boundary. The nearest boundary follows the A650 and Westgate Hill Street and provides strong resistance to sprawl.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new Green Belt boundary would be formed by Tong Lane and the access road to the

	north, together with weaker field and curtilage boundaries to the west and south.
Does the site represent a logical rounding off of the settlement? (SpAs4)	Development would introduce detached built form beyond the existing settlement edge and would not represent a logical rounding-off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is not connected to the settlement and is therefore not contained by the existing urban area. The nearest existing inner Green Belt boundary is strong and provides resistance to sprawl. The potential new Green Belt boundary would be moderate in strength and would provide some containment, although the weaker western and southern sections would increase the risk of future unrestricted sprawl. Development would introduce detached built form beyond the existing settlement edge and would not represent a logical rounding-off of the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on the site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is visually prominent, with wide views across the site and adjoining areas of Green Belt. Woodland and vegetation limit longer-distance views.
Assessment of Openness (OpAsOv)	There is no built form on the site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a moderate contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a high potential for sprawl and development would have a high impact on openness. There is no existing inner Green Belt boundary associated with the site and the potential new Green Belt boundary is moderate. The site's detached position beyond the existing settlement edge, strong contribution to purpose c) and high potential impact on both sprawl and openness are determining factors in the overall assessment. Based on these assessment outputs and planning judgement, the site is considered to make a strong contribution to the Green Belt overall.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H886
Site Name:	Huddersfield Road, Wyke
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	7.35
Site Description:	The site comprises a large, elongated and irregularly shaped plot of grassland and woodland located on the western urban edge of Wyke, running north-to-south along the valley of Wyke Beck. The eastern boundary is bounded by Huddersfield Road, which separates the site from the urban settlement edge and residential properties of Wyke. The western boundary runs contiguously along Wyke Beck stream marks the western boundary, beyond which is adjoining grassland, fields and tracts of trees. The northern edge terminates at the railway line embankment and follows the boundary of a large rear residential garden of a property fronting Huddersfield Road. Beyond the southern tip. The A58 Whitehall Road runs east-to-west, forming a crossroads with Huddersfield Road, where the Wyke Lion pub and car park is located.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	Huddersfield Road to the east and the A58 to the south provide strong infrastructure containment. Wyke Beck to the west forms a weak natural alignment, though the railway line further east provides a distinct physical barrier.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Developing the site would project an irregular, linear ribbon of housing running north-to-south along the narrow valley floor of Wyke Beck. This would form an elongated, ribbon-like pattern of development that mirrors the narrow, winding shape of the stream corridor rather than aligning with a standard, block-shaped urban footprint. This layout would push a thin strip of housing deep into a greenfield landscape, isolating the new properties from the core urban grid of Wyke and leaving the development exposed to open fields and woodland.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site experiences localised urbanising influences along its eastern boundary from traffic noise and visual activity on Huddersfield Road, as well as the proximity of the residential properties of Wyke. The southern tip is subject to urbanising pressures from the busy A58 Whitehall Road, traffic at the crossroads, and the commercial activities of the Wyke Lion pub and its car park, though there is a buffer of trees separating the site. Conversely, the western interior along the Wyke Beck valley remains isolated from these pressures, maintaining a quiet, rural character.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the	The site's inner Green Belt boundary follows Huddersfield Road, which functions as a strong, engineered infrastructure barrier separating the site from the built-up urban area of Wyke. This major road

Purpose a)	To check the unrestricted sprawl of large built-up areas
outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	corridor acts as a distinct physical limit that effectively prevents the outward, irregular spread of housing into the open valley landscape. Because no other substantial engineered boundaries or physical containment features exist within the site itself until reaching the railway line further west, this road serves as the primary barrier protecting the rural character of the Wyke Beck corridor from urban expansion.
How is the site connected to the large built-up area? (PAQ7)	The site runs parallel to Wyke's urban settlement boundary along its eastern edge, physically separated from the town's residential estates by the Huddersfield Road corridor.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It functions as a clear linear green buffer along the valley floor of Wyke Beck, running contiguous with the settlement boundary along its entire eastern perimeter. Developing it would project an irregular, linear ribbon of housing north-to-south along the narrow valley floor of Wyke Beck, isolating the footprint from the core urban grid of Wyke. The inner Green Belt boundary possesses high long-term durability, tracking the strong engineered public road corridor of Huddersfield Road. The immediate western boundary relies on the natural stream course of Wyke Beck, providing moderate containment, however, the site benefits from substantial secondary containment within the immediate landscape. The robust infrastructure corridor of the railway line embankment firmly brackets the northwestern and western flanks, while the A58 Whitehall Road provides a hard engineered barrier to the south. Because these strong physical features sit in reasonable proximity to permanently halt any wider outward growth, development would be structurally confined to the immediate valley floor. Preserving the site remains necessary solely to prevent development from breaching the durable road corridor and sprawling across the local beck line.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those	Yes

Purpose b)	To prevent neighbouring towns merging into one another
in a neighbouring authority)? (PBQ2b)	
If yes, which towns? (PBQ2c)	Wyke (Bradford) and Brighouse (Calderdale)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Largely essential or wide gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	Yes
Details of the loss of visual separation (PBQ3b)	At present, looking east from the open countryside of Calderdale towards the site, the continuous, north-to-south line of woodland tracking Wyke Beck functions as a unified landscape screen that completely blocks out the urban edge of Wyke. Developing the site right up to the eastern edge of the stream would sever this north-to-south landscape connection. Instead of a continuous, natural corridor, the treeline would be isolated against a backdrop of housing, allowing the built form of Wyke to break through the visual horizon. Because the physical gap separating the south-western tip of the site from the northern edge of Bailiff Bridge, Brighouse, is extremely narrow around 230m, the visual integrity of this continuous woodland track would be notably compromised. It would fail to function as a durable screening barrier, causing the urban footprint of Wyke to perceptually advance directly down the valley slope towards Brighouse and mark a notable visual change which may be perceived to reduce the gap between the two towns.
Purpose b) comment (PBC)	The site sits on the western edge of Wyke (part of the city of Bradford, a defined town) and in a gap between Bradford and Baliff Bridge (Brighouse, Calderdale). Whilst the built-up edge of Wyke to the east already projects far south and the site would not protrude any further south, it would extend the built form further east and may result in the perception that the settlement was moving slightly further out towards Bridgehouse, particularly as the existing wooded edge provides a screening to Wyke from the east and partly from the south. However, the site does not form a substantial part of the wider gap, and its development would not physically close the gap between the two towns, although it is accepted that there would be a perceived

Purpose b)	To prevent neighbouring towns merging into one another
	visual change to less a degree. On balance it is considered the site makes a moderate contribution to purpose b).
Purpose b) outcome (PBO)	**Moderate**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises grassland and woodland running along the valley of Wyke Beck and is predominantly rural in character. Whilst Huddersfield Road and the residential edge of Wyke introduce urban influences along its eastern boundary, the site retains a strong relationship with the adjoining fields, woodland and open countryside to the west.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no built form or non-rural land use within the site. The site forms an open, undeveloped corridor along Wyke Beck and therefore plays a strong role in safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site is an undeveloped area of grassland and woodland forming part of the Wyke Beck valley. Although the adjoining road and settlement edge introduce some urban influence, the site retains a predominantly rural character and contains no built form. The site makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.

Purpose d):	To preserve the setting and special character of historic towns
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No Separated by a railway to Doctor Wood and Low Wood (ancient woodlands) immediately north.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No Lower Wyke conservation area approx. 160m south east of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further details and assessment would be required as part of a pre-application or planning application proposal, to understand impacts and restrictions on development
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels are between 0.5m and 5m at the northern tip of the site. There is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely. Along the western boundary groundwater levels are either at or very near (within 0.025m of) the ground surface. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. Some central sections of the site are subject to a low to high risk of surface water flooding. The southern tip of the site is Flood Zone 3, as is the entirety of the beck, though noting that the stream itself is

Footnote 7 Assessment Criteria	Yes / No and Comment
	outside of the site boundary. The western boundary is Flood Zone 3b.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage. Notwithstanding this, residential uses would not be appropriate within the flood plain.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purposes a) and b), and a weak contribution to purpose d). There is a potential Footnote 7 asset in relation to flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

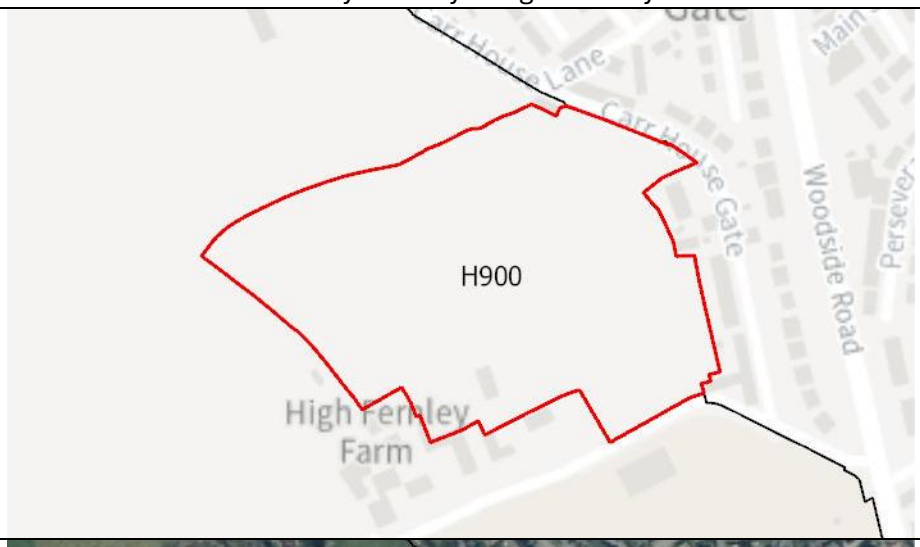
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary follows Huddersfield Road, a made road providing a strong, recognisable and durable boundary.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow Wyke Beck to the west, the railway embankment at the northern end and the A58 to the south. The railway and A58 are strong features, whilst Wyke Beck provides moderate natural containment. Overall, the potential new boundary would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the boundary is formed by Huddersfield Road.

How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new boundary would be formed by Wyke Beck, woodland and the railway corridor.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not logically round off the settlement and would create a linear extension along the valley.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is strong and resists sprawl. The potential new Green Belt boundary would be moderate in strength and provide some containment. Development would not logically round off the settlement and would extend built form along the valley.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The woodland along Wyke Beck provides a continuous landscape screen between Wyke and the open countryside. Development would break this wooded corridor and make the urban edge more prominent within the valley.
Assessment of Openness (OpAsOv)	There is no significant built form on site. The site forms an important open corridor between surrounding developed areas. Development would both visually and spatially impact the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a moderate contribution to purpose b), a moderate contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is strong, and the proposed boundary would be moderate in strength. The combination of the site's contribution across the purposes, high impact on openness and strong existing boundary means that its release would have a significant effect on the function of the Green Belt. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H900
Site Name:	Carr House Gate
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	4.89
Site Description:	The site is located on the upper eastern urban edge of Wyke, Bradford. The site predominantly comprises agricultural greenfield land, used as pastoral fields and open grassland enclosures divided by traditional hedgerows. The south-eastern portion of the site contains some operational agricultural and equestrian footprint associated with High Fernley Farm and Livery Stables, the remainder of which the site boundary wraps around at its south eastern corner. The southern boundary is defined by High Fernley Road, which separates the site from the campus grounds and playing fields of Appleton Academy and associated local community facilities. The eastern boundary follows the settlement boundary and runs along Carr House Gate and the rear curtilages of residential properties fronting it. The northern and western boundary remains completely open and undefined by hard infrastructure, cutting directly across open landscape pastures and fields that stretch towards the natural woodland valleys of Judy Bridge and Royds Hall Beck.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The south-eastern portion of the site contains an operational agricultural and equestrian footprint associated with High Fernley Farm and Livery Stables.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	The southern boundary is defined by High Fernley Road. The eastern boundary is partially bounded by the road corridor of Carr House Gate, but the remainder directly adjoins residential property boundaries. The northern and western boundary is open.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Immediate edge-of-settlement urbanising influences from the residential properties and associated activity along Carr House Gate to the east, alongside the institutional footprint, activity and localised vehicular traffic generated by the Appleton Academy campus directly to the south across High Fernley Road.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary follows Carr House Gate directly east of the site, which currently separates the urban area from the countryside. Whilst this road is a strong containment feature it cannot stop outward irregular spread from Carr House Gate dwellings bordering the site, as the parcel sits entirely on the open western side of the road with no further infrastructure barriers to contain development before it reaches the open fields. In accordance with the local assessment criteria, because these existing residential properties represent the source of urban sprawl rather than an independent defensive barrier, the boundary relies entirely on the public road corridor of Carr House Gate to serve as the

Purpose a)	To check the unrestricted sprawl of large built-up areas
	recognizable, durable, and permanent infrastructure barrier preventing outward irregular spread into the open countryside fields to the west.
How is the site connected to the large built-up area? (PAQ7)	The site connects directly to the urban settlement edge along its eastern boundary, running contiguously with the road corridor of Carr House Gate and directly adjoining the residential property boundaries of the Wyke conurbation.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It connects directly to the urban settlement edge along its eastern boundary via the engineered road corridor Carr House Gate. Whilst High Fernley Road provides containment to the south, the northern and western boundaries remain completely open across agricultural fields. Further, because the existing housing estate sits on the opposite side of Carr House Gate, this road corridor has already been breached and provides no physical containment on its western side, introducing a moderate risk of unchecked outward encroachment into the open countryside.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The south-eastern portion of the site contains an operational agricultural and equestrian footprint associated with High Fernley Farm and Livery Stables.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	
If yes, which towns? (PBQ2c)	
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	N/A
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A

Purpose b)	To prevent neighbouring towns merging into one another
Details of the loss of visual separation (PBQ3b)	
Purpose b) comment (PBC)	The site is not within a gap between neighbouring towns and makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site predominantly comprises open pastoral fields and grassland enclosures divided by hedgerows. It forms part of a much wider area of connected countryside extending north and west towards Judy Bridge and Royds Hall Beck.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Built form is concentrated within the south-eastern part of the site and comprises High Fernley Farm and Livery Stables with associated agricultural and equestrian buildings and hardstanding. Although this is more than minimal built form, it occupies a limited proportion of the site and is associated with established rural uses.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It is predominantly open countryside in agricultural and equestrian use, with built form confined to a limited part of the site and associated with rural uses. Adjoining development does not materially alter its rural character or its role in safeguarding the wider countryside from encroachment.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PDQ1b)	The south-eastern portion of the site contains an operational agricultural and equestrian footprint associated with High Fernley Farm and Livery Stables.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible

Purpose d):	To preserve the setting and special character of historic towns
	visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire*	No

Footnote 7 Assessment Criteria	Yes / No and Comment
Dales National Park both border the district boundary in the north.	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No Located approx. 170m and 450m to the east of Old Hannah Wood and Low Wood (ancient woodlands) respectively.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes Grade II Listed 214 High Fernley Road within the south eastern corner of the site. Within the settings of Grade II Listed 212 & 216 High Fernley Road, 53-57 & 113 Carr House Gate.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further details and assessment would be required as part of a pre-application or planning application proposal, to understand impacts and restrictions on development
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels across the site are between 0.5m and 5m below the ground surface, with the far eastern tip being between 0.025m and 0.5m. There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely. Within the far eastern tip there is a risk of groundwater flooding to both surface and subsurface assets and the possibility of groundwater emerging at the surface locally. Some isolated areas of the site are subject to a low to high risk of surface water flooding.

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), no contribution to purpose b) and a weak contribution purpose d). There is a potential Footnote 7 asset in relation to heritage assets and flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary partly follows Carr House Gate, a strong made road, and partly follows residential curtilages. Overall, the mixed boundary is moderate in strength
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would include High Fernley Road to the south and part of Carr House Gate to the east, both of which are strong road features. However, the remaining eastern boundary follows residential curtilages and the northern and western boundaries cut across open fields. Overall, the potential new boundary would be weak and lacking in durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - the boundary is formed by Carr House Gate, High Fernley Road and adjoining residential development.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - the potential new boundary would rely mainly on field boundaries and farm curtilages.

Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not logically round off the settlement and would extend development into the open countryside.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is moderate in strength and provides some containment. The potential new Green Belt boundary would be weak and risk future sprawl. Development would not logically round off the settlement and would extend into open countryside.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is very limited built form associated with agricultural and equestrian uses.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site comprises predominantly open pastoral fields with views across the site and adjoining countryside.
Assessment of Openness (OpAsOv)	There is very limited built form on site. The site is predominantly open and forms part of the wider countryside. Development would both visually and spatially impact the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), no contribution to purpose b), a moderate contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is moderate in strength, and the proposed boundary would be weak. Although development would have a high impact on openness, the remaining assessment outputs indicate a predominantly moderate role. Based on these assessment outputs and planning judgement the site provides a moderate contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H891
Site Name:	West Gate Hill Street(1)
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	1.22
Site Description:	The site comprises a relatively compact, irregular-shaped plot of greenfield land located on the eastern urban fringe of Westgate Hill, comprising open informal grazing grassland associated with Tong Lane End Farm. The northern boundary directly adjoins Westgate Hill Street (B6135), excluding the footprint of roadside restaurant and its associated parking areas at the Westgate Hill Street roundabout. The eastern boundary adjoins the Tong Lane End Equestrian Centre and Tong Lane End Farm, between which is a narrow vehicular access gate to the site (via Bradford and Wakefield Road to the north). The western boundary is defined by a hedgerow running alongside the busy A650. The southern boundary tracks Inmoor Dike and a hedgerow partition to the adjacent field, beyond which are more countryside fields.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The site is mainly development-free though the boundary does very slightly cross over the building lines of the equestrian centre and farm.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	The A650 acts as a strong barrier isolating the site from the urban area to the west. Westgate Hill Street provides strong containment north. The eastern boundary relies on the farm curtilages of the farm. Inmoor Dike provides moderate containment south.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Whilst the site is undeveloped, it is subject to urbanising influences from its immediate proximity to major transport infrastructure and heavy commercial operations. The A650 forms the western boundary, bringing high-volume traffic noise and visual disturbance, beyond which are visible large-scale commercial warehouses. Further, the northern boundary is directly defined by a large roadside restaurant footprint and its associated car park.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is currently anchored by the A650, which serves as a highly effective, recognisable physical barrier that stops the outward sprawl of the built-up area into the open countryside. Bradford and Wakefield Road acts as a strong, secondary barrier against sprawl to the north. In the absence of another substantial physical infrastructure line further east/south-east, the A650 is the definitive containment barrier safeguarding this section of the Green Belt.
How is the site connected to the large built-up area? (PAQ7)	The site is adjacent to Bradford's industrial edge but segregated by the A650 corridor. It lacks any integration

Purpose a)	To check the unrestricted sprawl of large built-up areas
	with residential neighbourhoods, utility networks, or pedestrian routes, leaving it structurally isolated.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It functions as a compact parcel of open greenfield land located directly adjacent to the eastern urban edge of Westgate Hill, running contiguous with the settlement boundary line along its western perimeter. The inner Green Belt boundary possesses high long-term durability, tracking the strong engineered road corridor of the A650 which serves as a robust permanent barrier stopping the outward spread of the built-up area. While the northern boundary is well contained by the engineered corridor of Westgate Hill Street and the southern edge benefits from the moderate containment of Inmoor Dike, the site's eastern perimeter relies on soft farm curtilages. Preserving the site remains necessary to check outward sprawl past the durable A650 road corridor, as the land extending to the east consists of open countryside with no immediate engineered features in the wider landscape to halt further growth.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The site is mainly development-free though the boundary does very slightly cross over the building lines of the equestrian centre and farm.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Westgate Hill (Bradford) and Pudsey (Leeds)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Less essential or vast gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No

Purpose b)	To prevent neighbouring towns merging into one another
Details of the loss of visual separation (PBQ3b)	Immediate ground-level views looking northeast from Westgate Hill Street are completely enclosed by dense boundary vegetation, fences, and mature trees. Whilst Pudsey sits on a significantly higher elevation looking across the valley basin, because the site is small, any development footprint would be minor. Furthermore, the immense landscape separating the two towns is characterised by a deeply undulating topography, rising ridges and extensive intervening woodland networks. These features naturally fragment and break up long-distance views, ensuring that introducing built forms on a minor parcel of this scale would not cause a meaningful or noticeable loss of visual separation.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It occupies a localised urban fringe position within a vast, strategic Green Belt corridor of approx. 2.9km separating the site and the urban edge of Pudsey. Whilst Pudsey's elevated position creates a long-distance viewshed across the valley, the immense buffer in between is filled with undulating hillsides, natural land ridges and thick woodland belts that heavily interrupt and fragment continuous lines of sight. Further, because the site itself is very small compared to this expansive multi-kilometre corridor, its development represents an insignificant physical reduction of the landscape. The combination of rolling terrain, deep rural topography and heavy intervening vegetation ensures that the individual identities and separation of both towns remain completely secure, posing little, if any, risk of actual or perceptual coalescence.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises open grazing grassland associated with Tong Lane End Farm and retains some rural characteristics, particularly towards its southern boundary where it relates to the wider countryside. However, its countryside character is substantially reduced by the A650 and industrial development to the west, the roadside restaurant and car park to the north, and the extensive equestrian and farm complex to the east. The site therefore has a mixture of countryside and non-rural characteristics.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The site itself is largely free from built form, although its boundary slightly overlaps buildings associated with the equestrian centre and farm. Whilst this built form is rural in nature, the site is strongly influenced by the surrounding roads, commercial development and extensive neighbouring buildings. It therefore performs a

Purpose c):	To assist in safeguarding the countryside from encroachment
	moderate role in safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site retains open grazing land and a relationship with the wider countryside to the south. However, it is closely contained and influenced by substantial development and infrastructure along its western, northern and eastern sides. These urbanising influences significantly reduce its open countryside character, and the site therefore makes a moderate contribution to purpose c).
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PDQ1b)	The site is mainly development-free though the boundary does very slightly cross over the building lines of the equestrian centre and farm.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes Historic Battlefield (Battle of Adwalton Moor).

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further details and assessment would be required as part of a pre-application or planning application proposal, to understand impacts and restrictions on development
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels throughout the site are between 0.025m and 0.5m below the ground surface. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally. The southern edge of the site is subject to a low to high risk of surface water flooding.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b) and a weak contribution to purpose d). There is a potential Footnote 7 asset in relation to heritage assets and flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary is formed by the A650, which provides a strong, recognisable and durable road boundary.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include the A650 and Westgate Hill Street, which are strong road features. Inmoor Dike and its associated hedgerow would provide moderate containment to the south, whilst the farm curtilages to the east would be weaker.

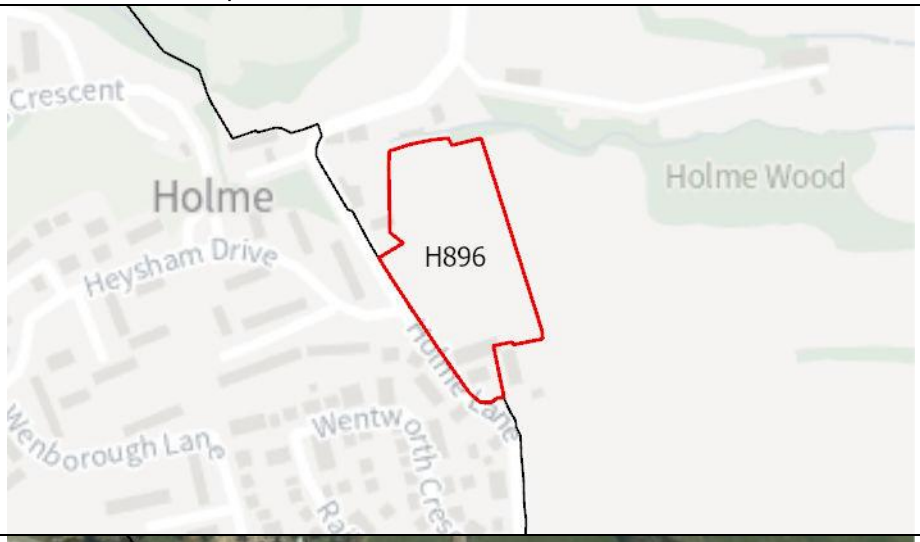
	Overall, the potential new boundary would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the existing boundary is formed by the A650 and Westgate Hill Street.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new boundary would be formed by Inmoor Dike, hedgerows and farm curtilages.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would provide a partial rounding off between the road corridors and adjoining farm development.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is strong and resists sprawl. The potential new Green Belt boundary would be moderate in strength and provide some containment. Development would provide a partial rounding off but would extend beyond the A650.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is very limited built form on the eastern edge of the site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	Views across the site are relatively contained by dense boundary vegetation, fencing, mature trees and the surrounding undulating landscape.
Assessment of Openness (OpAsOv)	There is no significant built form on site. The site is spatially open but relatively contained in visual terms. Development would have a moderate impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b), a moderate contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is strong, and the proposed boundary would be moderate in strength. Notwithstanding the high impact on openness,

	the site is relatively small and its contributions across the purposes are predominantly weak or moderate. Based on these assessment outputs and planning judgement the site provides a moderate contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H896
Site Name:	Holme Farm, Holme Lane, Holme Wood
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	1.13
Site Description:	The site comprises a plot of greenfield land located on the eastern urban edge of Holme Wood, Bradford. The site is predominantly open land, though contains some residential built form in its south-western corner. It is contiguous with the settlement boundary along its western edge at Holme Lane, which separates the site from residential housing developments within the settlement, before wrapping around a collection of workshops, outbuildings and caravan yards, and the rear gardens of traditional cottages fronting Ned Lane to the north. The northern boundary then follows the path of Holme Beck natural woodland and stream. The eastern boundary cuts across open fields, remaining opening and undefined by hard infrastructure, directly adjoining open agricultural landscape and fields. The southern boundary wraps around the footprints of Holme Farm Barn, before extending west to include a pocket of residential dwellings in the south western corner of the site, separated from Holme Road via stone wall and high fencing boundary, to include a vehicular access point.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	The south-western corner of the site contains existing built development comprising permanent residential dwellings, localised hardstanding and a vehicular access point.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	The western boundary is bounded by Holme Lane, providing strong containment. The northern edge is framed by Holme Beck, providing moderate defence. The south edge is bounded by Holme Farm, and the eastern boundary remains open across agricultural fields.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Immediate edge-of-settlement urbanising influences from housing developments to the west, which generate localised activity and vehicular traffic along Holme Lane, alongside commercial, residential, and visual influences from the vehicle workshop yards, outbuildings, caravan plots, and cottage gardens located along the northern boundary off Ned Lane. Internal influences from the built residential dwellings in the south eastern corner of the site.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary runs directly along the western edge of the site following the road corridor of Holme Lane. This public road infrastructure serves as a highly recognisable, durable and permanent barrier that restricts the unmanaged outward spread of the settlement into the open fields to the east.
How is the site connected to the large built-up area? (PAQ7)	The site connects via Holme Lane on its western boundary, which separates the site from the residential housing estate.

Purpose a)	To check the unrestricted sprawl of large built-up areas
Purpose a) comment (PAC)	The site makes a moderate overall contribution to purpose a). It contains existing residential development clustered inside its south-eastern corner, whilst being heavily bordered by external housing and workshops along its western and northern fringes. Whilst it is connected to the large built-up area along its western boundary via Holme Lane, the lack of an urban relationship along the eastern boundary introduces a moderate risk of eastward encroachment into open agricultural fields, though development would serve as a partial rounding-off rather than an isolated protrusion.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	The south-western corner of the site contains existing built development comprising permanent residential dwellings, localised hardstanding and a vehicular access point.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Holme Wood (Bradford) and Pudsey (Leeds)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Less essential or vast gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	The site occupies a lower-lying position within the valley topography and Pudsey is not visible. The viewshed is restricted by the immediate rising slopes and natural land folds of the hillside opposite, which blocks outward, long-distance lines of sigh and intervisibility across the 1.9km gap. Furthermore, because the site is small, any development footprint would be minor. Introducing built forms within this lower pocket would not cause a meaningful or noticeable loss of visual

Purpose b)	To prevent neighbouring towns merging into one another
	separation when viewed across the wider Green Belt corridor.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It occupies a localised urban fringe position directly contiguous with the eastern built-up boundary of Holme Wood, sitting inside a wide strategic Green Belt corridor of approx. 1.9km from the site to the edge of Pudsey. The site's position lower down in the topography restricts any direct outward intervisibility towards Pudsey, meaning it plays no active role in maintaining visual separation. Further, the site itself is exceptionally small compared to this expansive corridor, thus development would represents an insignificant physical footprint. The combination of rolling hillsides, natural land ridges and heavy intervening vegetation ensures that the vast open landscape remains secure, meaning development does not present a risk of actual or perceptual coalescence.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The majority of the site comprises open agricultural fields connected to the wider countryside to the east. However, residential development within its south-western corner and adjoining housing and workshops introduce non-rural characteristics and urbanising influences.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Built form within the site comprises a small group of permanent residential dwellings, together with associated hardstanding and vehicular access. These are non-rural uses, although they occupy only a limited proportion of the site.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). Whilst most of the site remains open and forms part of the agricultural countryside extending eastwards, it contains a pocket of residential development and is influenced by housing, workshops and caravan yards along its western and northern edges. It therefore displays a mixture of countryside and non-rural characteristics.
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	No
If development is present – what form/type of development is it? (PDQ1b)	The south-western corner of the site contains existing built development comprising permanent residential

Purpose d):	To preserve the setting and special character of historic towns
	dwellings, localised hardstanding and a vehicular access point.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development*	No

Footnote 7 Assessment Criteria	Yes / No and Comment
Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No Holme Wood (ancient woodland) is located approx. 70m east of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes Grade II Listed Holme Farm dwelling are located in the south eastern corner of the site. The site is also within the setting of other Grade II Listed buildings of the farm cluster, and 25 Ned Lane.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further details and assessment would be required as part of a pre-application or planning application proposal, to understand impacts and restrictions on development
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels in the northern and southern section of site are between 0.5m and 5m below the ground surface.

Footnote 7 Assessment Criteria	Yes / No and Comment
	There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely. The southern edge of the site is subject to a low to high risk of surface water flooding.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b) and a weak contribution to purpose d). There is a potential Footnote 7 asset in relation to heritage assets and flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

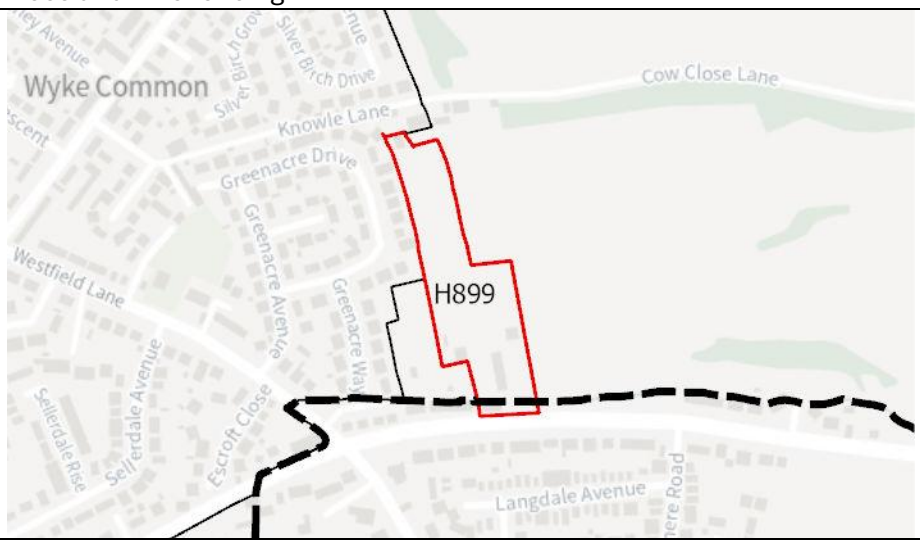
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary partly follows Holme Lane, a strong road feature, but also wraps around workshops, cottages and domestic curtilages. Overall, the boundary is moderate in strength.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would follow Holme Beck and woodland to the north, which provide moderate containment. However, the eastern boundary cuts across open fields and the southern boundary follows farm curtilages, walls and fencing. These weaker sections would result in an overall weak boundary lacking durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.

How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - the boundary is formed by Holme Lane, residential curtilages and existing development.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - the potential new boundary would rely mainly on field boundaries, farm curtilages and intermittent vegetation.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would provide some rounding off but would extend development into the adjoining countryside.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is moderate in strength and provides some containment. The potential new Green Belt boundary would be weak and risk future sprawl. Development would provide some rounding off but would extend into the countryside.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is limited built form and hardstanding associated with the farm and adjoining uses.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site occupies a lower-lying position and is visually contained by rising ground, natural land folds, vegetation and adjoining development.
Assessment of Openness (OpAsOv)	There is limited built form on site. Views across the site and adjoining Green Belt are relatively contained. Development would have a moderate impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b), a moderate contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl, and development would have a moderate impact on the openness of the Green Belt. The existing inner Green Belt boundary is moderate in strength, and the proposed boundary would be weak. Based on these assessment outputs and planning judgement the site provides a moderate contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H899
Site Name:	The Knowle, Whitehall Road, Wyke
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	1.78
Site Description:	The site is located on the immediate eastern urban edge of Wyke, Bradford. The northern and central sections of the site comprise open agricultural greenfield land, consisting of fields and grassland enclosures divided by natural hedgerows. The southern section of the site contains a mix of residential and industrial development fronting Whitehall Road, including a large commercial garage workshop building with a concrete hardstanding yard used for HGV parking with an automated metal sliding gate. The boundary along the south is the busy A58 Whitehall Road, separating the site from further residential development south within the Kirklees District. The western boundary is defined by the long rear gardens of dwellings fronting Whitehall Lane, and the smaller rear gardens of dwellings fronting Greenacre Drive. The northern boundary tapers to an apex behind the rear domestic gardens of residential properties fronting Knowle Lane, though a converted granny flat in the rear garden of one property is situated within the site boundary. The eastern boundary remains open and undefined by hard infrastructure, cutting directly across open agricultural fields and bounded by a sparse line of mature trees and wire fencing.
Map (Site Boundary):	

Site Information	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	The southern section contains a mix of residential and industrial development including a large commercial garage workshop building and concrete hardstanding yard used for HGV parking. The northern apex contains a converted residential granny flat structure.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Wyke Lane and a sizable industrial site to the north west provide containment northwards. Further south west Whitehall Road provides containment, noting there is already residential housing on the other side from the site. The eastern boundary is exposed.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site is subject to immediate edge-of-settlement urbanising influences from existing housing developments to the west, distinct commercial activity and HGV traffic generated by the internal transport yard, residential activity from the included granny flat, and high-volume vehicular traffic along the adjacent A58 Whitehall Road corridor.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's western boundary directly adjoins the inner Green Belt settlement edge along its northern half where it meets the rear gardens of residential properties, before extending to enclose a permanent dwelling within the northern garden apex. Moving south, the site boundary steps inward to the east away from the settlement edge, leaving a buffer of open Green Belt land before it reaches the Bradford District Boundary line. Because the boundary is defined by property fences in the north and an open greenfield gap in the south rather than a hard infrastructure barrier like a main road, it does not functionally serve as a robust physical barrier

Purpose a)	To check the unrestricted sprawl of large built-up areas
	capable of preventing outward irregular spread in the absence of other containment features.
How is the site connected to the large built-up area? (PAQ7)	Directly along the north section of the western boundary adjoining residential garden curtilages and northern apex where it integrates an existing dwelling. The southern section steps eastwards, separating site from direct alignment with settlement edge.
Purpose a) comment (PAC)	The site makes a moderate overall contribution to purpose a). It is connected to the large built-up area along only one primary boundary axis (the northern half of its western boundary). However, its character is heavily compromised by significant internal urbanising influences, specifically an active commercial HGV transport yard and garage workshop in the southern section, and a residential dwelling at its northern apex. Whilst these built features mean the site is not free from development, the lack of an urban or infrastructure barrier along its eastern boundary leaves that flank exposed, introducing a moderate risk of eastward encroachment into open agricultural fields.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	The southern section contains a mix of residential and industrial development including a large commercial garage workshop building and concrete hardstanding yard used for HGV parking. The northern apex contains a converted residential granny flat structure.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Wyke (Bradford) and Cleckheaton (Kirklees)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Less essential or vast gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or	No

Purpose b)	To prevent neighbouring towns merging into one another
topography that would preserve visual separation)? (PBQ3a)	
Details of the loss of visual separation (PBQ3b)	
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). Whilst the site sits within the strategic gap between Bradford and Cleckheaton, the distance across the open Green Belt to the next settlement boundary is substantial, measuring approx. 1.85km. The open gap is heavily fragmented by massive physical infrastructure, including the M62 motorway corridor, which disrupts any direct line of sight or visual link between the two settlements. Development would not cause a loss of visual separation
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The northern and central sections comprise open agricultural fields and grassland connected to the wider countryside to the east. However, commercial and residential development within the site introduces substantial non-rural characteristics, particularly in the south.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Built form includes a large commercial garage workshop, an HGV parking and hardstanding yard, residential development and a converted residential granny flat. These are non-rural uses, although they are concentrated within limited parts of the otherwise open site.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). The majority remains open agricultural land and forms part of the countryside extending eastwards. However, the commercial garage, HGV yard, residential development and associated hardstanding create significant localised urbanising influences. The site therefore displays a clear mixture of countryside and non-rural characteristics.
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	No
If development is present – what form/type of development is it? (PDQ1b)	The southern section contains a mix of residential and industrial development including a large commercial garage workshop building and concrete hardstanding yard used for HGV parking. The northern apex contains a converted residential granny flat structure.

Purpose d):	To preserve the setting and special character of historic towns
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden*	No

Footnote 7 Assessment Criteria	Yes / No and Comment
Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels in the northern section of site are between 0.5m and 5m below the ground surface. There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely. The southern and central areas of the site are subject to a low to high risk of surface water flooding.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), and a weak contribution to purpose b) and purpose d). There is a potential Footnote 7 asset in relation to flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

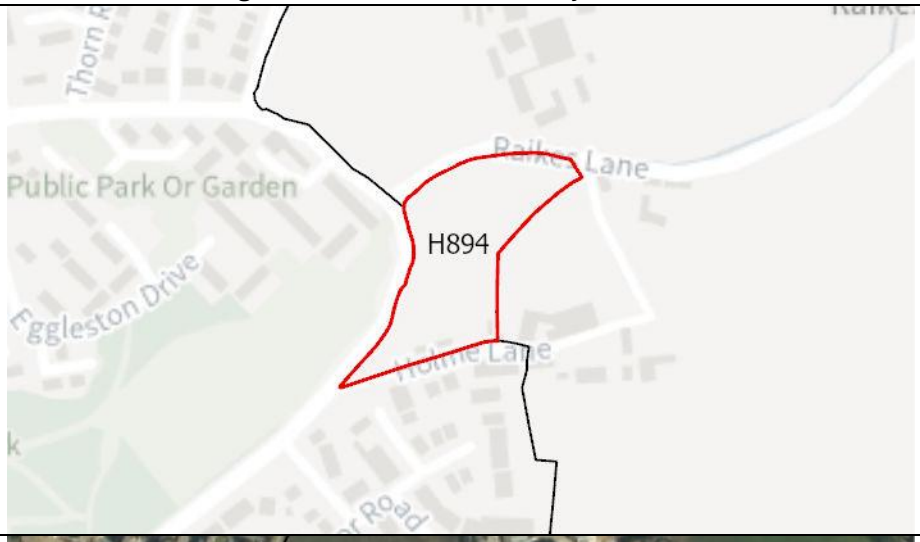
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is principally formed by residential gardens and development curtilages, with the A58 providing a stronger feature along the southern edge. Overall, the boundary is weak and lacking in durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would include the A58 to the south, which is strong and defensible. However, the northern and western sections would follow residential and commercial curtilages, whilst the eastern boundary is formed by sparse trees, wire fencing and an open field line. Overall, the potential new boundary would remain weak.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the boundary is formed mainly by residential curtilages and inconsistent developed edges.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - the potential new boundary would rely on field boundaries, sparse vegetation and fencing.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not logically round off the settlement and would extend development eastwards into open fields.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is weak and increases the risk of sprawl. The potential new Green Belt boundary would also be weak and risk future

	sprawl. Development would not logically round off the settlement and would extend into open countryside.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is built form and hardstanding on the southern part of the site, including residential and commercial development.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The northern and central parts remain locally open, although wider views towards Cleckheaton are interrupted by major infrastructure, including the M62.
Assessment of Openness (OpAsOv)	There is built form and hardstanding on part of the site, but substantial open land remains. Wider views are restricted by infrastructure and intervening development. Development of the whole site would have a moderate impact on the openness.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b), a weak contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a high potential for sprawl, and development would have a moderate impact on the openness of the Green Belt. The existing inner Green Belt boundary is weak, and the proposed boundary would also be weak. The high potential for sprawl is balanced against the predominantly weak or moderate contribution made across the Green Belt purposes. Based on these assessment outputs and planning judgement the site provides a moderate contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H894
Site Name:	Holme Lane / Raikes Lane, Holme Wood
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	1.01
Site Description:	The site comprises an irregular-shaped plot of greenfield land located on the eastern urban edge of the residential area Holme Wood, Bradford, contiguous with the settlement boundary on its western and southern edges. The western boundary is bounded by Holme Lane, beyond which a field separates the site from the residential properties of the settlement. The southern edge of the site is separated from close-knit housing development by the road corridor Ryecroft Hall. The northern edge is bounded by Raikes Lane, which separates the site from Raikes Hall Farm, comprising a large cluster of buildings to the north east of the site, surrounded by open, expansive agricultural fields. The eastern boundary tracks soft agricultural lines across open fields, directly adjoining a series of operational agricultural clusters including a barn yard and Meadowlands Stables. The site is largely undeveloped though the southern section adjoins the main operational yard of Meadowlands Farm, and includes a profile-clad agricultural barn, static caravan and some hardstanding areas within the boundary.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The site includes a profile-clad agricultural barn, static caravan and some hardstanding areas within the boundary.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	The west is bounded by Holme Lane, the south by Ryecroft Hall and the north by Raikes Lane, which are strong, defensible road features. The eastern boundary is open and undefined by hard infrastructure, cutting across agricultural fields.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site is subject to edge-of-settlement urbanising influences, including nearby residential properties, vehicular traffic from surrounding roads, and the adjoining active operational agricultural farm and stable yards.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary runs directly along the western and southern edges of the site, following the established road corridors of Holme Lane and Ryecroft Hall. These public road infrastructures serve as recognisable, durable and permanent barriers that prevent the unmanaged outward spread of the built settlement into the open greenfield enclosures to the north and east.
How is the site connected to the large built-up area? (PAQ7)	The site connects via Holme Lane and Ryecroft Hall. The western edge is separated from housing by a narrow field buffer, while the southern edge sits directly opposite an established residential housing cluster.
Purpose a) comment (PAC)	The site makes a moderate overall contribution to checking unrestricted sprawl. It is connected to the large built-up area along two boundaries, leaving the northern and eastern edges along Raikes Lane open to

Purpose a)	To check the unrestricted sprawl of large built-up areas
	the wider countryside landscape. Whilst there is some potential for development to constitute a logical rounding-off of the Holme Wood urban edge due to strong physical containment by roads on three sides, the lack of a built urban relationship along the eastern boundary introduces a moderate risk of eastward encroachment into open agricultural fields.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The site includes a profile-clad agricultural barn, static caravan and some hardstanding areas within the boundary.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Holme Wood (Bradford) and Pudsey (Leeds)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Largely essential or wide gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	Yes
Details of the loss of visual separation (PBQ3b)	Intervisibility across this 2.1km gap is active but asymmetric due to regional topography. Whilst immediate ground-level views looking north-east from the site northeast are completely terminated by a prominent, tree-lined ridge along the horizon that hides Pudsey, this urban edge of Bradford is clearly visible from the Leeds side. Because Pudsey occupies a significantly higher elevation overlooking the valley basin, observers from those vantage points look across the open landscape to see this site. The development of the site would alter the degree of visual separation between the two cities and slightly reduce the visual gap between Bradford and Pudsey. However, this would not occur to such an extent that it would result in the total

Purpose b)	To prevent neighbouring towns merging into one another
	loss of that separation. The views between the two cities would be such that a distinct area of land would still remain to provide a clear separation. Because the intervening landscape is characterized by a deeply undulating topography, rolling hillsides and thick woodland networks that naturally fragment continuous lines of sight, introducing built forms would not result in the perception that the two cities had merged to become part of the same urban area.
Purpose b) comment (PBC)	The site makes a moderate contribution to preventing neighbouring towns from merging. It occupies a localised urban fringe position directly contiguous with the eastern built-up boundary of Holme Wood, sitting inside a wide strategic Green Belt corridor of approx. 2.1km separating the site from the urban edge of Pudsey. Whilst localised terrain and a tree-lined ridge screen Pudsey from ground views from the site, the higher elevation of Pudsey creates an open, long-distance viewshed where the urban edge of Bradford remains visible. Whilst development would push the physical built footprint of the existing estate forward into the open gap and alter these long-range views, it could be accommodated without the total loss of visual separation between the towns. With an extensive amount of intervening land - defined by undulating hillsides, natural land folds and heavy tree belts - remaining completely open, the structural and perceived separation of both urban areas would remain secure with no risk of actual coalescence.
Purpose b) outcome (PBO)	**Moderate**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is predominantly open grassland and forms part of the wider agricultural countryside extending to the north and east. Rural land uses within and adjoining the site include Meadowlands Farm, stables and associated grazing land.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Built form is limited to the southern part of the site and comprises a profile-clad barn, static caravan and associated farmyard hardstanding. These features are associated with the operational rural use of Meadowlands Farm.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It is predominantly open and characterised by agricultural and equestrian land uses, with direct connections to the wider countryside to the north and east. Built form is limited and principally associated with the rural use of Meadowlands Farm. The site forms a predominantly open rural area at the settlement edge and safeguards

Purpose c):	To assist in safeguarding the countryside from encroachment
	the wider agricultural countryside to the north and east from outward encroachment.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PDQ1b)	The site includes a profile-clad agricultural barn, static caravan and some hardstanding areas within the boundary.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site falls within the setting of a number of Grade II Listed buildings (Raikes Hall Farm and Barn Yard, 354 - 358, 362 Holme Lane, Ryecroft Farm Barn)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further details and assessment would be required as part of a pre-application or planning application proposal, to understand impacts and restrictions on development

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels in the southern section of site are between 0.5m and 5m below the ground surface. There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely. The northern edge of the site is subject to a low risk of surface water flooding.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

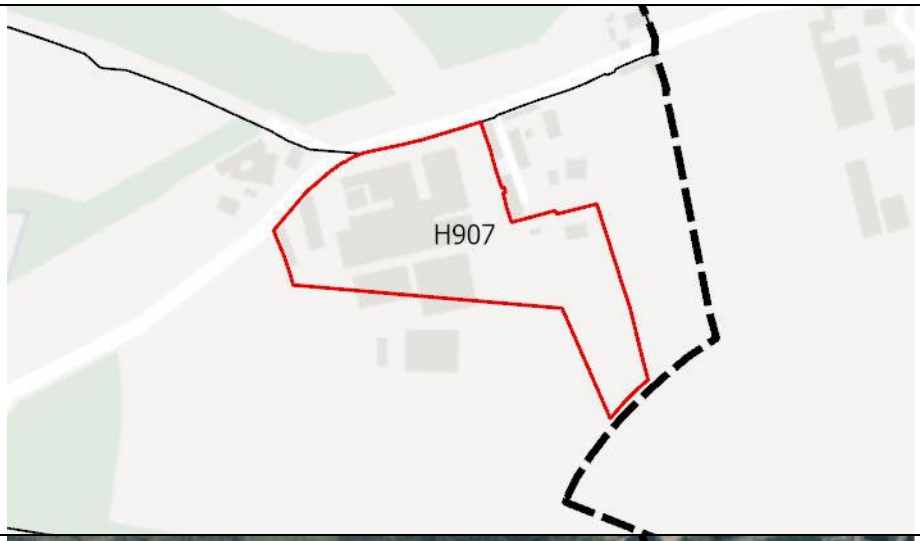
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), a moderate contribution to purpose b) and a weak contribution to purpose d). There is a potential Footnote 7 asset in relation to heritage assets and flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary follows the made road corridors of Holme Lane and Ryecroft Hall, which are strong and defensible features.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow Holme Lane, Raikes Lane and Ryecroft Hall along three sides of the site. These are strong road features, but the eastern boundary cuts across open agricultural fields and lacks a durable physical feature. Overall, the potential new boundary would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the existing boundary is formed by Holme Lane, Raikes Lane and adjoining development.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new boundary would be formed by field boundaries, vegetation and the edges of existing farm development.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would partially round off the settlement between Holme Lane, Raikes Lane and existing development.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is strong and resists sprawl. The potential new Green Belt boundary would be moderate in strength and provide some containment. Development would partially round off the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is limited built form and hardstanding within the southern part of the site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The open parts of the site are visible from elevated land to the east, although local views towards Pudsey are screened by a tree-lined ridge.
Assessment of Openness (OpAsOv)	There is limited built form and hardstanding on site, but substantial open land remains. The site is visible within the wider landscape. Development would have a moderate visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a moderate contribution to purpose b), a moderate contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl, and development would have a moderate impact on the openness of the Green Belt. The existing inner Green Belt boundary is strong, and the proposed boundary would be moderate in strength. Based on these assessment outputs and planning judgement the site provides a moderate contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H907
Site Name:	Wyke Lane, Oakenshaw
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	2.02
Site Description:	The site is located on the urban edge of Oakenshaw and comprises a large, highly developed footprint belonging to Threappleton Farm, including multiple large-scale industrial-agricultural barns, storage units, silos and concrete hardstanding yards. The northern boundary follows the settlement boundary along Wyke Lane, beyond which directly north is the wooded Low Moor Banks nature reserve, and north east a commercial container storage yard and other buildings associated with the farm. The eastern boundary runs south down a localised unmarked property track, wrapping around a cluster of housing at Pearson Fold, before cutting east and south around the farm curtilage. The southern boundary cuts across the footprint of the farm, following and internal track north to rejoin Wyke Lane. The farm and adjoining housing cluster are surrounded by open farmland.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The site contains extensive, permanent built development comprising multiple large-scale industrial-agricultural barns, storage units, silos, and substantial concrete hardstanding yards belonging to Threappleton Farm.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Northern boundary defined by Wyke Lane, providing strong containment. Eastern, southern and western boundaries defined by unmarked internal farm tracks and property lines, comprising weak, non-defensible features.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site sits within a semi-isolated pocket of development wrapped tightly by the open green space of Low Moor Banks to the north and open fields to the south. Whilst the parcel contains an intensive pre-existing built footprint at Threappleton Farm, residential development here would not represent a smooth extension of Oakenshaw's primary urban core. Instead, it would create an isolated, prominent island of housing separated from the main settlement framework, expanding a detached rural-industrial pocket rather than providing a logical rounding-off of the town edge.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site is subject to immediate localised urbanising influences from the adjacent detached housing cluster at Pearson Fold and vehicle activity along Wyke Lane, heavy internal industrial-agricultural influences from its own active HGV yard, silos, and commercial barns, and a massive storage container yard situated directly to the north-east.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the	The site's northern boundary follows the road corridor of Wyke Lane. Because the site and its adjacent cluster at Pearson Fold sit detached as an isolated island within the open Green Belt, the boundary does not interface directly with the main continuous urban core of

Purpose a)	To check the unrestricted sprawl of large built-up areas
large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	Oakenshaw. Consequently, it relies on Wyke Lane to keep this isolated pocket contained, but it cannot prevent outward irregular spread to the east, south, or west where the site borders open fields without any further infrastructure features.
How is the site connected to the large built-up area? (PAQ7)	The site directly touches the settlement boundary along its northern edge via Wyke Lane but it does not connect to any actual housing within that settlement.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It directly adjoins the settlement boundary along its northern edge via Wyke Lane. Whilst it does not directly connect to residential development within the settlement, leaving it isolated from the main built-up town, its character and openness is already compromised by immediate external urbanising threats, notably the detached housing estate at Pearson Fold pressing directly against its eastern flank, and internally by the large barns, silos, and concrete yards of Threappleton Farm. The site features strong containment at the settlement boundary, but lacks durable infrastructure barriers on its remaining sides as its eastern, southern and western boundaries rely entirely on an unmarked internal track and property lines. Because there is no real physical containment on three sides, building here introduces a high risk of uncontained, irregular outward sprawl into the open countryside fields.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The site contains extensive, permanent built development comprising multiple large-scale industrial-agricultural barns, storage units, silos, and substantial concrete hardstanding yards belonging to Threappleton Farm.
Is the site located on the edge of a defined town? (PBQ2a)	No
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Oakenshaw (Bradford) and Cleckheaton (Kirklees)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Less essential or vast gap

Purpose b)	To prevent neighbouring towns merging into one another
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	The site lies within the strategic gap between Bradford and Cleckheaton, but the distance across the open Green Belt to the next settlement boundary is approximately 1.7km. The M606 motorway corridor and localised woodland interrupt the landscape and block direct views between the settlements. Development would therefore not result in a loss of visual separation.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). Whilst it sits within the strategic gap between Bradford and Cleckheaton, the actual distance across the open Green Belt to the next settlement boundary is substantial, measuring approx. 1.7km. This gap is heavily fragmented by the huge infrastructure barrier of the M606 motorway corridor and localised woodlands, which block any direct line of sight or visual link across the open landscape. Development here would therefore not cause a loss of visual separation or create actual or perceived settlement coalescence.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is surrounded by open farmland and retains some undeveloped land around its eastern and southern edges. However, its countryside character and openness are substantially reduced by the extensive developed footprint occupying much of the site.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The site contains numerous large agricultural buildings, silos, storage areas and extensive hardstanding. Although principally associated with a rural use, the scale and concentration of the built form have a significant effect on openness.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). It forms part of the wider countryside and is principally in agricultural use, but its openness and rural character are substantially affected by extensive built form and hardstanding. The remaining open areas continue to provide some countryside characteristics.
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PDQ1b)	The site contains extensive, permanent built development comprising multiple large-scale industrial-agricultural barns, storage units, silos, and substantial concrete hardstanding yards belonging to Threappleton Farm.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels across the north of the site are between 0.025m and 0.5m and 5m below the ground surface. There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely. Some isolated areas of the site are subject to a low to medium risk of

Footnote 7 Assessment Criteria	Yes / No and Comment
	surface water flooding, with a high risk centrally.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), and a weak contribution to purpose b) and purpose d). There is a potential Footnote 7 asset in relation to flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

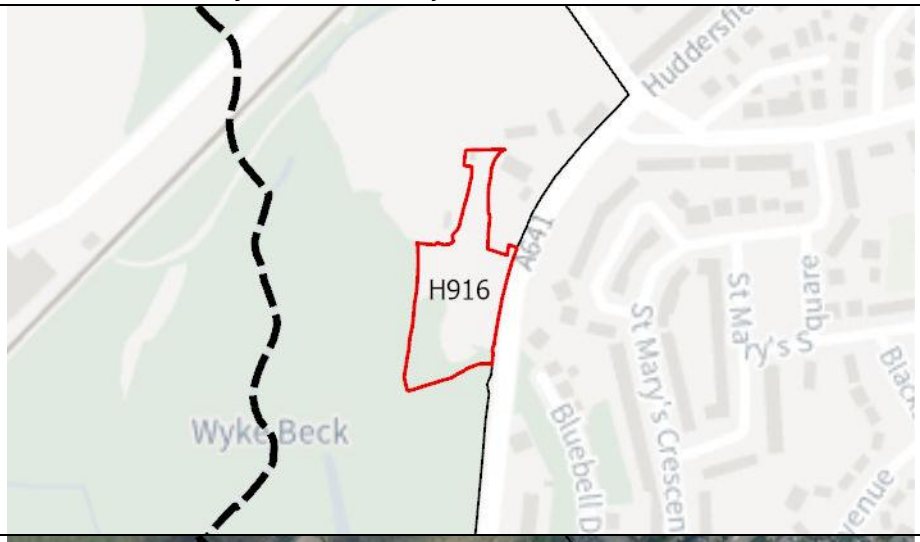
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing Green Belt boundary follows Wyke Lane, a made road providing a strong, recognisable and durable boundary.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would retain Wyke Lane as a strong feature along the northern side. However, the eastern, southern and western sections would follow unmarked farm tracks, property lines and the irregular edge of the farm complex. Overall, the potential new boundary would be weak and lacking in durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the existing boundary is formed by Wyke Lane.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - the potential new boundary would rely on tracks, property boundaries and open field edges.

Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not logically round off the settlement and would extend development beyond Wyke Lane.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is strong and resists sprawl. The potential new Green Belt boundary would be weak and risk future sprawl. Development would not logically round off the settlement and would extend beyond the existing road boundary.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is a significant amount of agricultural built form, hardstanding and operational development on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	Wider views are restricted by the M606 corridor, intervening woodland and the existing concentration of development on the site.
Assessment of Openness (OpAsOv)	There is a significant amount of built form and hardstanding on site. The site is relatively contained, with limited views across to the wider Green Belt. Further development would have a limited additional impact on openness.
Impact on Openness: (OpAs)	**Low**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b), a moderate contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl, and development would have a moderate impact on the openness of the Green Belt. The existing inner Green Belt boundary is strong, and the proposed boundary would be weak. Based on these assessment outputs and planning judgement the site provides a moderate contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H916
Site Name:	Highfield, Huddersfield Road, Wyke
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	0.61
Site Description:	The site comprises a moderately sized, irregularly shaped plot of open greenfield land located on the western urban edge of Wyke, Bradford. The site consists of open, undeveloped green space, predominantly containing open grass pasture then transitioning into the dense woodland cover across its southern section. The eastern boundary follows the settlement boundary and runs contiguously along Huddersfield Road (A641), which separates the site from the adjacent housing estates in Wyke. The northern boundary forms a short, irregular property line that cuts westward away from Huddersfield Road, directly backing onto the domestic garden curtilages and rear fences of residential properties. There is a residential outbuilding/workshop located in this narrow northern 'finger' of the site. The western boundary remains completely open, unfenced and undefined by any hard infrastructure. It cuts directly across open fields and landscape contours as it slopes downward towards the natural woodland valley corridor of Wyke Beck, before the southern boundary cuts east to rejoin Huddersfield Road.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	The narrow northern 'finger' of the site contains a detached residential outbuilding/workshop.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Eastern boundary defined by Huddersfield Road. Calder Valley railway line in close proximity to the west/northwest. Station Road also sits north. Other than the natural woodland, southwards there is no strong feature until Whitehall Road (530m away).
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The immediate western and southern boundaries lack on-site infrastructure containment, and therefore development would not form a perfectly managed rounding-off. Whilst the railway line and Station Road in close proximity securely restrict and bound outward expansion to the west and northwest, the lack of a defensive barrier to the south creates a risk that development would project as an irregular protrusion extending towards Whitehall Road.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Immediate edge-of-settlement urbanising influences and housing pressures from the residential estates located directly across Huddersfield Road to the east, vehicular traffic and noise along the main road itself, immediate domestic influences from the adjacent rear property lines to the north, and active transit infrastructure influences from the rail movements along the railway line to the west.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary follows Huddersfield Road, separating the built-up area of the settlement from the countryside. Whilst this heavy road corridor could keep the existing town contained to the east, it cannot stop outward spread from the site itself, as the parcel sits entirely on the open western side of the road. However, any outward sprawl would be physically restricted from expanding infinitely into the

Purpose a)	To check the unrestricted sprawl of large built-up areas
	wider countryside by the close proximity of the Calder Valley railway line and Station Road to the west and northwest. The south, however, is less protected.
How is the site connected to the large built-up area? (PAQ7)	The site connects directly to the urban settlement edge along its eastern boundary, running contiguously with the road corridor of Huddersfield Road, which separates the site from the primary residential housing estates of Wyke.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It connects directly to the urban settlement edge along its eastern boundary via Huddersfield Road. To the west and northwest, the site benefits from strong structural containment due to the close proximity of the active Calder Valley railway line and Station Road, which effectively prevent uncontained breakout into the wider countryside on that side. However, because there are no durable defensive infrastructure features on the site's immediate boundaries, and no robust barriers southwards until Whitehall Road (approx. 530m away), the south remains less protected, introducing a moderate risk that development would project as an irregular protrusion and cause unmanaged outward encroachment across the southern landscape.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	The narrow northern 'finger' of the site contains a detached residential outbuilding/workshop.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Wyke (Bradford) and Bailiff Bridge (Calderdale)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Less essential or vast gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or	No

Purpose b)	To prevent neighbouring towns merging into one another
topography that would preserve visual separation)? (PBQ3a)	
Details of the loss of visual separation (PBQ3b)	The urban edge of Bailiff Bridge is not visible from the site. Furthermore, because the existing built-up settlement edge of Wyke already extends further south than this site, introducing development here would not project the town boundary forward into the gap. The site is visually self-contained and does not influence the perceived separation between the two towns.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It occupies a localised urban fringe position within a 700m Green Belt corridor separating Wyke and Bailiff Bridge. Whilst the overall gap is narrow, this specific site is small and sits north of the main urban boundary line, which already projects further south into the gap. Developing this pocket would not advance the built footprint toward the neighbouring town or reduce the actual separation distance. Because there is no active intervisibility and the strategic buffer remains completely unaffected to the south, development does not present a risk of actual or perceptual coalescence.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is predominantly open grassland, with dense woodland across its southern section, and forms part of the wider green and wooded corridor of Wyke Beck. These features give it a clear countryside character despite its position beside Huddersfield Road and the settlement edge.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Built form is limited to a single residential outbuilding/workshop within the narrow northern part of the site. Its small scale and peripheral position mean that it has little effect on the openness and rural character of the site as a whole.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). Its grassland and woodland retain a predominantly rural character and connect directly with the wider countryside to the west and south. The limited built form and adjoining urban development do not materially weaken that character, whilst the site's edge-of-settlement position gives it a clear role in safeguarding the Wyke Beck corridor from outward encroachment.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	No
If development is present – what form/type of development is it? (PDQ1b)	The narrow northern 'finger' of the site contains a detached residential outbuilding/workshop.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a)	No

Footnote 7 Assessment Criteria	Yes / No and Comment
Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No Doctor Wood and Low Wood (ancient woodlands) located approx. 150m west.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels are between 0.025m and 0.5m below the ground surface along the eastern edge of the site. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b) and a weak contribution to purpose d). There is a potential Footnote 7 asset in relation to flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

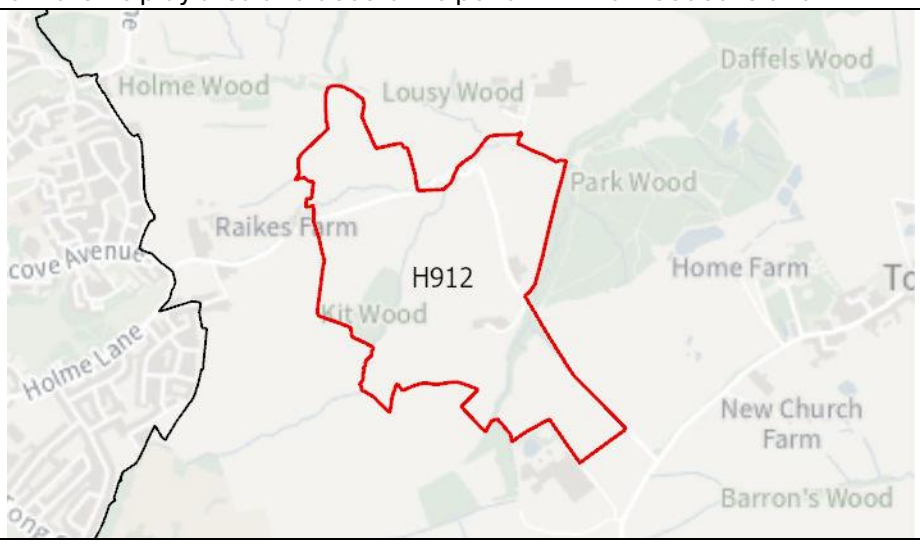
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary follows Huddersfield Road, which is a strong, recognisable and durable road feature.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would follow domestic property boundaries to the north and woodland along part of the southern edge. However, the long western boundary cuts across open fields without a durable physical feature. The nearby railway provides secondary containment but does not define the site boundary, so the potential new boundary would be weak overall.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the existing boundary is formed by Huddersfield Road.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - the potential new boundary would rely mainly on field boundaries, vegetation and residential curtilages.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not logically round off the settlement and would extend development westwards beyond Huddersfield Road.

Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is strong and resists sprawl. The potential new Green Belt boundary would be weak and risk future sprawl. Development would not logically round off the settlement and would extend beyond the existing road boundary.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is very limited built form within the northern part of the site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is visually self-contained, with views restricted by woodland, vegetation, roads and adjoining development.
Assessment of Openness (OpAsOv)	There is very limited built form on site. The site is spatially open but relatively contained in visual terms. Development would have a moderate impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is strong, and the proposed boundary would be weak. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H912
Site Name:	Raikes Lane / New Lane, Tong
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	54.12
Site Description:	The site comprises a very large, expansive and irregularly shaped plot of land situated within the open rural landscape of Tong Valley, located approx. 340m east of Holme Wood. The majority of the site consists of open agricultural greenfield land, used as rolling pastoral fields and large grassland enclosures divided by hedgerows and tree lines. Wood Beck flows through the western sector adjacent to Kit Wood. In the central eastern section, the site encloses the buildings, outbuildings and functional yards of Gib Stubbing Farm and a small residential cluster. Holme Beck and also Raikes Lane cuts across the site in the north, where the road joins New Lane which the runs southwards through the site before becoming part of the eastern boundary. The northern part of the eastern boundary follows the edge of Park Wood and Shackleton Wood. A thinner strip of this woodland (The Shrug) continues directly through the site southwards, and beyond the southern boundary. The northern boundary follows Raikes Lane eastwards then cuts northwards across open fields and contours before dropping down through open agricultural fields and Raikes Farm, enclosing one of the farm buildings and equestrian yards. The southern boundary follows the perimeters of a large retail centre complex and associated parking/servicing area, together with a children's play area and decorative pond within a wooded island.
Map (Site Boundary):	

Site Information	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	The site contains permanent internal development footprints, explicitly enclosing the residential buildings and functional yards of Gib Stubbing Farm within its central-eastern section, alongside a permanent farm building and equestrian yards associated with Raikes Farm in the northern section
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Raikes Lane and New Lane partially bound the site. Tong Lane approx. 150m southeast. Shacklewood and Park Wood bound the site to the north east. The northern, southern and eastern boundaries are exposed.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site is completely detached from the urban settlement edge, and therefore development would create a large, highly incongruous island of housing sitting isolated in the Green Belt. Whilst bounded to the north-east by Shackleton Wood and Park Wood, the northern, southern and eastern boundaries remain exposed, creating a high risk of an uncontained, irregular protrusion sprawling across the open slopes of the Tong Valley.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site is subject to urbanising influences along its southern edge due to the commercial activity, traffic and operational footprints of the large retail centre complex, alongside localised rural-industrial and domestic activity from the internal yards and housing cluster at Gib Stubbing Farm. Raikes Lane brings road traffic through the site, and there is also the vehicular activity from boundary roads.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a	The site does not possess a true inner Green Belt boundary as it does not interface with the continuous built-up town edge. Whilst the site is partially bounded by Raikes Lane and New Lane, and sits near Tong Lane (approx. 150m southeast), these function as rural road corridors rather than structural settlement containment

Purpose a)	To check the unrestricted sprawl of large built-up areas
barrier in the absence of another boundary?) (PAQ6)	barriers, meaning the boundary cannot prevent outward irregular spread into the open countryside fields across its exposed boundaries.
How is the site connected to the large built-up area? (PAQ7)	The site is physically isolated and detached from the primary urban settlement framework of Bradford, separated from the residential edge of Holme Wood by an agricultural gap of approx. 340m.
Purpose a) comment (PAC)	The site makes a strong contribution to purpose a). It is physically isolated from the main urban settlement, meaning development would form a prominent, detached urban housing island in the Green Belt rather than a logical extension. Whilst its character is locally altered by internal road networks, a farmstead, a small residential cluster and a nearby retail complex, its outer northern, southern and eastern boundaries are all exposed. Although Shackleton Wood and Park Wood provide localised containment to the north-east and Raikes Lane and New Lane in parts, the lack of durable infrastructure barriers across its remaining flanks introduces a severe risk of uncontained, irregular outward sprawl across the open landscape of the Tong Valley.
Purpose a) outcome (PAO)	**Strong**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	The site contains permanent internal development footprints, explicitly enclosing the residential buildings and functional yards of Gib Stubbing Farm within its central-eastern section, alongside a permanent farm building and equestrian yards associated with Raikes Farm in the northern section
Is the site located on the edge of a defined town? (PBQ2a)	No
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Westgate Hill (Bradford) and Pudsey (Leeds)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Largely essential or wide gap
Would the development of the site result in the loss of visual separation of towns (taking account	Yes

Purpose b)	To prevent neighbouring towns merging into one another
of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	
Details of the loss of visual separation (PBQ3b)	Intervisibility across this 1.5km gap is active, with clear, long-distance views extending from the site across the open valley floor to the elevated built horizon of Pudsey. The development of the site would alter the degree of visual separation between the two cities and reduce the visual gap between Bradford and Pudsey by extending a large built footprint into an active, shared viewshed. However, this visual exposure would not result in the total loss of that separation. The views between the two cities would be such that a distinct area of land would still remain to provide a clear separation. Because the intervening landscape is characterised by a deeply undulating topography, rising ridges and woodland networks that naturally fragment continuous lines of sight, introducing built forms would not result in the perception that the two cities had merged to become part of the same urban area.
Purpose b) comment (PBC)	The site makes a moderate contribution to purpose b). It occupies a large, detached, freestanding position within the open countryside, sitting inside a wide strategic Green Belt corridor of approx. 1.5km from the site to the urban edge of Pudsey. The gap is visually characterised by clear views across the open valley basin to the elevated edge of Pudsey on the horizon. Whilst development would push the physical built footprint forward and reduce the visual gap, it could be accommodated without the total loss of visual separation between the towns. With a considerable amount of intervening land - defined by rolling hillsides, natural land folds and heavy tree belts - remaining completely open, the structural and perceived separation of both urban areas stays secure, presenting no risk of actual coalescence.
Purpose b) outcome (PBO)	**Moderate**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site makes a strong contribution to checking unrestricted sprawl. It is physically isolated from the main urban settlement, meaning development would form a prominent, detached urban housing island in the Green Belt rather than a logical extension. Whilst its character is locally altered by internal road networks, a farmstead, a small residential cluster and a nearby retail complex, its outer northern, southern and eastern boundaries are all exposed. Although Shackleton Wood

Purpose c):	To assist in safeguarding the countryside from encroachment
	and Park Wood provide localised containment to the north-east and Raikes Lane and New Lane in parts, the lack of durable infrastructure barriers across its remaining flanks introduces a severe risk of uncontained, irregular outward sprawl across the open landscape of the Tong Valley.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Built form is concentrated within limited parts of this very large site and comprises farm and equestrian buildings, associated yards and a small residential cluster. Most of the built form supports rural uses and does not dominate the site overall.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It is predominantly open countryside in agricultural use, with built form limited in extent and mainly associated with rural uses. The small residential element and adjoining development do not materially alter the site's overall rural character.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	No
If development is present – what form/type of development is it? (PDQ1b)	The site contains permanent internal development footprints, explicitly enclosing the residential buildings and functional yards of Gib Stubbing Farm within its central-eastern section, alongside a permanent farm building and equestrian yards associated with Raikes Farm in the northern section
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the

Purpose d):	To preserve the setting and special character of historic towns
	historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	Yes Kit Wood and The Shrog (ancient woodland) located within the site boundary. Eastern boundary within the buffer zone of Shackleton Wood (ancient woodland). Lousy Wood and Park Wood adjacent to the site (approx., 125m north and 50m east respectively)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	Further details and assessment would be required as part of a pre-application or planning application proposal, to understand impacts and restrictions on development
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes Grade II Listed Gib Stubbing Farm and Barn located within the site. Class II West Yorkshire Archaeology Site located in the north eastern section of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further details and assessment would be required as part of a pre-application or planning application proposal, to understand impacts and restrictions on development
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Various areas of the site subject to groundwater levels between 0.5 and at or within 0.0025m of the ground surface. Within the lower risk areas there is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely. Within the higher risk areas there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. Holme

Footnote 7 Assessment Criteria	Yes / No and Comment
	Beck within the site is within Flood Zones 3b. Some isolated areas of the site are subject to a low to high risk of surface water flooding.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

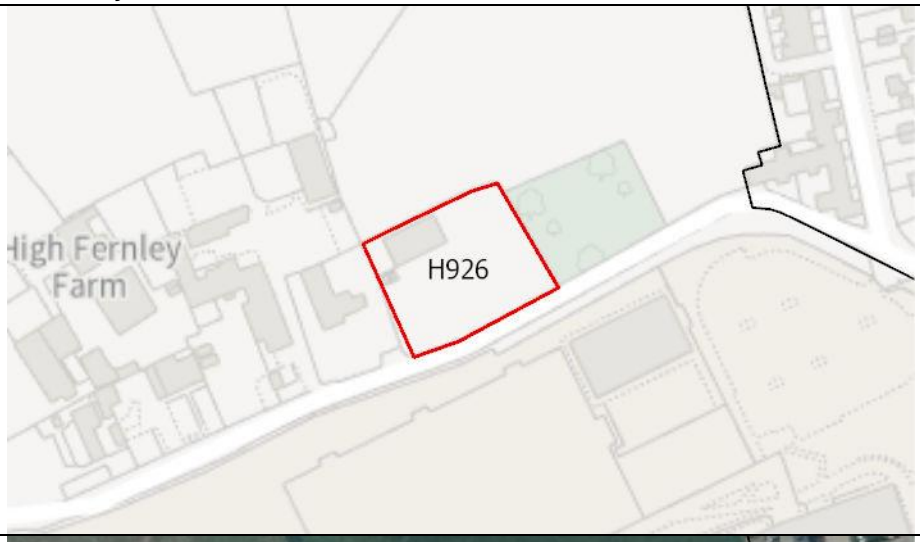
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a) a moderate contribution to purpose b) and a weak contribution to purpose d). There is a potential Footnote 7 asset in relation to habitat sites, heritage assets and flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development. However, the site makes a strong contribution to purpose a) and so cannot be considered as grey belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The nearest inner Green Belt boundary follows the residential edge of Holme Wood and is principally formed by domestic curtilages and soft landscape boundaries. It is therefore weak and lacking in durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would partly follow Raikes Lane and New Lane, which are strong road features. Shacklewood and Park Wood would provide substantial natural containment to the north-east, but the northern, southern and eastern field boundaries remain exposed and less durable. Overall, the potential new boundary would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is detached from the settlement.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the site does not possess a clear inner Green Belt boundary connected to the settlement.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new boundary would be partly formed by roads, woodland and watercourses, with exposed field boundaries elsewhere.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not round off the settlement and would create a large detached area of development in the countryside.
Assessment of Sprawl (SpAsOv)	The site is detached from the settlement. The existing inner Green Belt boundary is weak and does not provide settlement containment. The potential new Green Belt boundary would be moderate in strength but would provide only partial containment. Development would not round off the settlement and would establish detached development in the countryside.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is limited built form associated with Gib Stubbing Farm, other rural buildings and a small residential cluster.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is extensive and visually prominent, with clear long-distance views across the open valley towards Pudsey.
Assessment of Openness (OpAsOv)	There is limited built form on site, but the majority comprises open countryside. There are wide views across the site and adjoining Green Belt. Development would both visually and spatially impact openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a strong contribution to purpose a), a moderate contribution to purpose b), a moderate contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a high potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is weak, and the proposed boundary would be moderate in strength. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H926
Site Name:	High Fernley Farm, High Fernley Road
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	0.21
Site Description:	The site comprises a small rectangular field west of Upper Wyke residential area of Bradford. The site is undeveloped except for a large steel agricultural storage unit and some hardstanding in the north-west corner, associated with the adjacent residential dwelling fronting High Fernley Road. This road borders the site to the south, beyond which are the campus grounds and playing fields of Appleton Academy. The western boundary comprises the domestic hedgerow lining the driveway to the adjacent dwelling, before becoming the open yard/driveway to the enclosed outbuilding which sits on the northern boundary. The remainder of the northern boundary is a low stone wall separating the site from the wider fields to the north, as does the hedgerow lining the eastern boundary. The adjacent dwelling is part of a small cluster of built structures west of the site, which includes other dwellings and High Fernley Farm and Livery Stables. Dense residential housing development of Upper Wyke is located approx. 70m west, where the settlement boundary is drawn.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The north-west corner of the site incorporates a large steel agricultural storage building and associated hardstanding area.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	High Fernley Road borders the south. A domestic hedgerow tracks the west. A low stone wall forms the northern boundary. A hedgerow forms the eastern boundary. A woodland block lies to the west. The landscape to the north remains uncontained.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site sits entirely detached from the continuous built-up town framework, meaning development would not form a logical or managed rounding-off. Spilling onto this field would create an isolated island or an incongruous, pocketed protrusion of high-density housing sitting detached within the open Green Belt, separated from the actual settlement edge by a 70m gap of open fields.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Activity from the Appleton Academy campus grounds and playing fields directly across High Fernley Road to the south, domestic activity from the small cluster of dwellings and the on-site garage footprint to the west, localised agricultural-industrial activity from the nearby High Fernley Farm and Livery Stables, and vehicular traffic along the southern boundary.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is the settlement line located 70m to the east of the site, which follows the rear property limits of the Upper Wyke housing estate. Sitting entirely detached from this settlement line within the open Green Belt, the site possesses no shared boundary with the urban edge. The 70m open agricultural gap separating the site from the settlement serves as a localised open buffer, but it lacks any permanent engineered infrastructure or hard physical barriers capable of preventing a detached island of development from pocketing the landscape.

Purpose a)	To check the unrestricted sprawl of large built-up areas
How is the site connected to the large built-up area? (PAQ7)	The site is entirely detached from the settlement edge. It sits out in the open countryside, separated from the houses in Upper Wyke by a 70m open field gap.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It sits entirely detached 70m out in the Green Belt, meaning development here fails to form a logical town extension and instead creates an isolated housing island. The land is not a pristine open space; it features an internal steel outbuilding footprint and is subject to immediate urbanising influences. High Fernley Road sets a fixed linear border to the south directly across from the active Appleton Academy grounds, whilst a cluster of houses and farm buildings flanks the west. Looking at the wider landscape, an ancient woodland block provides some containment to the west. The northern and eastern flanks, however, lack engineered barriers or durable natural stop lines. Relying on weak local stone walls and hedgerows, development here leaves these borders highly exposed, introducing a moderate risk of triggering uncontained outward sprawl across the open northern fields.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The north-west corner of the site incorporates a large steel agricultural storage building and associated hardstanding area.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	
Does the site form a substantial part of a gap between these towns? (PBQ2d)	N/A
What type of gap does the site sit within? (PBQ2e)	N/A
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A

Purpose b)	To prevent neighbouring towns merging into one another
Details of the loss of visual separation (PBQ3b)	
Purpose b) comment (PBC)	The site is not within a gap between neighbouring towns and makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site retains countryside characteristics through its remaining open field and its relationship with the wider agricultural land to the north. Its character is also influenced by the adjoining dwelling and farmstead and by the academy grounds to the south.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	A large steel outbuilding/garage and associated hardstanding occupy the north-western part of this relatively small site. As these features are associated with the adjoining residential use rather than a rural use, they have a noticeable effect on the site's openness.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). It contains a mixture of open countryside and non-rural built form, with the scale of the outbuilding and hardstanding preventing the site from being wholly rural in character. Nevertheless, the undeveloped part maintains a relationship with the wider fields to the north and continues to perform some role in safeguarding them from encroachment.
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PDQ1b)	The north-west corner of the site incorporates a large steel agricultural storage building and associated hardstanding area.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible

Purpose d):	To preserve the setting and special character of historic towns
	visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire*	No

Footnote 7 Assessment Criteria	Yes / No and Comment
Dales National Park both border the district boundary in the north.	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes Within the setting of Grade II Listed 214 High Fernley Road and Barn at 212 High Fernley Road.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further details and assessment would be required as part of a pre-application or planning application proposal, to understand impacts and restrictions on development
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels in the northern section of the site are between 0.5m and 5m below the ground surface. There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely. The southern section of the site is subject to a high risk of surface water flooding.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), no contribution to purpose b) and a weak contribution to purpose d). There is a potential Footnote 7 asset in relation to heritage assets and flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development.

Potential Grey Belt Outcome	
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

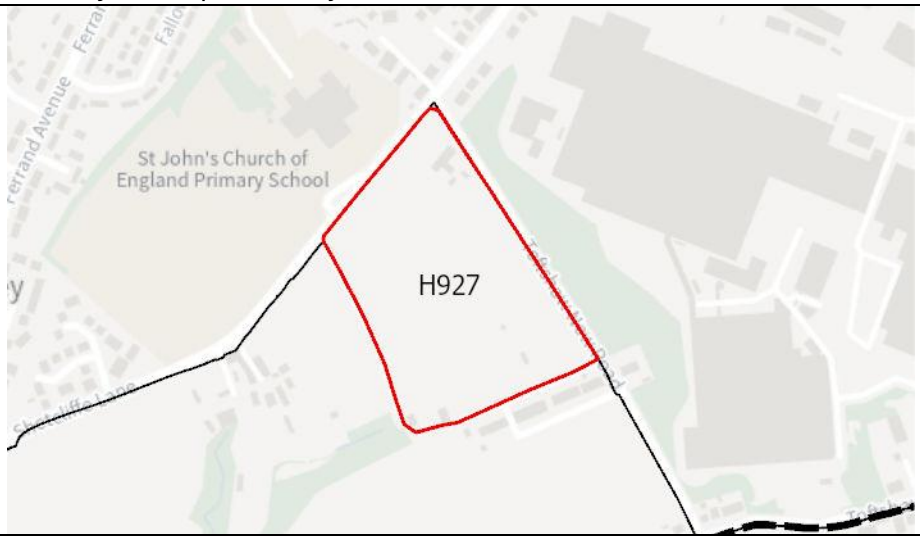
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The nearest inner Green Belt boundary follows the rear curtilages of the Upper Wyke residential area. It is separated from the site by open land and is formed principally by domestic boundaries, making it weak.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would follow High Fernley Road to the south, which provides a strong road feature. The remaining sides are formed by hedgerows, a low dry-stone wall, domestic boundaries and an open field edge. Overall, these weaker features would result in a weak boundary lacking durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is detached from the settlement.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the existing boundary is formed by domestic hedgerows, a low stone wall and soft field boundaries.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - the potential new boundary would rely on field walls, hedgerows and fencing.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not round off the settlement and would create detached development in the countryside.
Assessment of Sprawl (SpAsOv)	The site is detached from the settlement. The existing inner Green Belt boundary is weak and provides little containment. The potential new Green Belt boundary would also be weak and risk future sprawl. Development would not round off the settlement and would create detached development.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is limited built form and hardstanding associated with the existing agricultural building.
How visually prominent is the site? What is the visibility of the site and	The remainder of the site comprises open land with views across the site and adjoining countryside.

views across to the wider Green Belt? (OpA2)	
Assessment of Openness (OpAsOv)	There is limited built form on site. The remainder of the site is open and forms part of the wider countryside. Development would have a moderate visual and spatial impact on openness.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), no contribution to purpose b), a moderate contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a high potential for sprawl, and development would have a moderate impact on the openness of the Green Belt. The existing inner Green Belt boundary is weak, and the proposed boundary would also be weak. The high potential for sprawl is balanced against the site's predominantly moderate contribution across the purposes and moderate impact on openness. Based on these assessment outputs and planning judgement the site provides a moderate contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H927
Site Name:	Shetcliffe Lane / Toftshaw New
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	4.64
Site Description:	The site comprises a moderately sized, rectangular plot of greenfield land located on the southern urban edge of Bierley, Bradford. The site is predominantly open grassland though also contains some development, including the active built footprint, outbuildings and associated yards of Shetcliffe Hall Farms within the northern corner, and a standalone property footprint occupying the centre of the site. The southern section is visually and physically cut off from the open field to the north. The south-eastern enclave is fenced off from the remainder of the site and comprises a low-density mix of residential, equine and agricultural uses and built form, together with small partitioned fields, manicured garden, hardstanding and vehicular tracking and yard space. The south-western sector comprises a dense thicket of trees and rough grassland, to include some isolated residential and agricultural structures. The site runs contiguously along the settlement boundary, via Shetcliffe Lane at its north-western boundary, which separates the site from St John's Church of England Primary School, and Toftshaw New Road at its north-eastern boundary, which separates the site from a tree-lined margin beyond which is the huge-scale West Yorkshire Industrial Estate. At the junction of these two roads are residential dwellings on either side and a substation. Dense housing estates are located behind both the school and the industrial estate. The south-eastern boundary of the site runs along the New Toftshaw road corridor, which separates the site from a row housing outside the settlement boundary. Beyond this are open fields including a cluster of residential and industrial built form. The south-western boundary forms a straight field line cutting north-westward across the landscape back to Shetcliffe Lane. The adjoining field incudes a cluster of housing and commercial and industrial buildings, beyond which is the recently developed Bierley Crematorium.
Map (Site Boundary):	

Site Information	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	The site incorporates scattered built footprints including the active structures, outbuildings and yards of Shetcliffe Hall Farms in the northern corner, a standalone property in the centre, and a mix of residential, equine and agricultural buildings across the south-eastern enclave.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Shetcliffe Lane aligns the north-west, Toftshaw New Road forms the north-east, New Toftshaw bounds the south. The west boundary follows a public footpath, with no physical features beyond to contain development. Countryside to the south and west are open.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Multi-sided urbanising influences including direct edge-of-settlement residential pressures from the housing and school across Shetcliffe Lane, heavy industrial and commercial activity from the sizable West Yorkshire Industrial Estate to the north-east, residential street pressures from New Toftshaw to the south, as well as the site's own property footprints and activities.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The inner Green Belt boundary consists of the settlement line tracking along Shetcliffe Lane and Toftshaw New Road. Running along the outer edge of the established urban edge, this boundary is structurally strong where it keeps the dense housing estates and heavy industrial park contained. However, the site's own perimeters rely on standard road corridors and open field lines which lack any permanent, on-site engineered barriers capable of stopping built form from sprawling directly forward into the open field parcel.

Purpose a)	To check the unrestricted sprawl of large built-up areas
How is the site connected to the large built-up area? (PAQ7)	The site connects directly and contiguously to the built-up edge via its north-western and north-eastern flanks, separated from the settlement edge by Shetcliffe Lane and Toftshaw New Road.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It connects directly to the built-up area along its north-western and north-eastern boundaries via two established road corridors. The land is not a pristine open space; its internal openness is already compromised by the active built footprints of Shetcliffe Hall Farms, a central standalone property, and a semi-developed south-eastern enclave. It sits heavily enclosed by dense local urbanising influences, facing an active school and housing to the north-west and a huge-scale industrial estate to the north-east. Looking across a reasonable distance, the wider landscape to the south and west features no durable infrastructure barriers, meaning the open fields stretch out uncontained into the wider countryside. Whilst the lack of permanent regional containment introduces a risk of sprawl pushing outward on those specific flanks, the immediate multi-sided urban enclosure ensures that development within the site itself serves as a localised infill and rounding-off of the existing town edge.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	The site incorporates scattered built footprints including the active structures, outbuildings and yards of Shetcliffe Hall Farms in the northern corner, a standalone property in the centre, and a mix of residential, equine and agricultural buildings across the south-eastern enclave.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Bierley (Bradford) and Cleckheaton (Kirklees)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Less essential or vast gap
Would the development of the site result in the loss of visual	No

Purpose b)	To prevent neighbouring towns merging into one another
separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	
Details of the loss of visual separation (PBQ3b)	Development would not result in a loss of visual separation. The wide landscape is characterised by a deeply undulating agricultural topography that drops into valley folds and rises over intervening ridges. This rolling terrain breaks any line of sight across the 2.2km gap, meaning there is no active intervisibility or perceptual connection between the settlements from this location.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It forms a localised edge piece on the urban periphery within a significantly wide strategic Green Belt corridor of approx. 2.2km. Due to the undulating nature of the landscape and natural topography folds, there is limited, if any, direct intervisibility towards Cleckheaton. Because the sprawling open countryside buffer remains visually unbroken and a huge physical separation distance is maintained, developing this localised fringe would not result in actual or perceived coalescence between the two towns. Further, any risk of coalescence or perceptual merging is restricted by the M62 motorway. This huge infrastructure line enforces a rigid structural barrier that severs the Bradford and Kirklees settlement areas.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	Much of the site comprises open grassland, small fields and rough vegetation, with a relationship to the wider countryside to the south and south-west. However, its countryside character is fragmented in places and materially influenced by the surrounding roads, housing, school and industrial development.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The farm buildings, yards and equine or agricultural uses are rural features and are compatible with a countryside setting. However, the site also contains residential buildings, a manicured garden, hardstanding and vehicle tracks, creating a mixture of rural and non-rural characteristics across the site.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). Its open fields retain countryside characteristics and help safeguard the land extending southwards from further encroachment. However, the amount and distribution of existing built form, together with the

Purpose c):	To assist in safeguarding the countryside from encroachment
	surrounding urbanising influences, mean that the site is not wholly rural in character.
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	No
If development is present – what form/type of development is it? (PDQ1b)	The site incorporates scattered built footprints including the active structures, outbuildings and yards of Shetcliffe Hall Farms in the northern corner, a standalone property in the centre, and a mix of residential, equine and agricultural buildings across the south-eastern enclave.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI*	No

Footnote 7 Assessment Criteria	Yes / No and Comment
• *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes In the northern tip of the site, groundwater levels are at least 5m below the ground surface.

Footnote 7 Assessment Criteria	Yes / No and Comment
	Flooding from groundwater is not likely. In the southern section, Groundwater levels are between 0.5m and 5m below the ground surface. Comment There is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely. There is a high risk of surface water flooding in the south-eastern corner, and a medium risk in isolated areas.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b) and a weak contribution purpose d). There is a potential Footnote 7 asset in relation to flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary follows Shetcliffe Lane and Toftshaw New Road. These made roads provide strong, recognisable and durable boundaries to the built-up area.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow Shetcliffe Lane, Toftshaw New Road and New Toftshaw Road along much of the site perimeter. These roads are strong features, but the south-western boundary follows a public footpath and open field line with less durability. Overall, the potential new boundary would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially	N/A

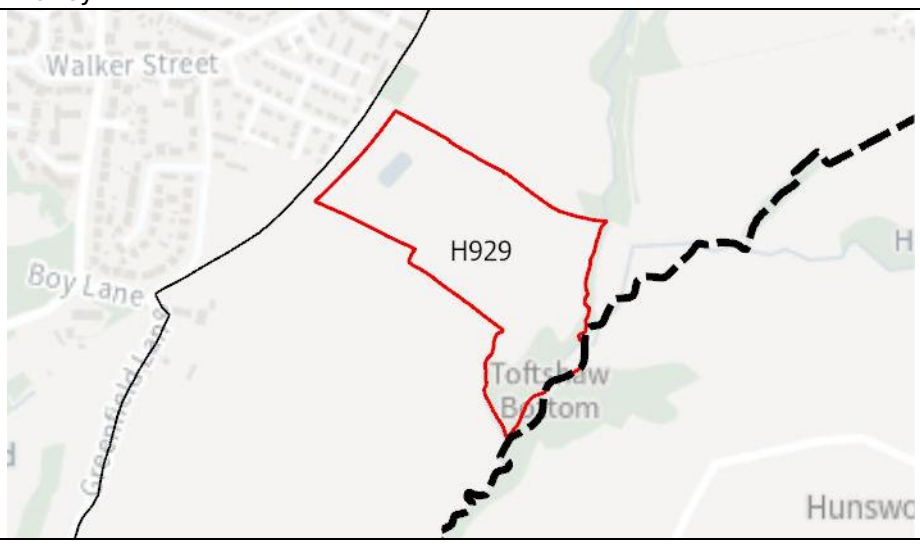
stronger or more logical Green Belt boundary?:	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

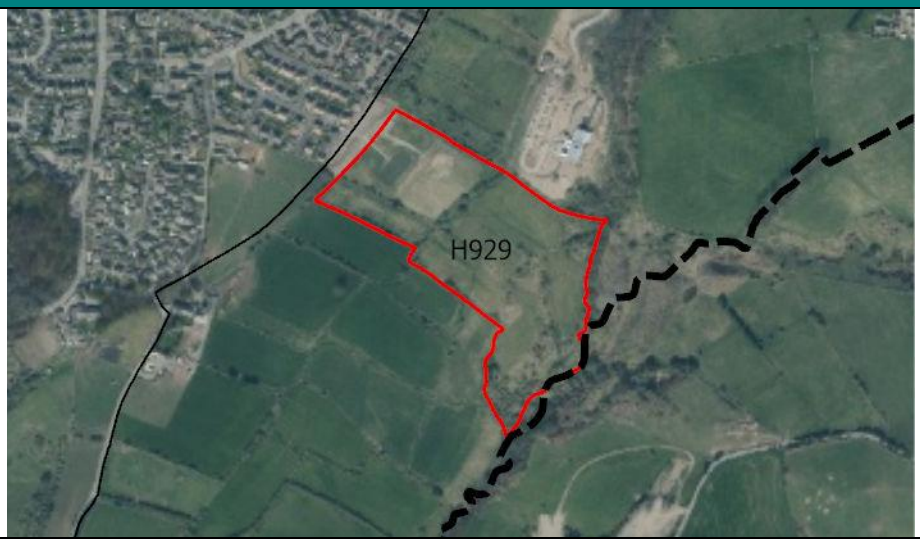
Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the existing boundary is formed by made roads and established development.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new boundary would be formed by woodland, field boundaries and the edges of existing farm development.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would partially round off the settlement between existing developed areas.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is strong and resists sprawl. The potential new Green Belt boundary would be moderate in strength and provide some containment. Development would partially round off the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is limited built form, hardstanding and rural development within parts of the site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is not visually prominent in the wider landscape. The undulating topography restricts longer views and prevents intervisibility between the settlements
Assessment of Openness (OpAsOv)	There is limited built form and hardstanding on site, but substantial open land remains. The site is spatially open but relatively contained in wider views. Development would have a moderate impact on openness.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b), a moderate contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl, and development would have a moderate impact on the openness of the Green Belt. The existing inner Green Belt boundary is strong, and the proposed boundary would be moderate in strength. Based on these assessment outputs and planning judgement the site provides a moderate contribution to the Green Belt.

Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H929
Site Name:	Shetcliffe Lane
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	6.72
Site Description:	The site comprises a moderately sized, irregular plot of land located to the south-east of the main built-up edge of Bierley, Bradford. The site is predominantly open land divided into large fields by internal boundary lines, featuring an engineered SuDS attenuation basin (balancing pond) within its upper western section, and a wooded area in the southern section at Toftshaw Bottom. The settlement boundary lies approx. 30m to the west of the site's western boundary, where a newly-built residential estate approved under application ref. 20/02933/MAF is immediately adjacent to the site. This approval also includes a small portion of the Green Belt, which directly borders the subject site, and serves as public open space, trim trail and a cycle/pedestrian route. There is a gravel servicing track from the adjacent development to the on-site balancing pond. The site's remaining boundaries follow the field boundaries of fences and trees/hedgerows, scooping around and then cutting across the woodland corridor at Toftshaw Bottom to the east and south. Open fields surround the site on all sides except the adjacent built-up area of Bierley.
Map (Site Boundary):	

Site Information	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Partial containment via woodland corridor at Toftshaw Bottom. Remaining edges rely on weak field boundaries, with no strong or defensible physical features beyond to restrict development.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Development would result in an irregular, protruding easterly extension that breaches the established north-south urban wall formed by the adjacent modern estate. It would create an incongruous, isolated finger of development extending out into open fields, detached from the logical layout of the settlement edge.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site shares a direct border with a recently completed housing development and its associated Green Belt buffer land, which introduces active recreational urban uses (a trim trail, cycle/pedestrian route, and public open space) right against the site's western edge. Additionally, the parcel is functionally tied to this residential estate via a direct hardcore vehicle service track leading onto the site to manage the engineered SuDS balancing pond.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner boundary is physically weak and heavily compromised. It is separated from the true settlement line by a 30m open space gap and is actively breached by the presence of the engineered SuDS balancing pond and its associated gravel service track. This infrastructure represents a clear encroachment of urban estate utilities past the settlement edge. The land must therefore rely on its outer field margins—specifically the tree lines at Toftshaw Bottom to the east and south—to provide a natural landscape boundary. However, as these are standard, non-ancient trees and hedgerows,

Purpose a)	To check the unrestricted sprawl of large built-up areas
	they provide only a moderate physical stop rather than a strictly permanent, indefensible barrier to outward sprawl.
How is the site connected to the large built-up area? (PAQ7)	The site has a direct physical and operational connection via a gravel service access track that branches straight out from the Embankment Close cul-de-sac and residential road layout into the upper western section of the parcel.
Purpose a) comment (PAC)	The site makes a strong contribution to purpose a). The site is free from permanent built footprints, and the inner Green Belt boundary along its western edge lacks long-term durability and is already compromised. This boundary line is actively breached by a formal gravel service track and an engineered SuDS balancing pond, demonstrating that active utility infrastructure from the adjacent housing estate has already extended past the nominal settlement edge. Developing this land would expand the urban baseline past this managed parkland buffer, resulting in an outward extension into the open landscape. The nature of development would be a deep easterly extension that breaches the established north-south urban wall formed by the adjacent modern housing estate. Whilst the tree lines at Toftshaw Bottom define the eastern and southern edges of the parcel, they represent a soft landscape boundary providing less than moderate containment rather than a permanent, engineered physical barrier. Preserving the site remains vital to check outward sprawl past the existing infrastructure layout, as the land extending immediately beyond the soft tree lines faces an unprotected agricultural landscape with no secondary engineered features to halt further expansion.
Purpose a) outcome (PAO)	**Strong**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Bierley (Bradford) and Cleckheaton (Kirklees)

Purpose b)	To prevent neighbouring towns merging into one another
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Less essential or vast gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	Development would not result in a loss of visual separation. The wide landscape is characterised by a deeply undulating agricultural topography that drops into valley folds and rises over intervening ridges. This rolling terrain breaks any line of sight across the 1.6km gap, meaning there is no active intervisibility or perceptual connection between the settlements from this location.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It forms a localised edge piece on the urban periphery within a significantly wide strategic Green Belt corridor of approx. 1.6km. Due to the undulating nature of the landscape and natural topography folds, there is limited, if any, direct intervisibility towards Cleckheaton. Because the sprawling open countryside buffer remains visually unbroken and a huge physical separation distance is maintained, developing this localised fringe would not result in actual or perceived coalescence between the two towns. Further, any risk of coalescence or perceptual merging is restricted by the M62 motorway. This huge infrastructure line enforces a rigid structural barrier that severs the Bradford and Kirklees settlement areas.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises large open fields and a wooded corridor at Toftshaw Bottom, with direct connections to the wider agricultural landscape to the east and south. It therefore retains a clear and predominantly rural character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The site contains no permanent built form. The SuDS basin and gravel access track introduce a localised engineered element associated with the adjoining housing development, but their limited extent does not

Purpose c):	To assist in safeguarding the countryside from encroachment
	materially diminish the site's overall openness or countryside character.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It remains predominantly open and rural, forming part of the wider countryside beyond Bierley. Its position immediately beyond the recently extended settlement edge gives it an important role in safeguarding the adjoining agricultural landscape from further eastward encroachment.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes In the eastern sections of the site, groundwater levels range between 0.0025m and 0.5m of the ground surface. There is a risk of groundwater flooding to both surface and subsurface assets and the possibility of groundwater emerging at the surface locally. In the western section groundwater levels are either at or very near the ground surface in some parts. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. Some central parts of the site are subject to a low risk of surface water flooding. The eastern edge is within Flood Zone 3b.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), a weak contribution to purpose b) and a weak contribution to purpose d). There is a potential Footnote 7 asset in relation to flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development. However, the site makes a strong contribution to purpose a) and so cannot be considered as grey belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

Boundary Strength	Boundary Details

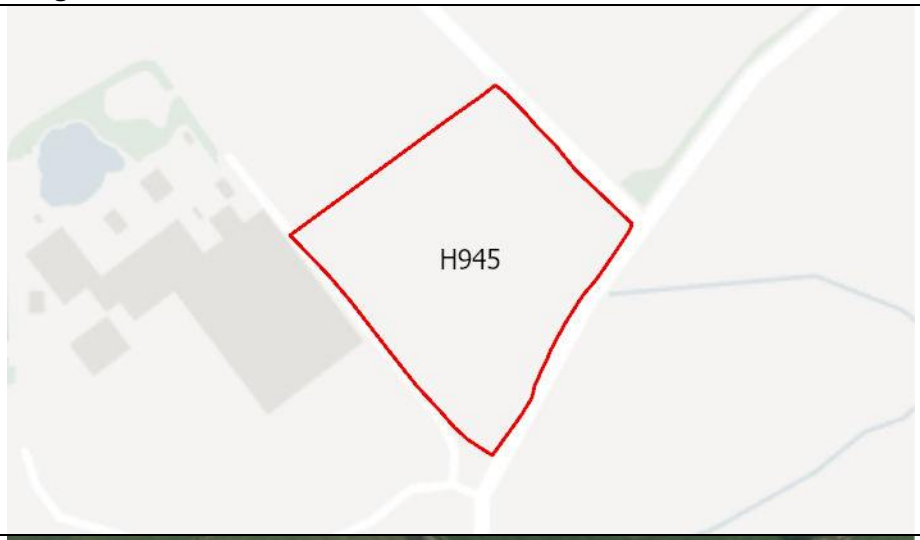
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is separated from the site by a narrow open-space strip and is formed principally by residential development and soft landscape features. It is therefore weak and lacking in durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow the woodland and tree corridor at Toftshaw Bottom along the eastern and southern sides, providing moderate natural containment. The northern and western sections would continue to rely on field boundaries, fencing and hedgerows. Overall, the potential new boundary would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is detached from the settlement.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the existing relationship with the settlement is formed by open space, a trail and soft landscape boundaries.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new boundary would be formed by woodland, a drainage basin and established vegetation.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not round off the settlement and would create detached development beyond the existing urban edge.
Assessment of Sprawl (SpAsOv)	The site is detached from the settlement. The existing inner Green Belt boundary is weak and provides little settlement containment. The potential new Green Belt boundary would be moderate in strength and provide some containment. Development would not round off the settlement and would establish detached development beyond the urban edge.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no significant permanent built form on site.
How visually prominent is the site? What is the visibility of the site and	The site is locally open, although the deeply undulating landscape restricts longer views and prevents intervisibility between the settlements.

views across to the wider Green Belt? (OpA2)	
Assessment of Openness (OpAsOv)	There is no built form on site. The site remains spatially open and has local views across adjoining Green Belt, although longer views are restricted by landform. Development would both visually and spatially impact openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a strong contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a high potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is weak, and the proposed boundary would be moderate in strength. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H945
Site Name:	New Lane / Tong Lane, Tong
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	2.80
Site Description:	The site comprises a rectangular single, rectangular-shaped open agricultural field located between Westgate Hill and Tong, Bradford. Open fields lie to the north and east of the site, whose north-western boundary follows the administrative boundary of a field, north-eastern boundary adjoins New Lane, and south-eastern boundary follows Tong Lane. The site's south-western edge directly adjoins the large built footprint of a multi-store commercial outlet and its extensive car park, accessed via Tong Lane.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Partial containment via public roads on two sides and a dense commercial site to the south. North-west margin follows an open field line with no defensible physical features to prevent outward expansion into the wider countryside.
Is the site adjacent or near to a large built-up area? (PAQ3a)	No
What is the large built-up area(s)? (PAQ3b)	N/A
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Development would create an isolated, projecting island or protruding finger of housing pushed deep into open countryside, completely detached from any residential estates or the primary settlement line.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Large-scale commercial and vehicular pressures from the directly adjoining multi-store commercial outlet and its extensive customer car park.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site does not possess a true inner Green Belt boundary as it sits entirely detached, approx. 524m from the settlement boundary. Evaluating its south-western boundary facing back towards the settlement, the edge relies on the rear of the adjacent commercial outlet and car park, and simple field lines, which offer no robust physical or visual barrier to prevent outward urban expansion.
How is the site connected to the large built-up area? (PAQ7)	The site is detached from the settlement boundary by approx. 524m, though connects via its south-eastern boundary onto Tong Lane, which runs westwards to link into the primary urban road network serving Westgate Hill.
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to purpose a).
Purpose a) outcome (PAO)	**No Contribution**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	No
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Westgate Hill (Bradford) and Pudsey (Leeds)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Largely essential or wide gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	Yes
Details of the loss of visual separation (PBQ3b)	Whilst parts of the local landscape are screened by the undulating topography of fields and adjacent woodland blocks, the horizon of Pudsey remains visible in the distance in ground-level views from the site. Because of this open, outward-facing line of sight, built development on this site would project a new urban footprint into an active viewshed. This would visually narrow the perceived rural separation when viewed across the valley basin, resulting in a localised loss of visual separation.
Purpose b) comment (PBC)	The site makes a moderate contribution to purpose b). It occupies a detached, freestanding position within the open countryside, sitting inside a wide strategic Green Belt corridor of approx. 2.1km from the site to the urban edge of Pudsey. Unlike more enclosed low-lying sites nearby, this site maintains active intervisibility with the built horizon of Pudsey in the distance. Introducing a built footprint here would alter long-range views and cause a localised loss of perceived visual separation. However, because the site itself is small and freestanding, its development represents a minor physical footprint within an immense landscape. The deeply undulating hillsides, ridges and substantial

Purpose b)	To prevent neighbouring towns merging into one another
	woodland networks across the wider valley floor remain intact to prevent actual town coalescence.
Purpose b) outcome (PBO)	**Moderate**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is an undeveloped agricultural field forming part of a wider expanse of open countryside.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The adjoining Tong Garden Centre, its extensive car park and the surrounding roads introduce a marked commercial influence along the south-western edge. However, this influence is localised and does not override the site's predominantly open, rural character or its strong relationship with the surrounding fields.
Purpose c) comment (PCC)	The site makes a strong contribution to safeguarding the countryside from encroachment. Despite the influence of the neighbouring garden centre, it remains an open agricultural field detached from the main built-up area; development would introduce a new, isolated concentration of built form into the wider countryside.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the

Purpose d):	To preserve the setting and special character of historic towns
	historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No The Shrog and North Shrog (ancient woodlands) located approx. 280m north west and 320m east respectively.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels in the northern section of the site are between 0.5m and 5m below the ground surface. There is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely. In the southern section of the site, groundwater levels are between 0.025m and 0.5m below the ground surface. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally. There is an isolated area in the eastern section which is subject to a low risk of surface water flooding.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to purpose a), a moderate contribution to purpose b) and a weak contribution to purpose d). There is a potential Footnote 7 asset in relation to flood risk which requires further investigation before determining whether it would

Potential Grey Belt Outcome	
	provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing Green Belt boundary adjoining the site is formed by the curtilage of the commercial outlet and its car park. This development edge is irregular and lacks the durability of a road or substantial natural feature.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow New Lane and Tong Lane along the north-eastern and south-eastern sides, providing strong and defensible road boundaries. The north-western boundary follows a field line and the south-western edge follows the commercial curtilage. Overall, the potential new boundary would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is detached from the settlement.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Undefined - the site does not possess a clear inner boundary connected to the settlement.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new boundary would be partly formed by New Lane and Tong Lane, with softer field boundaries elsewhere.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not round off the settlement and would create detached development in the countryside.
Assessment of Sprawl (SpAsOv)	The site is detached from the settlement. The existing inner Green Belt boundary is weak and does not provide settlement containment. The potential new Green Belt boundary would be moderate in strength and provide some containment. Development would not round off the settlement and would create detached development in the countryside.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site occupies an open, outward-facing position with views across the surrounding countryside and towards the distant built horizon of Pudsey.
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no contribution to purpose a), a moderate contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a high potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is weak, and the proposed boundary would be moderate in strength. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H924
Site Name:	Hudson View
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	5.26
Site Description:	situated on the western urban edge of Wyke, Bradford. The site consists entirely of open, undeveloped greenfield land, partitioned into three fields divided by hedgerow and sparse tree boundaries. The south-eastern boundary tracks contiguously along the settlement boundary line where there is an established housing development and a hardstanding caravan storage commercial facility. Beyond this, the boundary continues southwards to follow the fringe of Doctor Wood, as does the south-western boundary. The north-western boundary follows an unmarked track separating the site from more fields of Woodside Farm to the west. The north-eastern boundary follows the campus grounds and playing fields of Appleton Academy, which forms the site's north perimeter.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Ancient woodland to the south. To the north east there is only a fence separating the site from the Academy fields. To the west there are no physical boundaries other than the unmarked track before High Fernley Road (230m away) and then more fields.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Immediate edge-of-settlement urbanising influences residential pressures and commercial activity from the housing developments and the heavily populated hardstanding caravan storage facility directly bordering the south-eastern boundary, alongside activity from the adjacent Appleton Academy campus grounds and playing fields to the north-east.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner boundary consists of an open, non-durable field line separating the site from the adjacent housing estate and the hardstanding caravan storage facility. Lacking any permanent walls or engineered infrastructure on the site itself to act as a physical stop line, this boundary is completely weak and fails to prevent the residential housing and commercial caravan footprint from sprawling directly forward onto the parcel.
How is the site connected to the large built-up area? (PAQ7)	The site connects directly to the urban settlement edge along its south-eastern boundary, running flush against the established housing development and the caravan storage commercial facility.
Purpose a) comment (PAC)	The site makes a moderate contribution to checking unrestricted sprawl. It relates directly to the urban

Purpose a)	To check the unrestricted sprawl of large built-up areas
	settlement framework along its south-eastern flank, where the existing housing lines and the hardstanding commercial caravan storage facility represent the active urban edge. Whilst the ancient woodland of Doctor Wood to the south offers robust physical containment, the site's remaining perimeters lack durable structural containment barriers. It relies on a simple fence separating it from the Academy fields to the north-east, and its western flank is completely exposed with no physical boundaries other than an unmarked track before High Fernley Road (approx. 230m away). Developing this land introduces a moderate risk of an uncontained breakout and irregular outward sprawl across the open fields.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	
Does the site form a substantial part of a gap between these towns? (PBQ2d)	N/A
What type of gap does the site sit within? (PBQ2e)	N/A
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A
Details of the loss of visual separation (PBQ3b)	
Purpose b) comment (PBC)	The site is not within a gap between neighbouring towns and makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises three open greenfield fields divided by hedgerows and sparse tree lines. It forms part of a wider agricultural landscape extending westwards towards Woodside Farm and has a clear countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The site is entirely undeveloped and contains no built form. The adjoining housing, caravan-storage facility and academy grounds introduce some urban influence along the eastern side, but this does not materially alter the character of the site itself.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It is open, undeveloped and characterised by rural land uses, with a direct relationship to the wider countryside to the west. Its position beside the settlement edge strengthens its role in preventing urban development from encroaching into the adjoining agricultural landscape.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	Yes South-western edge within the buffer zone of Doctor Wood (ancient woodland) directly adjacent.

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	Further details and assessment would be required as part of a pre-application or planning application
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels are between 0.025m and 0.5m below the ground surfacing the north-eastern and south-western sections of the site. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally. A small central section of the site is subject to a low risk of surface water flooding.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), no contribution to purpose b) and a weak contribution to purpose d). There is a potential Footnote 7 asset in relation to natural habitats and flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

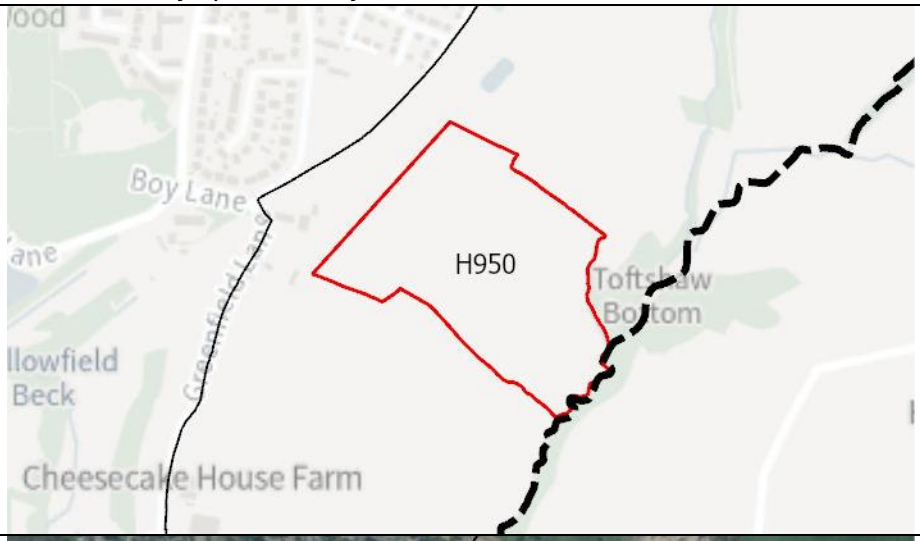
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed by a soft field line adjoining residential development and the caravan-storage facility. It lacks a durable physical feature and is therefore weak.

Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow Doctor Wood along the southern and south-western sides, providing a strong and durable natural feature. The north-western boundary follows an unmarked track and the northern edge follows the Academy grounds and fencing, which are weaker. Overall, the combination would form a moderate boundary.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the existing boundary is formed by an open field line adjoining residential and commercial development.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new boundary would be partly formed by Doctor Wood and established vegetation, with weaker boundaries to the north and west.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not logically round off the settlement and would extend development into adjoining fields.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is weak and increases the risk of sprawl. The potential new Green Belt boundary would be moderate in strength and provide some containment. Development would not logically round off the settlement and would extend into adjoining countryside.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site comprises open fields with views across the site and towards adjoining areas of Green Belt, although woodland provides containment to the south.
Assessment of Openness (OpAsOv)	There is no built form on site. There are views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), no contribution to purpose b), a moderate contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is weak, and the proposed boundary would be moderate in strength. Although development would have a high impact on openness, the site otherwise performs a predominantly moderate role across the assessment. Based on these assessment outputs and planning judgement the site provides a moderate contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H950
Site Name:	Brogden House Farm A, Boy Lane, Bierley
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	7.73
Site Description:	The site comprises a large, irregular rectangular-shaped plot of land located to the south-east of the main built-up edge of Bierley, Bradford. The site is wholly open landscape divided into several agricultural fields by internal boundary lines, with its southernmost tip extending into the localised valley floor at Toftshaw Bottom. The settlement boundary lies to the north west of the site, leaving a substantial Green Belt buffer zone of open land and farm buildings that separate the site's north-western limit from the established urban edge of Bierley. The north-western boundary cuts eastwards across the open landscape, whilst the irregular eastern boundary snakes southward, tracing the winding margin of a natural woodland corridor at Toftshaw Bottom, and the south-western boundary cuts north-westward across field lines back up across the open landscape. Facing away from the settlement boundary, the site is entirely surrounded by open countryside to the east and south.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Woodland corridor provides natural barrier along eastern edge. North and south-western margins rely on weak internal field boundaries. There are no strong infrastructure features within reasonable proximity to contain development, leaving the site exposed.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	By breaching a substantial Green Belt buffer zone to the west, development would create an isolated, irregular island or protruding finger of housing projecting deep into open countryside, detached from the logical layout and continuous wall of the settlement boundary.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner boundary is weak, relying entirely on standard agricultural field margins and fence lines cutting across an open landscape. Because it lacks any physical scale or permanence, it plays no role in preventing outward sprawl. The site relies entirely on its open landscape character and the moderate natural tree line at Toftshaw Bottom to act as a barrier.
How is the site connected to the large built-up area? (PAQ7)	The site lacks any direct physical or road connectivity to the large built-up area. It is entirely cut off from the residential street network by the intervening fields and private agricultural curtilage of a farm.
Purpose a) comment (PAC)	The site makes a strong contribution to purpose a). Located roughly 70m east of the Bierley settlement boundary, preserving the parcel remains necessary to safeguard this open landscape gap and prevent development from breaking clear of the established town edge. The site's inner boundary is weak, relying on

Purpose a)	To check the unrestricted sprawl of large built-up areas
	standard agricultural field margins and fence lines cutting across an open landscape. Because it lacks any physical scale or permanence, it plays no role in preventing outward sprawl. The site relies entirely on its open landscape character, the weak internal field boundaries along its northern and south-western perimeter, and the moderate natural tree line at Toftshaw Bottom to act as a barrier, leaving the site exposed. By breaching a substantial Green Belt buffer zone to the west, development would create an isolated, irregular island and protruding finger of housing projecting deep into open countryside, detached from the logical layout and continuous wall of the settlement boundary.
Purpose a) outcome (PAO)	**Strong**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Bierley (Bradford) and Cleckheaton (Kirklees)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Less essential or vast gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	Development would not result in a loss of visual separation. The wide landscape is characterised by a deeply undulating agricultural topography that drops into valley folds and rises over intervening ridges. This rolling terrain breaks any line of sight across the 1.7km gap, meaning there is no active intervisibility or

Purpose b)	To prevent neighbouring towns merging into one another
	perceptual connection between the settlements from this location.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It forms a localised edge piece on the urban periphery within a wide strategic Green Belt corridor of approx. 1.7km. Due to the undulating nature of the landscape and natural topography folds, there is limited, if any, direct intervisibility towards Cleckheaton. Because the sprawling open countryside buffer remains visually unbroken and a huge physical separation distance is maintained, developing this localised fringe would not result in actual or perceived coalescence between the two towns. Further, any risk of coalescence or perceptual merging is restricted by the M62 motorway. This huge infrastructure line enforces a rigid structural barrier that severs the Bradford and Kirklees settlement areas.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises wholly undeveloped agricultural fields with a strong open, rural character and a clear relationship to the surrounding countryside.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There are no material urbanising influences within or immediately adjoining the site. Bierley is separated from it by a substantial open Green Belt gap, whilst the woodland at Toftshaw Bottom is a natural rather than urban feature.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). Development would breach the existing countryside gap and introduce a large, isolated extension of built form well beyond Bierley's established edge.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes

Purpose d):	To preserve the setting and special character of historic towns
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes In the western and eastern sections of the site, groundwater levels range between 0.0025m and 0.5m of the ground surface. There is a risk of groundwater flooding to both surface and subsurface assets and the possibility of groundwater emerging at the surface locally. In the far eastern section groundwater levels are either at or very near the ground surface in some parts. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. Some

Footnote 7 Assessment Criteria	Yes / No and Comment
	isolated parts of the site are subject to a low to high risk of surface water flooding. The eastern edge is within Flood Zones 2, 3 and 3b.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), a weak contribution to purpose b), and a weak contribution to purpose d). There is a potential Footnote 7 asset in relation to flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development. However, the site makes a strong contribution to purpose a) and so cannot be considered as grey belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

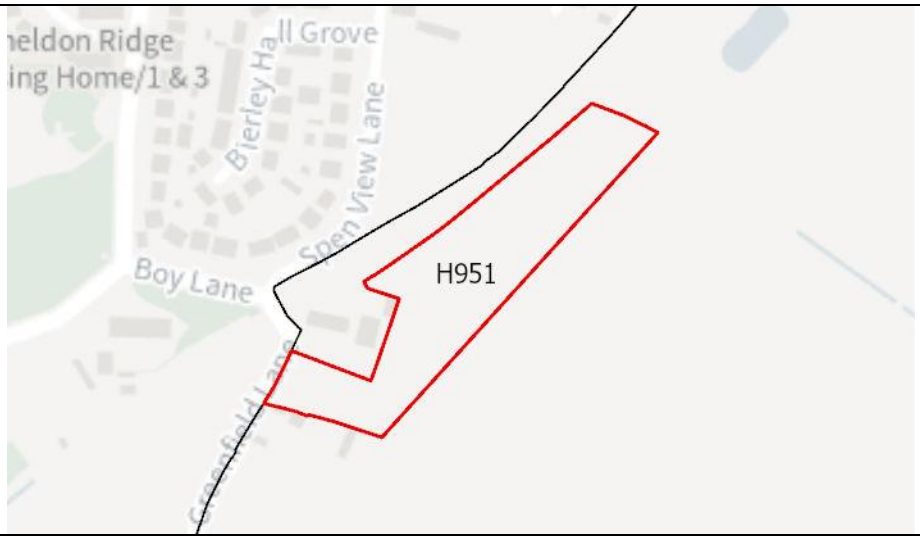
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The nearest inner Green Belt boundary is formed by agricultural field margins and fencing across the open landscape. These features are weak and lacking in durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would follow the woodland corridor at Toftshaw Bottom along the eastern side, providing moderate natural containment. The north-western and south-western boundaries would continue to follow field lines and fencing across open countryside. Overall, the potential new boundary would remain weak.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	

How does the site relate to the settlement – number of side of containment (SpAs1)	The site is detached from the settlement.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the site does not possess a strong physical connection to the settlement boundary.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - the potential new boundary would rely mainly on field boundaries and intermittent vegetation.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not round off the settlement and would create detached development in open countryside.
Assessment of Sprawl (SpAsOv)	The site is detached from the settlement. The existing inner Green Belt boundary is weak and provides little settlement containment. The potential new Green Belt boundary would also be weak and risk future sprawl. Development would not round off the settlement and would create detached development.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form within the site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is locally open, although the undulating landform and intervening ridges restrict longer views across the wider Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The site remains spatially open and has views across adjoining agricultural land, although longer views are restricted by landform. Development would both visually and spatially impact openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a strong contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a high potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is weak, and the proposed boundary would also be weak. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H951
Site Name:	Brogden House Farm B, Boy Lane, Bierley
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	1.60
Site Description:	The site comprises an elongated irregular-shaped plot of greenfield land located to the south-east of the main built-up edge of Bierley, Bradford. The site is predominantly open landscape consisting of agricultural fields with internal boundary lines. At its western edge the site includes some of the curtilage of an adjoining cluster of three dwellings (Brogden House Farm) and a commercial and agricultural yard (The Stables), to include a residential garden and a scrap/storage yard on unmade ground, though there does not appear to be any permanent built form within the site boundary. The site adjoins the settlement boundary at its western boundary where it runs along Greenfield Lane before wrapping round the eastern curtilage of the built footprint of the residential dwellings. The southern boundary adjoins The Stables. Its north-western boundary runs parallel to a dismantled railway line, which marks the settlement boundary, separated from it by a narrow strip of open Green Belt Land. The short north-eastern and long south-eastern boundaries follow administrative field lines, leaving the site exposed to open countryside to the north-east, east and south.
Map (Site Boundary):	

Site Information	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The site is open landscape in active rural agricultural use. However, the western-most tip encroaches directly into the curtilage of The Stables, containing an active commercial scrap and material storage yard on unmade ground with no permanent built structures inside the site line.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	No
What are the physical features? (PAQ2b)	
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site layout creates a narrow, elongated ribbon configuration. Developing the parcel would result in an incongruous, finger-like protrusion projecting deeply eastward away from the main urban alignment. Because the long south-eastern edge lacks any physical containment features, it would form an exposed, unnatural urban peninsula pushing down the open slopes of Mill Carr Hill.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Heavy commercial storage and vehicle activity at The Stables compound which directly borders the south-western edge, with its active scrap yard footprint extending physically into the western tip of the site boundary. Activity associated with the adjoining dwellings as well as activity within the residential garden in the site. Regular traffic movement, noise, and artificial lighting from Greenfield Lane.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site only officially adjoins the settlement boundary at its narrow western edge along Greenfield Lane, anchored by a made road and the adjacent industrial footprint. However, the site's long north-western boundary forms its primary spatial interface with the urban mass of Bierley to the north-west. This flank follows an invisible, non-physical administrative field line cutting straight through open land. Because this primary inward-facing edge lacks physical structures or

Purpose a)	To check the unrestricted sprawl of large built-up areas
	landscape features on the ground, the inner boundary framework as a whole fails to provide any structural containment to prevent an outward, irregular spread of development into the open countryside.
How is the site connected to the large built-up area? (PAQ7)	The parcel connects directly to the settlement footprint only at its far western tip along Greenfield Lane, remaining physically separated along its long north-western flank by an intervening strip of open land.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). Located directly adjacent to the Carr Hill settlement boundary along its western edge, the site sits within a broad geographic indentation of the urban footprint, running parallel to the broader trajectory of the settlement edge, meaning development would achieve a regular extension rather than an incongruous protrusion. The site's capacity to check sprawl is further weakened by localised urbanising influences. The western-most tip encroaches into the curtilage of The Stables, containing active commercial scrap yard operations, vehicle activity, and material storage on unmade ground, whilst the south-western boundary interfaces with active residential gardens and traffic noise from Greenfield Lane. Whilst the northern, eastern and southern boundaries rely entirely on soft, non-defensible agricultural field lines with the stream at Toftshaw Bottom sitting too far east to provide direct parallel containment, the compromised nature of the site's western core means development would function as a managed urban extension rather than a disruptive structural breakthrough. Preserving the land remains necessary solely to check incremental outward creep past these localised fringe activities.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The site is open landscape in active rural agricultural use. However, the western-most tip encroaches directly into the curtilage of The Stables, containing an active commercial scrap and material storage yard on unmade ground with no permanent built structures inside the site line.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes

Purpose b)	To prevent neighbouring towns merging into one another
If yes, which towns? (PBQ2c)	Bierley (Bradford) and Cleckheaton (Kirklees)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Less essential or vast gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	Development would not result in a loss of visual separation. The wide landscape is characterised by a deeply undulating agricultural topography that drops into valley folds and rises over intervening ridges. This rolling terrain breaks any line of sight across the 1.9km gap, meaning there is no active intervisibility or perceptual connection between the settlements from this location.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It forms a localised edge piece on the urban periphery within a significantly wide strategic Green Belt corridor of approx. 1.9km. Due to the undulating nature of the landscape and natural topography folds, there is limited, if any, direct intervisibility towards Cleckheaton. Because the sprawling open countryside buffer remains visually unbroken and a huge physical separation distance is maintained, developing this localised fringe would not result in actual or perceived coalescence between the two towns. Further, any risk of coalescence or perceptual merging is restricted by the M62 motorway. This huge infrastructure line enforces a rigid structural barrier that severs the Bradford and Kirklees settlement areas.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	Most of the site comprises open agricultural fields connected to the wider countryside. However, its western end includes residential curtilage and a commercial/agricultural yard with vehicle activity and outdoor storage, locally weakening its rural character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built	The adjoining settlement edge, residential gardens and the activity associated with The Stables materially influence the site's western section, although this influence diminishes eastwards across the open fields.

Purpose c):	To assist in safeguarding the countryside from encroachment
form/non-rural uses within the site under consideration) (PCQ2)	
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). Its elongated eastern section remains open and rural, but the established fringe uses at its western end mean that its countryside character is already partly compromised; development would nevertheless extend those influences considerably farther into the open landscape.
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PDQ1b)	The site is open landscape in active rural agricultural use. However, the western-most tip encroaches directly into the curtilage of The Stables, containing an active commercial scrap and material storage yard on unmade ground with no permanent built structures inside the site line.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No Birley Hall Wood (ancient woodland) located approx. 230m west of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels are between 0.025m and 0.5m below the ground surface throughout the site. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b), and a weak contribution to purpose d). There is a potential Footnote 7 asset in relation to flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

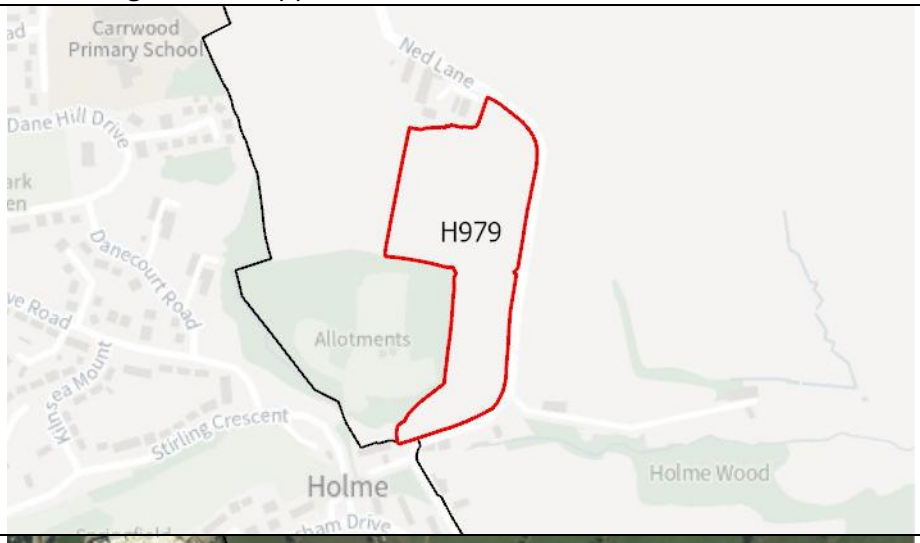
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary includes a short section of Greenfield Lane but principally follows an undefined administrative line across open land. Overall, it is weak and lacking in durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would partly follow Greenfield Lane and the curtilages of Brogden House Farm and The Stables. However, the northern, eastern and southern boundaries follow agricultural field lines, with some sections having no clearly defined physical feature. Overall, the potential new boundary would be weak.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially	N/A

stronger or more logical Green Belt boundary?:	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the existing boundary is formed by residential curtilages and an irregular developed edge.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - the potential new boundary would rely mainly on field boundaries and intermittent vegetation.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would provide a partial rounding off of the settlement, although it would extend development into adjoining open fields.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is weak and increases the risk of sprawl. The potential new Green Belt boundary would also be weak and risk future sprawl. Development would provide a partial rounding off but would extend into adjoining open fields.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is very limited development and informal storage within the western part of the site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The open fields are locally visible, although the undulating landform restricts longer views and prevents intervisibility between the settlements.
Assessment of Openness (OpAsOv)	There is very limited development on site. The majority of the site remains open, but longer views are restricted by landform. Development would have a moderate visual and spatial impact on openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b), a moderate contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl, and development would have a moderate impact on the openness of the Green Belt. The existing inner Green Belt boundary is weak, and the proposed boundary would also be weak. Based on these assessment outputs and planning judgement the site provides a moderate contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H979
Site Name:	Ned Lane, Holme Wood
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	2.90
Site Description:	The site comprises an irregular-shaped plot of greenfield land located to the east of the main built-up edge of Holme Wood, Bradford. The site consists of agricultural fields with internal boundary lines. The western boundary follows a soft agricultural field line before wrapping round an allotment boundary and briefly meeting the settlement boundary at its south-western tip. The southern and eastern boundaries follow Ned Lane, before cutting westwards to wrap around and exclude the curtilages of residential properties fronting Ned Lane to the north. The site is contiguous with the settlement boundary at its south-western tip only; the main body of the site sits detached from the continuous urban edge, separated by an intervening Green Belt buffer (including the allotments) measuring between approx. 110m and 180m wide.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	No
What are the physical features? (PAQ2b)	Southern and eastern boundary defined by Ned Lane. No significant physical containment features within reasonable proximity to prevent outward development expansion, particularly to the east.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	As connection to the urban edge is restricted to a single point at the south-western tip, developing the site would result in an irregular, jutting protrusion into the open countryside. Rather than forming a compact 'rounding off' of the urban footprint, development would awkwardly wrap around the allotments and create a heavily fragmented, non-uniform extension of the settlement edge.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Residential properties abutting the northern boundary and vehicular activity from Ned Lane to the south and east. The managed allotments to the west further contribute to an active urban edge character. Due to the close proximity of the residential estates of Holme Wood, the site experiences a localised urban fringe character, including direct visual awareness of nearby residential built form.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site shares an inner Green Belt boundary at its south-western tip only, where it briefly touches the settlement line. Whilst this single point of contact follows the road corridor of Ned Lane, the remaining length of the site's western edge does not adjoin the urban area at all, sitting separated by a 110m–180m gap. Because this boundary is limited to a single point rather than a long, continuous physical edge, it cannot serve as an effective barrier to block or contain the outward, irregular spread of the large built-up area.

Purpose a)	To check the unrestricted sprawl of large built-up areas
How is the site connected to the large built-up area? (PAQ7)	The site is contiguous with the settlement boundary at its south-western tip only. The main body of the parcel sits separated from the continuous urban edge by an intervening Green Belt gap and the allotment site measuring between 110m and 180m wide.
Purpose a) comment (PAC)	The site makes a moderate contribution to checking the unrestricted sprawl of large built-up areas. The site is entirely free from existing development, and its connection to the settlement edge is limited to a single point at the south-western tip. Developing the site would create an incongruous, jutting extension around the allotments rather than a compact urban expansion. Whilst the site experiences urbanising influences from Ned Lane and northern housing, its open greenfield character remains intact. The inner western boundary consists of weak agricultural field lines; however, the engineered road corridor of Ned Lane encloses the northern and eastern boundary, providing a physical feature that could contain development and prevent it from creeping further east into the wider countryside
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Holme Wood (Bradford) and Pudsey (Leeds)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Less essential or vast gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No

Purpose b)	To prevent neighbouring towns merging into one another
Details of the loss of visual separation (PBQ3b)	The site's position downhill means views across to Pudsey are restricted. The viewshed is cut off by the immediate rising slopes and a continuous line of mature trees across the mid-ground horizon, which block outward, long-distance lines of sight. Furthermore, because the site itself is small, any development footprint would be minor. Introducing built forms within this lower pocket would not cause a meaningful or noticeable loss of visual separation when viewed across the wider 1.7km gap.
Purpose b) comment (PBC)	The site makes a weak contribution to preventing neighbouring towns from merging. It occupies a small, detached position inside a wide strategic Green Belt corridor measuring approx. 1.7km from the site to the urban edge of Pudsey. The site occupies a downhill location, and lacks direct outward intervisibility toward Pudsey, meaning it plays no active role in maintaining visual separation. Further, the site's small size within this expansive corridor means that development would not represent a significant physical footprint. The combination of rolling hillsides, natural land ridges and thick intervening tree belts ensures that a distinct, substantial area of land providing clear separation remains entirely intact, meaning development does not present a risk of actual or perceptual coalescence.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises undeveloped agricultural fields forming part of the open countryside east of Holme Wood. Its rural character remains intact across the site.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential properties and activity along Ned Lane influence the northern edge, but this is localised. The main body of the site is separated from the continuous urban edge by allotments and retains a clear relationship with the surrounding fields.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It retains an open agricultural character and development would extend built form around the allotments and eastwards into the wider countryside from only a very limited point of contact with the settlement.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes

Purpose d):	To preserve the setting and special character of historic towns
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a)	No

Footnote 7 Assessment Criteria	Yes / No and Comment
Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No Holme Wood (ancient woodland) located approx. 110m to the east.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes Within the setting of Grade II Listed buildings 16-20, 25 Ned Lane and Holme Bank Lodge Barn.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further details and assessment would be required as part of a pre-application or planning application proposal, to understand impacts and restrictions on development
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels across much of the site are between 0.5m and 5m below the ground surface. There is a risk of flooding to subsurface assets but surface manifestation of groundwater is

Footnote 7 Assessment Criteria	Yes / No and Comment
	unlikely. A small central section is subject to a low to high risk of surface water flooding.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b), and a weak contribution to purpose d). There is a potential Footnote 7 asset in relation to heritage assets and flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

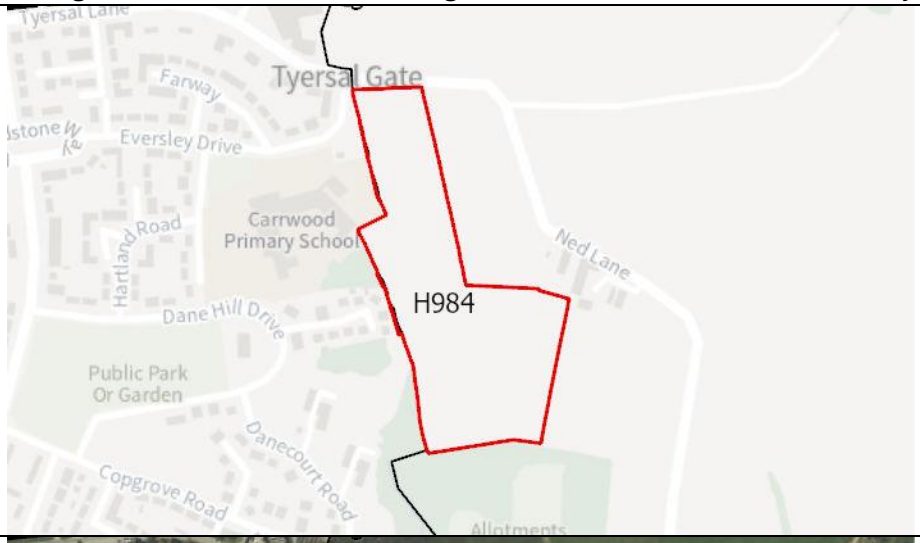
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The site has only limited contact with the existing inner Green Belt boundary, with most of the intervening edge formed by an allotment boundary and agricultural field lines. Overall, the existing boundary is weak and lacking in durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow Ned Lane along the southern and eastern sides, providing a strong and defensible road boundary. The western edge follows field and allotment boundaries, whilst the northern section wraps around residential curtilages. Overall, the mixture of strong and weak features would form a moderate boundary.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement at one point.

How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the existing connection is formed by residential curtilages and an open, irregular settlement edge.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new boundary would be substantially formed by Ned Lane.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not provide a complete rounding off and would project development northwards into the countryside.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement at one point. The existing inner Green Belt boundary is weak and increases the risk of sprawl. The potential new Green Belt boundary would be moderate in strength and provide some containment. Development would not provide a complete rounding off and would extend the settlement northwards.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is visually open at a local level, with views across the site and adjoining agricultural land. Longer views are restricted by rising ground and mature trees.
Assessment of Openness (OpAsOv)	There is no built form on site. The site is visually and spatially open, although longer views are restricted by landform and vegetation. Development would both visually and spatially impact the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is weak, and the proposed boundary would be moderate in strength. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H984
Site Name:	Ned Lane, Holme Wood (2)
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	3.76
Site Description:	The site comprises an elongated, irregular-shaped plot of greenfield land located directly adjacent to the eastern built-up edge of Holme Wood, Bradford. The site consists of agricultural fields divided into a northern linear section and a wider southern section. The western boundary directly follows the settlement line, adjoining the residential rear gardens of Tyersal Gate and Holmefield View, as well as the eastern perimeter of Carrwood Primary School. The northern boundary is defined by the engineered corridor of Ned Lane before it cuts southwards across open fields. The southern boundary cuts westwards along the boundary of the adjacent allotments to meet the settlement line. The site is fully contiguous with the main urban edge across its entire western boundary.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Need Lane directly borders the site's northern edge, and provides containment further east within close proximity of the site.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Bordered by Carrwood Primary School and residential housing estates along its entire western edge, as well as the Ned Lane road corridor along its northern boundary.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is formed by the residential curtilages of Tyersal Gate, Holmefield View and the perimeter of Carrwood Primary School. In the absence of another boundary further east, these domestic boundaries and school edges do not serve as an active physical barrier to check sprawl. Because the open agricultural fields sit directly against this line, it acts as a starting point for outward expansion rather than a defensive barrier that stops the irregular spread of the built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is fully contiguous with the large built-up area along its entire western boundary, directly adjoining the established Holme Wood settlement line.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). The site consists entirely of open agricultural fields free from existing development. Spatially, it is directly adjacent and continuously contiguous with the settlement boundary along its entire western edge. Developing this site would represent a compact infill and natural 'rounding off' of the urban footprint against

Purpose a)	To check the unrestricted sprawl of large built-up areas
	the existing residential and school boundary, avoiding an isolated or fragmented growth pattern in the countryside. Whilst the inner urban boundary of residential domestic boundaries and school perimeter does not serve as an active defensive barrier to check expansion, the engineered road corridor of Ned Lane sits provide containment against long-term outward sprawl to the south and east.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Holme Wood (Bradford) and Pudsey (Leeds)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Largely essential or wide gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	Yes
Details of the loss of visual separation (PBQ3b)	Intervisibility across this 1.81km gap is active, with clear, long-distance views extending from the elevated site across the open valley floor to the built horizon of Pudsey on the far ridge. The development of the site would alter the degree of visual separation between the two towns and slightly reduce the visual gap. However, because the site itself is relatively small, any development footprint would be minor. It would not occur to such an extent that it would result in the total loss of that separation. The views between the two towns would be such that a distinct area of land - characterised by a deeply undulating topography, rising ridges, hillsides and the extensive canopy of Black Carr

Purpose b)	To prevent neighbouring towns merging into one another
	Wood - would still remain to provide a clear separation, meaning it would not result in the perception that the two towns had merged to become part of the same urban area.
Purpose b) comment (PBC)	The site makes a moderate contribution to purpose b). It occupies a localised urban fringe position directly contiguous with the eastern built-up boundary of Holme, sitting inside a wide strategic Green Belt corridor measuring approx. 1.8km to the edge of Pudsey. From the site, there are clear views across the open valley basin to the elevated edge of Pudsey on the horizon. Whilst development would push the physical built footprint forward and slightly reduce the visual gap, it could be accommodated without the total loss of visual separation between the towns. Further, the site's physical impact on the gap is limited. With a considerable amount of intervening land - defined by rolling hillsides, natural land folds, and heavy tree belts - remaining open, the structural and perceived separation of both urban areas stays secure, meaning development does not present a risk of actual or perceptual coalescence.
Purpose b) outcome (PBO)	**Moderate**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises wholly undeveloped agricultural fields with an intact rural character and a direct relationship with the wider countryside to the east.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Housing and Carrwood Primary School materially influence the western edge, but built development does not extend into the site itself. Its openness and agricultural use remain predominant.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It forms open countryside immediately beyond the settlement edge and directly safeguards the wider rural landscape from eastward encroachment; development would replace a substantial area of intact agricultural land with built form.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes

Purpose d):	To preserve the setting and special character of historic towns
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a)	No

Footnote 7 Assessment Criteria	Yes / No and Comment
Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No Black Carr Wood and Holme Wood (ancient woodlands) approx. 270m east and 280m south-east of the site respectively
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes Within the setting of Grade II Listed buildings 16-20, 25 Ned Lane and Holme Bank Lodge Barn.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further details and assessment would be required as part of a pre-application or planning application proposal, to understand impacts and restrictions on development
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels across much of the site are between 0.5m and 5m below the ground surface.

Footnote 7 Assessment Criteria	Yes / No and Comment
	There is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely. A small central section is subject to a low to high risk of surface water flooding.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), a moderate contribution to purpose b), and a weak contribution to purpose d). There is a potential Footnote 7 asset in relation to heritage assets and flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

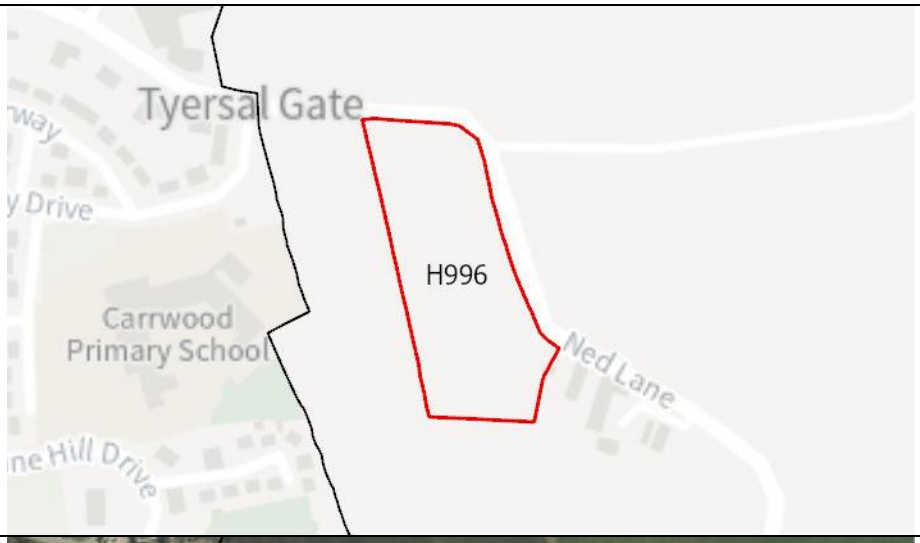
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed by residential gardens and the perimeter of Carrwood Primary School. These development edges are weak and lacking in durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would follow Ned Lane along the northern side, providing a strong road feature. However, the eastern boundary cuts southwards across open fields and the southern boundary follows the allotment edge and soft field lines. Overall, the potential new boundary would be weak.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.

How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the boundary is formed by residential curtilages and the perimeter of Carrwood Primary School.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - although Ned Lane provides containment in places, substantial sections would rely on field boundaries and other features lacking durability.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would provide a compact rounding off of the settlement against the existing residential and school boundary.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is weak and increases the risk of sprawl. The potential new Green Belt boundary would also be weak overall and risk future sprawl. Development would provide a compact rounding off of the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site occupies an elevated position with clear long-distance views across the open valley towards Pudsey.
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a moderate contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is weak, and the proposed boundary would also be weak. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H996
Site Name:	Land west of Ned Lane, Holme Wood
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	1.53
Site Description:	The site comprises an elongated, rectangular-shaped plot of greenfield land located to the east of the built-up edge of Holme Wood, Bradford. The site consists of two agricultural fields and a small paddock with agricultural outbuilding in the north-west corner. The northern and eastern boundary follow Ned Lane, before wrapping round the rear curtilages of two dwellings, then cutting westwards across a soft agricultural line, before tracking the field's western boundary northwards to rejoin Ned Lane. The site is non-contiguous with the main urban area, separated from the settlement boundary and Carwood Primary School to the west by an intervening Green Belt buffer of approx. 65m, which consists of an open field.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The north-west corner contains a functional agricultural outbuilding.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	North and north-east boundaries defined by Ned Lane, offering containment. Remaining southern and western edges consist of soft agricultural field lines which provide limited physical resistance to expansion.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site is separated from the urban edge by an intervening 65m open Green Belt buffer, therefore development would create an isolated, standalone urban enclave, which would fail to form a compact expansion or alignment with the established footprint of Holme Wood.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Directly bordered by the Ned Lane transport corridor and abuts two residential curtilages to the east. Urban fringe influences from close proximity to Carrwood Primary School and the Holme Wood residential estate immediately across the western field buffer.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is formed by a soft agricultural field line. It does not actively serve as a defensive barrier to prevent the outward, irregular spread of the large built-up area located west.
How is the site connected to the large built-up area? (PAQ7)	The site is non-contiguous, separated from the settlement boundary and Carrwood Primary School by an intervening gap of open agricultural Green Belt land measuring approx. 65m.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). The site consists entirely of open agricultural fields and a paddock containing a functional rural outbuilding, thus

Purpose a)	To check the unrestricted sprawl of large built-up areas
	maintaining a purely rural character and remaining free from urban development. Spatially, the site sits detached from the settlement boundary across an intervening 65m open Green Belt gap. Developing this non-contiguous layout would bypass the established settlement boundary, introducing an incongruous and fragmented urban enclave in the open countryside rather than a compact urban expansion. Whilst the site experiences direct urbanising influences from the adjacent housing, school and Ned Lane, its open landscape character remains intact. Whilst its western boundary consists entirely of a weak and non-defensive soft agricultural line, the engineered road corridor of Ned Lane sits provide containment against long-term outward sprawl to the south and east.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The north-west corner contains a functional agricultural outbuilding.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Holme Wood (Bradford) and Pudsey (Leeds)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Largely essential or wide gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	Yes
Details of the loss of visual separation (PBQ3b)	Intervisibility across this 1.7km gap is active, with clear, long-distance views extending from the elevated site across the open valley floor to the built horizon of Pudsey on the far ridge. The development of the site would alter the degree of visual separation between the two towns and slightly reduce the visual gap. However,

Purpose b)	To prevent neighbouring towns merging into one another
	because the site itself is relatively small, any development footprint would be minor. It would not occur to such an extent that it would result in the total loss of that separation. The views between the two towns would be such that a distinct area of land - characterized by a deeply undulating topography, rising ridges, hillsides and the extensive canopy of Black Carr Wood - would still remain to provide a clear separation, meaning it would not result in the perception that the two towns had merged to become part of the same urban area.
Purpose b) comment (PBC)	The site makes a moderate contribution to purpose b). It occupies a small, detached position within the open countryside, sitting inside a wide strategic Green Belt corridor measuring approx. 1.7km to the edge of Pudsey. From the site, there are clear views across the open valley basin to the elevated edge of Pudsey on the horizon. Whilst development would advance the physical built footprint forward into this open landscape and reduce the visual gap, it could be accommodated without the total loss of visual separation between the towns. The site's modest size means development would represent a minor physical footprint within an immense landscape. With a considerable amount of intervening land - defined by rolling hillsides, natural land folds and heavy tree belts - remaining open, the structural and perceived separation of both urban areas would remain secure, meaning development does not present a risk of actual or perceptual coalescence.
Purpose b) outcome (PBO)	**Moderate**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises open agricultural fields and a paddock containing a functional agricultural outbuilding. These rural uses, openness and connection with the wider agricultural landscape give the site a clear countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development and Carrwood Primary School are visible nearby, with two residential curtilages adjoining the south-eastern edge. However, these influences remain peripheral and do not materially urbanise the site’s predominantly open, rural character.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It retains a predominantly open agricultural character and forms part of the countryside extending eastwards from Holme Wood. The agricultural outbuilding is consistent with the site’s rural use, whilst the limited adjoining residential development does not materially diminish its openness or countryside character. Development would

Purpose c):	To assist in safeguarding the countryside from encroachment
	constitute encroachment into an intact area of countryside beyond the principal settlement edge.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PDQ1b)	The north-west corner contains a functional agricultural outbuilding.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No Black Carr Wood (ancient woodland) located approx. 200m east of the site
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes Within the setting of Grade II Listed buildings 16-20 Ned Lane and Holme Bank Lodge Barn.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further details and assessment would be required as part of a pre-application or planning application proposal, to understand impacts and restrictions on development
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes

Footnote 7 Assessment Criteria	Yes / No and Comment
	Groundwater levels across northern and southern sections of the site are between 0.5m and 5m below the ground surface. There is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

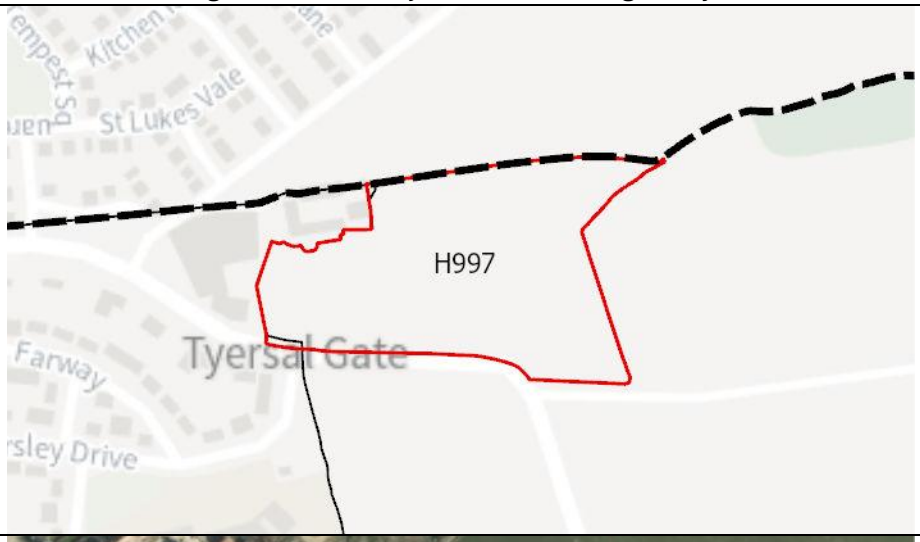
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), a moderate contribution to purpose b), and a weak contribution to purpose d). There is a potential Footnote 7 asset in relation to heritage assets and flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed by a soft agricultural field line separating the site from the built-up area. It is therefore weak and lacking in durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow Ned Lane along the northern and eastern sides, providing a strong and defensible road boundary. The southern and western sides follow agricultural field lines and residential curtilages, which are weaker. Overall, the potential new boundary would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is detached from the settlement.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the site is separated from the settlement and does not possess a clear inner Green Belt boundary.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new boundary would be partly formed by Ned Lane, hedgerows and established vegetation.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not round off the settlement and would create detached development, although it would be contained on two sides by Ned Lane.
Assessment of Sprawl (SpAsOv)	The site is detached from the settlement. The existing inner Green Belt boundary is weak and provides little settlement containment. The potential new Green Belt boundary would be moderate in strength and provide some containment. Development would not round off the settlement but its outward extent would be partly contained by Ned Lane.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is very limited built form in the form of a rural outbuilding.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site occupies an elevated position with clear long-distance views across the open valley towards Pudsey.
Assessment of Openness (OpAsOv)	There is very limited built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a moderate contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is weak, and the proposed boundary would be moderate in strength. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H997
Site Name:	Harper Gate Farm, Tyersal Lane
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	2.58
Site Description:	The site comprises an irregular-shaped plot of greenfield land located directly adjacent to the east of the built-up edge of Holme Wood, Bradford. The site consists of an agricultural field that is fully contiguous with the settlement boundary along its western edge. This western boundary directly adjoins the light industrial complex, Tyersal Works, and the built footprint of Harper Gate Farm. The northern boundary cuts eastwards across an open field, before the eastern boundary juts southwards following a soft, agricultural field line. The southern boundary tracks westwards along Ned Lane to rejoin the urban edge at Tyersal Gate.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Southern boundary defined by Ned Lane road corridor. Northern and eastern boundaries cut across fields or follow soft agricultural lines that lack permanent containment features to block further onward creep.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Development on this parcel would create a prominent, jutting finger extension into the open countryside due to the site projecting significantly further east than the continuous urban edge established immediately to the south. This irregular and fragmented protrusion disrupts the linear continuity of the settlement boundary rather than achieving a compact rounding off of the urban footprint.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Directly abuts the active light industrial complex of Tyersal Works and the built footprint of Harper Gate Farm along its western boundary. It is also directly bordered by the Ned Lane transport corridor along its southern boundary.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is formed by the built structures of Tyersal Works and Harper Gate Farm buildings. While these permanent industrial and domestic buildings form a physically durable edge, they do not serve as an active physical barrier to check sprawl. The open agricultural field sits directly against this built line, causing it to act as a launching point for outward expansion rather than a defensive barrier that stops the irregular spread of the built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is fully contiguous with the large built-up area along its entire western boundary, directly adjoining the

Purpose a)	To check the unrestricted sprawl of large built-up areas
	established settlement line at Tyersal Works and Harper Gate Farm.
Purpose a) comment (PAC)	The site makes a moderate contribution to checking unrestricted sprawl. The site consists of an open agricultural field free from development, and its western edge is contiguous with settlement boundary. Development of this specific layout would result in a highly incongruous pattern of growth, as the parcel projects significantly further east than the established built footprint to the south. This creates an irregular, jutting finger extension into the open countryside rather than a compact urban expansion. The overall contribution is weakened to a moderate level because the land experiences strong urbanising influences from the adjacent industrial works, and the engineered road corridor of Ned Lane defines the southern boundary to provide some level of physical containment along that flank.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	Holme Wood (Bradford) and Pudsey (Leeds)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Largely essential or wide gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	Yes
Details of the loss of visual separation (PBQ3b)	Intervisibility across this 1.6km gap is active, with clear, long-distance views extending from the elevated site across the open valley floor to the built horizon of

Purpose b)	To prevent neighbouring towns merging into one another
	Pudsey on the far ridge. The development of the site would alter the degree of visual separation between the two towns and slightly reduce the visual gap. However, because the site itself is relatively small, any development footprint would be minor. It would not occur to such an extent that it would result in the total loss of that separation. The views between the two towns would be such that a distinct area of land - characterized by a deeply undulating topography, rising ridges, hillsides and the extensive canopy of Black Carr Wood - would still remain to provide a clear separation, meaning it would not result in the perception that the two towns had merged to become part of the same urban area.
Purpose b) comment (PBC)	The site makes a moderate contribution to preventing neighbouring towns from merging. It occupies a small, detached position within the open countryside, sitting inside a wide strategic Green Belt corridor measuring approx. 1.6km to the edge of Pudsey. From the site, there are clear views across the open valley basin to the elevated edge of Pudsey on the horizon. Whilst development would advance the physical built footprint forward into this open landscape and reduce the visual gap, it could be accommodated without the total loss of visual separation between the towns. The site's modest size means development would represent a minor physical footprint within an immense landscape. With a considerable amount of intervening land - defined by rolling hillsides, natural land folds and heavy tree belts - remaining open, the structural and perceived separation of both urban areas would remain secure, meaning development does not present a risk of actual or perceptual coalescence.
Purpose b) outcome (PBO)	**Moderate**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is an undeveloped agricultural field with an open character and a direct relationship with the wider countryside to the north and east.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The light-industrial Tyersal Works directly adjoins the western edge. This influence is localised, however, and the remainder of the site retains an open agricultural character.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). It comprises an open agricultural field connected to the wider countryside to the north and east, and

Purpose c):	To assist in safeguarding the countryside from encroachment
	development would represent encroachment into that countryside. However, Tyersal Works directly adjoins the western edge and its substantial industrial built form materially influences that part of the site, reducing - but not removing - the site's countryside character and safeguarding role.
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:*	No

Footnote 7 Assessment Criteria	Yes / No and Comment
• *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No Black Carr Wood (ancient woodland) located approx. 700m east of the site
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes

Footnote 7 Assessment Criteria	Yes / No and Comment
	Groundwater levels across western and eastern sections of the site are between 0.5m and 5m below the ground surface. There is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely. This rises to between 0.025m and 0.5m below the ground surface in a central section of the site. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally. Some isolated sections in the north eastern corner are subject to a low to medium risk of surface water flooding.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), a moderate contribution to purpose b), and a weak contribution to purpose d). There is a potential Footnote 7 asset in relation to flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development. However, the site makes a strong contribution to purpose b) and so cannot be considered as grey belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary is defined by the built form of Tyersal Works and Harper Gate Farm together with Ned Lane. This is considered a strong and defensible boundary.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability

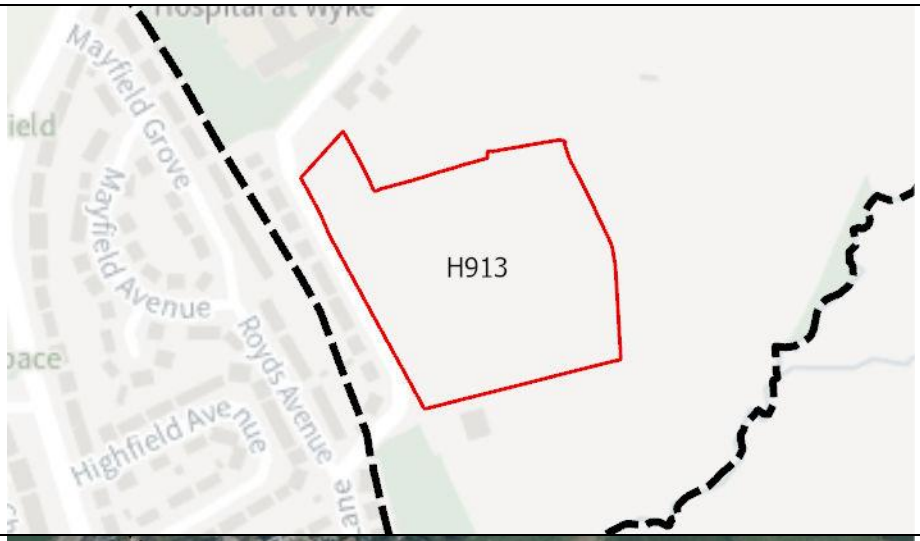
	The potential new Green Belt boundary would follow Ned Lane along the southern edge, providing a strong road feature. However, the northern boundary cuts across an open field and the eastern boundary follows a soft agricultural field line. Overall, the potential new boundary would be weak and lacking in durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the existing boundary is formed by the established road and developed edge adjoining Harper Gate Farm and Tyersal Works.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - the potential new boundary would rely mainly on field boundaries and intermittent vegetation.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not logically round off the settlement and would create an irregular extension into open countryside.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is strong and resists sprawl. The potential new Green Belt boundary would be weak and risk future sprawl. Development would not logically round off the settlement and would create an irregular extension into open countryside.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site occupies an elevated position with clear long-distance views across the open valley towards Pudsey.
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a moderate contribution to purpose b), a moderate contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a high potential for sprawl, and development would

	have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is strong, and the proposed boundary would be weak. The high potential for sprawl, high impact on openness and marked reduction in boundary strength mean that the site performs a stronger overall Green Belt role than its individual purpose scores alone would suggest. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H913
Site Name:	Lower Wyke Lane, Wyke
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	2.51
Site Description:	The site comprises a rectangular plot of greenfield land located on the eastern edge of Bailiff Bridge, Brighouse (Calderdale District), approx. 350m south of Wyke, Bradford. The site consists entirely of open agricultural greenfield land with no internal built development. The western boundary runs contiguously along the eastern side of Lower Wyke Lane, which separates the site from the housing estate of Bailiff Bridge. The northern boundary runs eastwards along a clean field hedgerow, directly bounding open, rolling agricultural fields. The eastern boundary cuts southwards directly across open countryside, remaining open and completely undefined by hard infrastructure or permanent landscape features. The southern boundary runs along an open landscape property fence line that separates the site from a small cluster of semi-rural detached residential properties and outbuildings fronting onto Wyke Old Lane.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	The west is bounded by Lower Wyke Lane. The southern boundary is framed by a property fence, the northern boundary by a hedgerow and the eastern boundary is open. There are no physical features capable of restricting further outward development east.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	As the northern and eastern boundaries lack any physical or infrastructure containment, development would not form a managed rounding-off. Instead, it would project outward from the Lower Wyke Lane road corridor as an irregular, uncontained protrusion into open agricultural fields, creating a severe "finger" of development into the open Green Belt.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site is subject to immediate edge-of-settlement urbanising influences from the housing estate of Brighouse (Bailiff Bridge) directly to the west across Lower Wyke Lane, alongside minor localised residential activity from the small cluster of detached properties and outbuildings fronting Wyke Old Lane immediately to the south. The site itself is undeveloped.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary follows Lower Wyke Lane directly west of the site, marking the structural edge where the defined town of Brighouse stops. Whilst this road keeps the existing housing estate contained to the west, it cannot stop outward irregular spread from the site itself. The parcel sits entirely on the open eastern side of the road with no further infrastructure barriers to contain development before it reaches the open fields.

Purpose a)	To check the unrestricted sprawl of large built-up areas
How is the site connected to the large built-up area? (PAQ7)	The site is physically detached from the Bradford settlement, sitting 350m south of the Wyke boundary line. However, it is contiguous with the Bailiff Bridge footprint of Brighouse, within the Calderdale district, along its western perimeter.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It functions as a compact greenfield site located 350m south of the Bradford settlement boundary of Wyke. Whilst it is spatially detached from Bradford's own urban fabric, the site directly adjoins the neighbouring settlement footprint of Bailiff Bridge (Brighouse) in Calderdale along its western perimeter. Development, therefore, would sit flush against an existing built baseline, rather than a standalone island in the open countryside. The inner Green Belt boundary tracking Lower Wyke Lane possesses high long-term durability, serving as a strong engineered infrastructure barrier that separates the two authority sectors. However, the site's northern, eastern and southern perimeters rely entirely on soft, non-defensible field lines facing an open agricultural landscape with no immediate fallback containers, meaning preservation of the site remains necessary to check unrestricted sprawl
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Bradford (Wyke) and Brighouse (Calderdale)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	Yes
What type of gap does the site sit within? (PBQ2e)	Essential gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or	Yes

Purpose b)	To prevent neighbouring towns merging into one another
topography that would preserve visual separation)? (PBQ3a)	
Details of the loss of visual separation (PBQ3b)	Development would result in a severe loss of physical and visual separation. The distance across the open Green Belt gap separating the site from the Bradford (Wyke) settlement boundary is highly constrained, measuring only 450m. Because the intervening landscape consists of flat, open agricultural fields without any major topographical features or large woodland blocks to block the line of sight, building here would cause the two settlements to become visually linked, leading to perceived coalescence.
Purpose b) comment (PBC)	The site makes a strong contribution to purpose b). It occupies a sensitive position within the narrow strategic gap separating Brighouse from Bradford (Wyke) of only 450m. Because there are no robust infrastructure or natural barriers to provide visual screening, any eastward expansion across Lower Wyke Lane would directly encroach upon this fragile gap, significantly reducing the actual distance between the two towns and resulting in immediate physical and visual merging.
Purpose b) outcome (PBO)	**Strong**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises open agricultural greenfield land divided by field boundaries. It forms part of the wider rolling countryside extending north and east of Bailiff Bridge.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The site is free from built development and is entirely in agricultural use. Its openness is therefore unaffected by built form within the site.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c) as open agricultural land, free from built development and connected to the wider countryside to the north and east. Its position immediately beyond the settlement edge strengthens its role in safeguarding this wider countryside from outward encroachment.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	

Purpose d):	To preserve the setting and special character of historic towns
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden*	No

Footnote 7 Assessment Criteria	Yes / No and Comment
Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is adjacent to the Lower Wyke Conservation Area. It also sits within the setting of Grade II Listed building Blankney Grange Farm and Barn.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further details and assessment would be required as part of a pre-application or planning application proposal, to understand impacts and restrictions on development
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels in the south eastern section of the site are between 0.025m and 0.5m and 5m below the ground surface. There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely. A small section of the

Footnote 7 Assessment Criteria	Yes / No and Comment
	site is subject to a low to medium risk of surface water flooding.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), a strong contribution to purpose b), and a weak contribution to purpose d). There is a potential Footnote 7 asset in relation to heritage assets and flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development. However, the site makes a strong contribution to purpose b) and so cannot be considered as grey belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

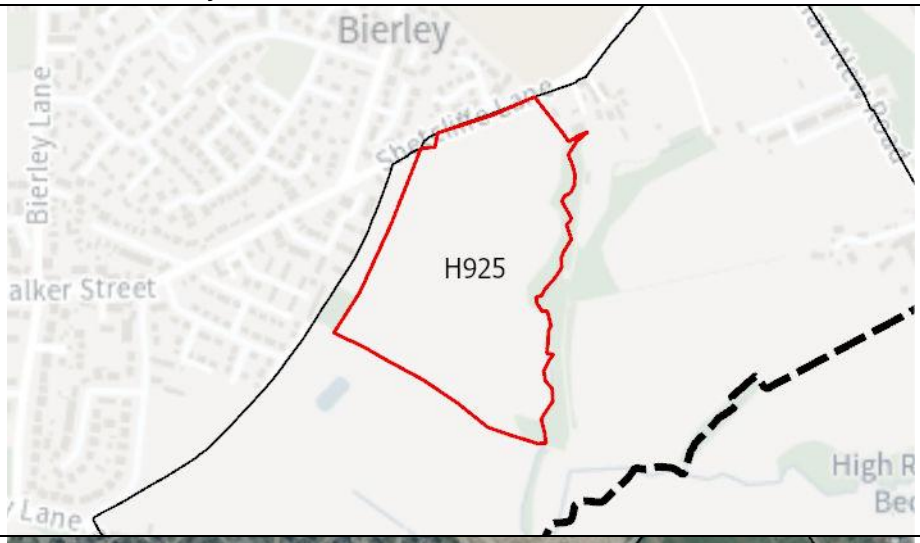
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary follows Lower Wyke Lane, a made road providing a strong and defensible edge to the built-up area.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would retain Lower Wyke Lane as a strong feature to the west. The northern boundary follows a hedgerow and the southern boundary a property fence, whilst the eastern boundary cuts across open countryside without a defined physical feature. Overall, the potential new boundary would be weak.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the adjoining built-up area on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the existing boundary is formed by Lower Wyke Lane.

How strong is the potential new Green Belt boundary? (SpAs3)	Weak - the potential new boundary would rely on hedgerows, fencing and an undefined eastern field edge.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not provide a logical rounding off and would extend development eastwards into open countryside.
Assessment of Sprawl (SpAsOv)	The site is connected to the adjoining built-up area on one side. The existing inner Green Belt boundary is strong and resists sprawl. The potential new Green Belt boundary would be weak and risk future sprawl. Development would not logically round off the existing built form and would extend into open countryside.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site comprises flat, open agricultural land with clear views across the remaining Green Belt gap between Wyke and Bailiff Bridge.
Assessment of Openness (OpAsOv)	There is no built form on site. The site is visually and spatially open and contributes to the open gap between developed areas. Development would substantially impact the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a strong contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is strong, and the proposed boundary would be weak. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H925
Site Name:	Shetcliffe Lane, Bierley
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	8.73
Site Description:	The site comprises a moderately sized plot of land located on the eastern urban edge of Bierley, Bradford. It consists of an open, undeveloped green field, with the access road and built footprint of Bierley Woods crematorium and associated parking. The site directly adjoins the settlement boundary via Shetcliffe Lane at its north western apex. The western boundary follows the settlement line albeit is separated by a narrow strip of grassland, beyond which are the residential curtilages of a dense housing estate. The southern boundary follows the tree-lined administrative boundary of the field. The eastern boundary follows the curtilage of the crematorium grounds and natural tree-lined beck. Open fields extend beyond the site to the south and east.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	The eastern section of the site incorporates permanent built development footprints comprising the main building, operational facilities, access roads and associated public parking areas belonging to Bierley Woods Crematorium.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Weak features lacking in durability including natural field boundaries, broken tree lines and hedgerows, and a beck to the east.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Immediate edge-of-settlement pressures from the dense residential housing estate directly to the west, vehicular traffic along Shetcliffe Lane to the north-west, and internal activity and visual disturbance generated by the on-site crematorium buildings, access road and parking area.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner boundary consists of an open, non-durable line formed by a narrow strip of grassland separating the site from the rear property fences of the adjacent housing estate. Because it lacks any permanent engineered features or hard infrastructure on the site itself, this boundary is fundamentally weak and cannot prevent the outward, irregular spread of the residential built-up area from spilling directly onto the site and beyond.
How is the site connected to the large built-up area? (PAQ7)	The site directly adjoins the settlement boundary via Shetcliffe Lane at its north-western apex. Along its western flank, it runs parallel to the settlement line but remains physically separated from it by a narrow strip of grassland.

Purpose a)	To check the unrestricted sprawl of large built-up areas
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It directly meets the urban settlement line at its north-western apex on Shetcliffe Lane, running parallel to a dense housing estate to the west. Its openness is already compromised internally by the active built footprint, access roads and car parks of Bierley Woods Crematorium. Whilst developing or intensifying this parcel serves as a logical rounding-off because it utilises a pre-existing urban fringe facility, its parameters completely lack durable structural containment. Because it relies entirely on weak features lacking in durability - including natural field boundaries, broken tree lines, hedgerows and a beck to the east - there remains a moderate risk of uncontained outward sprawl into the open fields extending beyond the site to the south and east.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	The eastern section of the site incorporates permanent built development footprints comprising the main building, operational facilities, access roads and associated public parking areas belonging to Bierley Woods Crematorium.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Bierley (Bradford) and Cleckheaton (Kirklees)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Less essential or vast gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	Development would not result in a loss of visual separation. The wide landscape is characterised by a deeply undulating agricultural topography that drops

Purpose b)	To prevent neighbouring towns merging into one another
	into valley folds and rises over intervening ridges. This rolling terrain interrupts the line of sight across the this gap, meaning there is only minor active intervisibility or perceptual connection between the settlements from the higher most northly points of this site.
Purpose b) comment (PBC)	The site forms a localised edge piece on the urban periphery within a significantly wide strategic Green Belt corridor. Due to the undulating nature of the landscape and natural topography folds, there is limited, if any, direct intervisibility towards Cleckheaton. Because the sprawling open countryside buffer remains visually unbroken and a huge physical separation distance is maintained, developing this localised fringe would not result in actual or perceived coalescence between the two towns. Furthermore, any risk of coalescence or perceptual merging is restricted by the M62 motorway. This huge infrastructure line enforces a rigid structural barrier that severs the Bradford and Kirklees settlement areas. The site therefore makes a weak contribution purpose b).
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises an open, undeveloped green field with direct connections to the wider agricultural landscape to the south. Its tree-lined boundary and the adjoining beck further reinforce its countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no built form within the site. Housing and the crematorium complex create urbanising influences around its northern, western and eastern edges, but these remain outside the site and do not displace its open rural character.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). Although influenced by adjoining development on several sides, it remains entirely undeveloped and forms part of the countryside extending southwards beyond Bierley. Its retention therefore safeguards this open land from further encroachment at the settlement edge.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	No
If development is present – what form/type of development is it? (PDQ1b)	The eastern section of the site incorporates permanent built development footprints comprising the main building, operational facilities, access roads and

Purpose d):	To preserve the setting and special character of historic towns
	associated public parking areas belonging to Bierley Woods Crematorium.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development*	No

Footnote 7 Assessment Criteria	Yes / No and Comment
Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels in the south western section of the site are between 0.5m and 5m below the ground surface. There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely. The northern and eastern edges of the site are subject to a low to high risk of surface water flooding.

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), and a weak contribution to purposes b) and d). There is a potential Footnote 7 asset in relation to flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

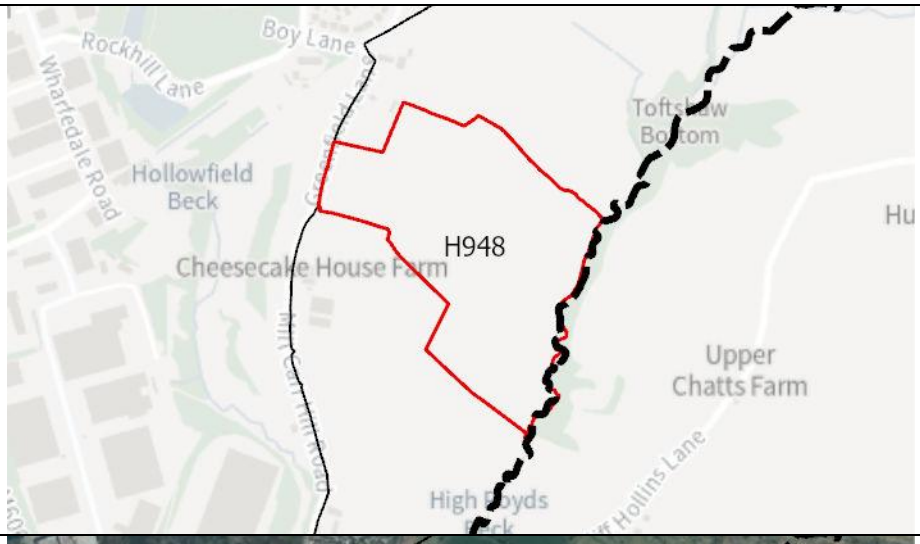
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed by a narrow grassed strip and the rear boundaries of residential properties. These features are weak and lacking in durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include Shetcliffe Lane and the crematorium access road, together with the tree-lined beck to the east. These provide strong or moderate containment, whilst the southern field boundary and parts of the western edge are less durable. Overall, the potential new boundary would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement at one point.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the existing boundary is formed by a grass strip and residential curtilages.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new boundary would be formed by the crematorium grounds, a beck, tree lines and field boundaries.

Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would provide a localised rounding off of the urban edge.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement at one point. The existing inner Green Belt boundary is weak and increases the risk of sprawl. The potential new Green Belt boundary would be moderate in strength and provide some containment. Development would provide a localised rounding off of the urban edge.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	The site contains open land together with development and hardstanding associated with the crematorium.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is partly contained by vegetation and undulating landform, which restrict longer views and intervisibility across the wider Green Belt.
Assessment of Openness (OpAsOv)	There is some built form and hardstanding on site, although open land remains. Wider views are restricted by vegetation and landform. Development would have a moderate impact on openness.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b), a moderate contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl, and development would have a moderate impact on the openness of the Green Belt. The existing inner Green Belt boundary is weak, and the proposed boundary would be moderate in strength. Based on these assessment outputs and planning judgement the site provides a moderate contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H948
Site Name:	Cheesecake Farm, Greenfield Lane, Bierley
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	12.86
Site Description:	The site comprises an irregular-shaped plot of land located to the south-east of the main built-up edge of Bierley, Bradford. The site is wholly open landscape divided into several agricultural fields by internal boundary lines, occupying the slopes of Mill Carr Hill. The site runs contiguously along the settlement boundary at Greenfield Lane at its far western edge, which separates the site from the trees and grassland at Hollowfield Beck, beyond which is high-density industrial compound. The site's western boundary then cuts eastwards to trace the curtilage of the Stables – a commercial and agricultural yard compound containing multiple buildings, large vehicle parking, and material storage. Further north is the residential area of Bierley. The northern and southern boundaries are both irregular and follow the administrative lines of the surrounding open fields, before hitting the woodland corridor and beck of Toftshaw Bottom, whose fringe the eastern boundary of the site follows. Facing away from the settlement boundary, the site is entirely surrounded by open countryside to the north, east, and south.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Partial containment via Greenfield Lane to the west and natural barrier of woodland corridor east. North and south margins follow open field lines with no defensible physical features to prevent outward expansion into the wider countryside.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site would create an irregular, protruding 'finger' of development pushing sharply eastward into the open countryside from the narrow urban edge at Greenfield Lane. Because the site lacks structural built containment on its northern, southern, and eastern boundaries, development would break the established alignment of the settlement edge and project an exposed, isolated peninsula of urban form down the slopes of Mill Carr Hill
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Activity and visual disturbance from the adjoining commercial and agricultural yard compound, and vehicular activity from Greenfield Lane.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary runs along Greenfield Lane at the site's western edge. This specific boundary is durable and defensible, backed by a permanent made road and the wooded buffer of Hollowfield Beck which screens a high-density industrial estate. However, the site's northern and southern boundaries completely lack any physical containment features, following invisible administrative field lines. Consequently, whilst the western edge is fixed, the inner boundary framework as a whole fails to provide physical containment to the north and south, leaving those edges entirely open to irregular outward spread into the surrounding Green Belt.

Purpose a)	To check the unrestricted sprawl of large built-up areas
How is the site connected to the large built-up area? (PAQ7)	Whilst the western boundary of the site runs contiguously with the settlement boundary, it is separated from the nearest housing developments approx. 100m north by a Green Belt open land buffer.
Purpose a) comment (PAC)	The site makes a strong contribution to purpose a). The site consists of open greenfield land, free from built form, that sits directly adjacent to a strongly defined, permanent urban infrastructure edge at Greenfield Lane. Whilst, the wider landscape context features the woodland and beck corridor of Toftshaw Bottom in close proximity immediately to the east, the site's northern and southern margins follow open field lines with no defensible physical features to prevent outward expansion into the wider countryside. Development of the site would create an irregular, protruding 'finger' of development pushing sharply eastward into the open countryside from the narrow urban edge at Greenfield Lane, and because the site lacks structural built containment on its northern and southern boundaries, development would break the established alignment of the settlement edge and project an exposed, isolated peninsula of incongruous urban form down the slopes of Mill Carr Hill.
Purpose a) outcome (PAO)	**Strong**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Bierley (Bradford) and Cleckheaton (Kirklees)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Less essential or vast gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or	Yes

Purpose b)	To prevent neighbouring towns merging into one another
topography that would preserve visual separation)? (PBQ3a)	
Details of the loss of visual separation (PBQ3b)	The site occupies an elevated, outward-facing position that maintains direct sightlines across the valley slope toward Cleckheaton. Built development would project the urban footprint into the open landscape, creating a localised loss of visual separation. However, this visual exposure is heavily mitigated by the undulating topography of the valley, which naturally dips and rolls to break up continuous lines of sight. This rolling terrain works in tandem with intermittent tree lines and field boundaries to provide partial screening. Furthermore, the wider gap is structurally severed by the M62 motorway corridor, which acts as a major physical and psychological separator, disrupting any perceptual merger and ensuring the two towns are experienced as distinct entities.
Purpose b) comment (PBC)	The site makes a moderate contribution to purpose b). It sits within a wider Green Belt strategic gap of approx. 1.3km between the Bradford urban edge of Bierley and Cleckheaton (Kirklees). Whilst the site's elevated position creates active intervisibility across the valley, the undulating nature of the landscape naturally fragments the long-distance views. This rolling topography, combined with intermittent tree screening and field boundary vegetation, ensures the open landscape does not function as a single, exposed plane. Further, any risk of coalescence or perceptual merging is restricted by the M62 motorway. This huge infrastructure line enforces a rigid structural barrier that severs the Bradford and Kirklees settlement areas. Whilst development would physically reduce the edge of this 1.3km gap, the combination of rolling landforms, intervening vegetation, and heavy infrastructure ensures that the individual identities and separation of both towns remain intact.
Purpose b) outcome (PBO)	**Moderate**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is wholly open and undeveloped, comprising agricultural fields with a strong relationship to the wider countryside and the wooded beck corridor.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The settlement edge and adjoining commercial/agricultural yard influence the far western side, but this is limited in extent. The site's overall character remains distinctly rural, particularly across its northern, eastern and southern areas.

Purpose c):	To assist in safeguarding the countryside from encroachment
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). Its open agricultural character is largely intact and development would extend built form conspicuously eastwards from a relatively narrow point on the settlement edge into an otherwise continuous rural landscape.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:*	No

Footnote 7 Assessment Criteria	Yes / No and Comment
• *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No Bierley Hall Wood (ancient woodland) lies 250m to the north east.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes

Footnote 7 Assessment Criteria	Yes / No and Comment
	In the western and eastern sections of the site, groundwater levels range between 0.0025m and 0.5m of the ground surface. There is a risk of groundwater flooding to both surface and subsurface assets and the possibility of groundwater emerging at the surface locally. In the far eastern section groundwater levels are either at or very near the ground surface in some parts. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. Some isolated parts of the site are subject to a low to medium risk of surface water flooding. The eastern edge is within Flood Zones 3 and 3b.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), a moderate contribution to purpose b) and a weak contribution to purpose d). There is a potential Footnote 7 asset in relation to flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development. However, the site makes a strong contribution to purpose a) and so cannot be considered as grey belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

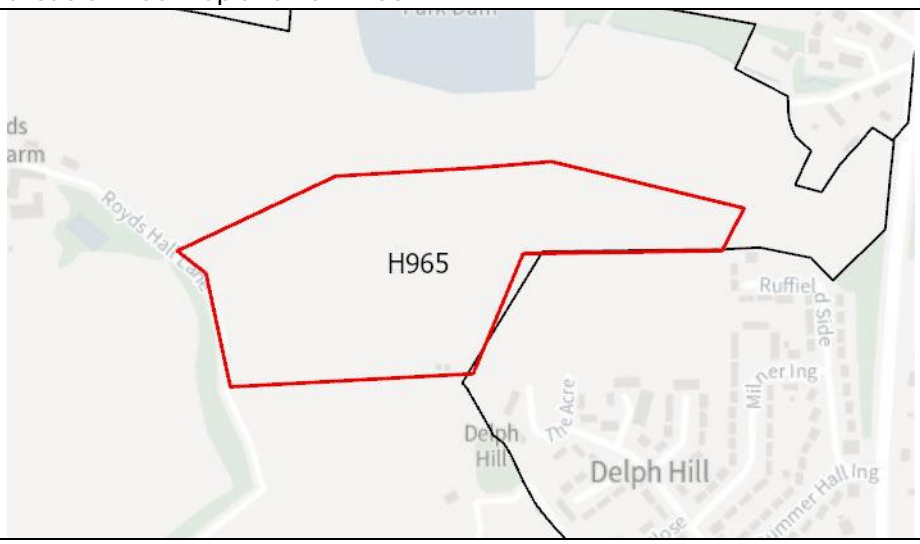
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary

	The existing inner Green Belt boundary follows Greenfield Lane, which is a made road providing a strong and defensible boundary.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would follow the woodland and beck corridor at Toftshaw Bottom to the east, providing moderate natural containment. However, the northern and southern boundaries follow irregular agricultural field lines without durable features. Overall, the potential new boundary would be weak.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the existing boundary is formed by Greenfield Lane and established development.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - the potential new boundary would rely mainly on field boundaries, woodland edges and vegetation.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not logically round off the settlement and would create an irregular extension into open countryside.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is strong and resists sprawl. The potential new Green Belt boundary would be weak and risk future sprawl. Development would not logically round off the settlement and would create an irregular extension into open countryside.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form within the site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site occupies an elevated, outward-facing position with direct views across the valley towards Cleckheaton, although landform and vegetation provide some screening.
Assessment of Openness (OpAsOv)	There is no significant built form on site. The site is visually prominent and forms part of the wider open landscape. Development would both visually and spatially impact the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a strong contribution to purpose a), a moderate contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a high potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is strong, and the proposed boundary would be weak. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H965
Site Name:	Land West of Delph Hill
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	7.15
Site Description:	The site comprises an irregular-shaped plot of greenfield land located to the west of the main built-up edge of Delph Hill, Bradford. The site comprises a green open field which is wholly open aside from two small structures along its southern boundary which house utility infrastructure and an associated mast. The boundary follows a public pathway around the perimeter of the field, except at the eastern edge, where the site boundary cuts in sharply westwards to follow the boundary line of the adjacent settlement. The remainder of the field at this juncture is excluded from the site boundary, sitting instead inside the settlement boundary, as a pocket of urban open space that separates the site from the built-up residential area of Delph Hil, which spreads east and south-east of the site. The western boundary borders Royds Hall Cottages road corridor, alongside which is a dense corridor of trees, beyond which are more open fields spreading westwards and wrapping round the site at its north-western and south-western edges. North of the site are fields, Park Hall Dam and waterworks, and then the settlement boundary of the residential areas of Moor Top and Low Moor.
Map (Site Boundary):	

Site Information	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	The site consists of open landscape, however, the far southern boundary contains two minor localised infrastructure utility structures and an associated telecommunications mast..
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Dense tree corridor running along the Royds Hall Cottages road network to the west. No durable physical infrastructure or natural landscape features to the north, south or east where the site remains exposed to open fields and unbuilt grassland.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site would push a substantial, irregular bulge of urban form westward, projecting significantly past the established settlement boundary alignment. Because the northern and southern borders cut directly through continuous open land with no physical features to anchor them, development would stand completely exposed on its northern, western, and southern flanks, breaking the uniform edge of the settlement and intruding deeply into the continuous green gap.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site's southern edge experiences minor localised infrastructure influences from the utility buildings and associated telecommunications mast infrastructure.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner boundary is formed by the settlement line running along the site's eastern edge. This boundary line lacks strong physical features on the ground, cutting in sharply across an open field. Because it relies on an administrative boundary across open landscape rather than durable, continuous physical infrastructure, it is structurally weak and cannot prevent an outward, irregular westward spread of development across the site.
How is the site connected to the large built-up area? (PAQ7)	The site connects directly along its eastern edge to the settlement boundary line. The remainder of the field

Purpose a)	To check the unrestricted sprawl of large built-up areas
	outside the site boundary acts as a pocket of urban open space that separates the site from the built-up residential area of Delph Hill.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). Projecting westwards past the established settlement line of Delph Hill, Bradford South West, the site sits within a broad geographic indentation of the urban footprint, flanked by built-up areas to the south-east, east and north. Releasing the site would introduce development past the existing urban baseline, with the western boundary cutting directly through open fields rather than aligning with an engineered boundary. However, wider outward sprawl is checked on its primary forward flank. The entire western perimeter runs parallel to Royds Hall Lane and its associated tree corridor, which provide strong physical containment to halt onward western growth into the wider valley. Preserving the site remains necessary to maintain the integrity of this infrastructure-bound gap and check standard edge-of-settlement expansion.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	The site consists of open landscape, however, the far southern boundary contains two minor localised infrastructure utility structures and an associated telecommunications mast..
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	
Does the site form a substantial part of a gap between these towns? (PBQ2d)	N/A
What type of gap does the site sit within? (PBQ2e)	N/A
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A

Purpose b)	To prevent neighbouring towns merging into one another
Details of the loss of visual separation (PBQ3b)	
Purpose b) comment (PBC)	The site is not within a gap between neighbouring towns and makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is predominantly an open, undeveloped field forming part of the wider rural landscape to the west. The two small utility structures on its southern edge are minor and do not materially alter this character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development influences the eastern and south-eastern edges, but its effect diminishes quickly westwards. Royds Hall Lane and its wooded corridor reinforce the site's relationship with the countryside rather than urbanise it.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It retains a clear open and rural character at the settlement edge, where its retention directly safeguards the wider countryside from westward encroachment.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	No
If development is present – what form/type of development is it? (PDQ1b)	The site consists of open landscape, however, the far southern boundary contains two minor localised infrastructure utility structures and an associated telecommunications mast..
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the

Purpose d):	To preserve the setting and special character of historic towns
	historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No Old Hanna Wood and Gannerthorpe Wood (ancient woodlands) approx. 234m south west and 370m east of the site respectively
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels are between 0.025m and 0.5m below the ground surface throughout the site. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally. A small section of the site is subject to a low to high risk of surface water flooding.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), np contribution to purpose b) and a weak contribution to purpose d). There is a potential Footnote 7 asset in relation to flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

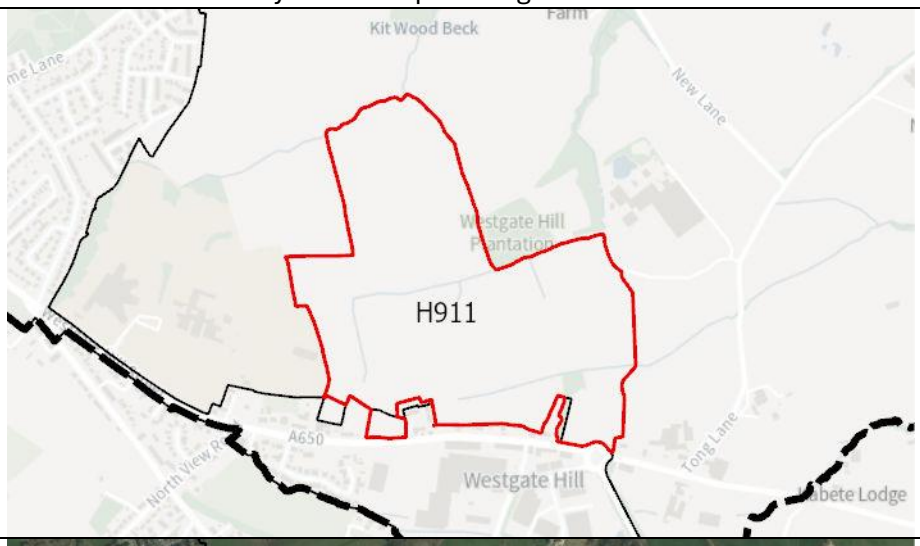
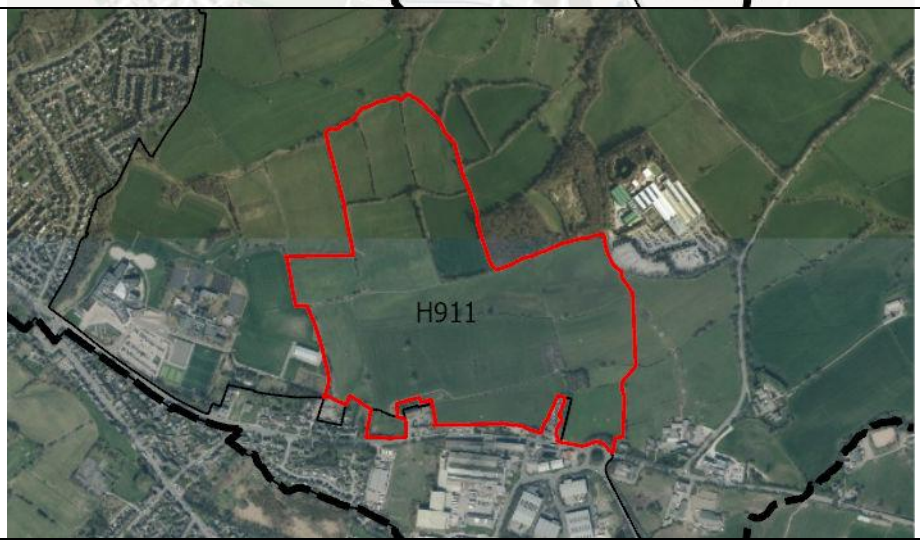
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary cuts across an open field and is not consistently marked by a durable

	physical feature. It is therefore weak and lacking in durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow Royds Hall Cottages road and its dense tree corridor along the western side, providing a strong and durable feature. A public path defines much of the remaining perimeter, whilst the eastern section cuts across the open field. Overall, the potential new boundary would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the existing boundary is formed mainly by open space and residential curtilages.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new boundary would be formed by a road and established vegetation, with softer boundaries elsewhere.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would provide a partial rounding off of the settlement between existing developed areas.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is weak and increases the risk of sprawl. The potential new Green Belt boundary would be moderate in strength and provide some containment. Development would provide a partial rounding off of the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There are only small utility structures and a mast on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The remainder of the site is open and has views across the site and adjoining areas of Green Belt.
Assessment of Openness (OpAsOv)	There is very limited built form on site. The remainder of the site is visually and spatially open. Development would both visually and spatially impact the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), no contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is weak, and the proposed boundary would be moderate in strength. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H911
Site Name:	Raikes Lane East
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	38.50
Site Description:	This site consists of multiple agricultural fields located in the south east of Bradford. The site slopes gently towards the north and east. The site is bounded by Westgate Hill Street to the south, a public footpath and broken hedgerow to the west, Kit Wood Beck and trees to the far north, and Westgate Hill plantation to the north on the western part of the site. The western boundary is made up of hedgerows and broken tree lines.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	The features which make up the site's outer boundaries are varied in nature and strength. They range from woodland blocks, continuous and broken tree lines and hedgerows, a beck (Kit Wood Beck), and a small part of the access road to the adjacent garden centre. The topography of the site is also recognised as being undulating, dipping down towards Kit Wood Beck from a high point at the site's southern boundary (along Westgate Hill Street (A650)). However, the topography is not a containing feature. For parts of the site there are features which could be considered to restrict and contain development to some degree (particularly the woodland block to the northeast), however, in other directions (particularly to the northwest), the features are weaker and may not fully restrict or contain development and could be breached and offer the opportunity for sprawl. It is considered that the site lacks sufficient physical features to fully restrict and contain the development.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The extent and positioning of the site sees it protrude into the Green Belt, as it is only connected to the settlement along one edge. Its development would leave a relatively small 'wedge' of Green Belt to the west of the site and although there is some existing development within the Green Belt at this location (Tong Leadership Academy) and also to the east of the site (at Tong Garden Centre), the provision of a large development may be considered as not being in-keeping with the more rural landscape (particularly to the north, east and partially in a wider context to the south). The

Purpose a)	To check the unrestricted sprawl of large built-up areas
	development of the site would therefore result in a pattern of development which could be deemed to be incongruous to some degree.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site is sandwiched between Tong Leadership Academy High School to the west and Tong Garden Centre to the northeast – although both these developments are within the Green Belt – they do provide some level of 'urbanising influence' which may be considered to weaken the land's contribution slightly. However, the wider surrounding countryside to the north of the site helps to maintain the site's rural context and the adjacent land-uses do not weaken the land's contribution to purpose a) to such an extent that it could be considered as being moderate or weak.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner boundary is irregular in form and consists of a number of features including: a made road (A650. West Gate Hill Street) (a strong boundary), a scrap yard (a weak boundary), the edge of a garage site and commercial buildings, the rear gardens of properties on Booth Holme Close/Booth Holme Farm (weak boundaries). On the whole these boundaries are weak and would not prevent the outward, irregular spread of the large built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the large built-up area along one boundary (the site's southern boundary).
Purpose a) comment (PAC)	The site is free from existing development, partially lacks features which could restrict or contain development (and therefore allow further sprawl into the wider countryside), is adjacent (attached) to the large built-up area (City of Bradford), and its development could be considered to result in an incongruous pattern of development to some degree as it protrudes into the wider Green Belt. In conclusion, taking account of the above assessment and an element of planning judgement, it is considered that the site makes a strong contribution to purpose a) – helping to check the unrestricted sprawl of the large built-up area.
Purpose a) outcome (PAO)	**Strong**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.

Purpose b)	To prevent neighbouring towns merging into one another
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Bradford and Leeds, Bradford and Pudsey
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Largely essential or wide gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	There are some extensive views from the site across the wider Green Belt into Leeds. The development of the site would alter the degree of visual separation between the two cities – but not to such an extent that it would result in the loss of that separation. The views between the two cities would be such that there would still be a distinct area of land providing clear separation. It would not result in the perception that the two cities had merged to become part of the same urban area. There are also clear views from the site over the Kit Wood Valley and wider Green Belt to the edge of Pudsey. The development of the site would slightly reduce the visual gap between Bradford and Pudsey, but with a considerable amount of intervening land still being open Green Belt, it would not be to such an extent as to constitute the perception that the towns had merged. Overall, the assessment suggests that the site could be developed without the total loss of visual separation between the towns.
Purpose b) comment (PBC)	The site sits in a gap between two 'towns' (Bradford and Leeds, and Bradford and Pudsey) but it does not form such a substantial part of the gap as to result in the loss of separation. There may be a reduction in the visual perception of separation, but there would still be a substantial area of Green Belt between the 'towns' which would maintain a notable degree of visual separation. As such it is likely that the site would perform a moderate role in preventing neighbouring towns from merging into one another. The site would make a moderate contribution to purpose b).

Purpose b)	To prevent neighbouring towns merging into one another
Purpose b) outcome (PBO)	**Moderate**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises extensive open agricultural fields, hedgerows and woodland associated with Westgate Hill Plantation. It forms a substantial and continuous part of the wider countryside.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The site is free from built development and is characterised by agricultural and woodland uses.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It is open, undeveloped countryside, and adjoining development does not materially diminish its predominantly rural character. It therefore assists in safeguarding the wider countryside from encroachment.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	There is no built form on site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site would make a very limited contribution to the special character of the historic town. The site is separated from the historic core by topography and existing development. There are no views into the historic core from the site, or from the historic core into the site. The site does not have any tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).

Purpose d):	To preserve the setting and special character of historic towns
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No

Footnote 7 Assessment Criteria	Yes / No and Comment
	Nearest ancient woodland is 150m away.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	The woodland is unlikely to be substantially affected by the development – although expert advice may be required.
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes There are some listed buildings within 110m/200m of the site. The Adwalton Battlefield and other archaeological areas are located to the south of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further assessment will be required to understand the potential impact of development on the heritage asset.
Is the site affected by areas at risk of flooding? (FN7Q6a)	There are parts of the site where groundwater levels are between 0.025m and 0.5m below the surface and there is a risk of groundwater flooding to both surface and subsurface assets. Other parts of the site are in areas where groundwater levels are between 0.5m and 5m below the ground surface. There is a risk of groundwater flooding to subsurface assets but surface manifestation is unlikely. There are also some areas of low, medium, high surface water flood risk within and on the edge of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), a moderate contribution to purpose b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to heritage and flood risk which required further investigation before determining whether they would provide a strong reason for refusing or restricting development. However, the site makes a

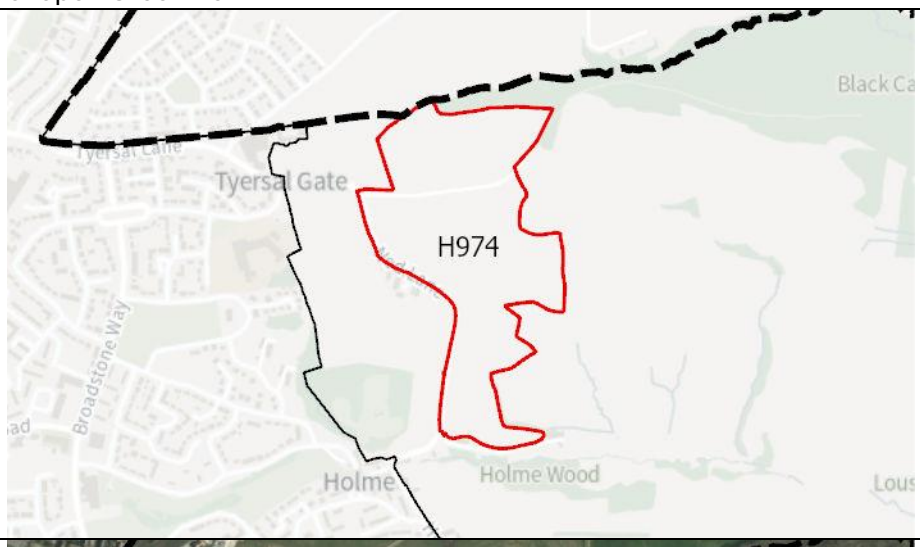
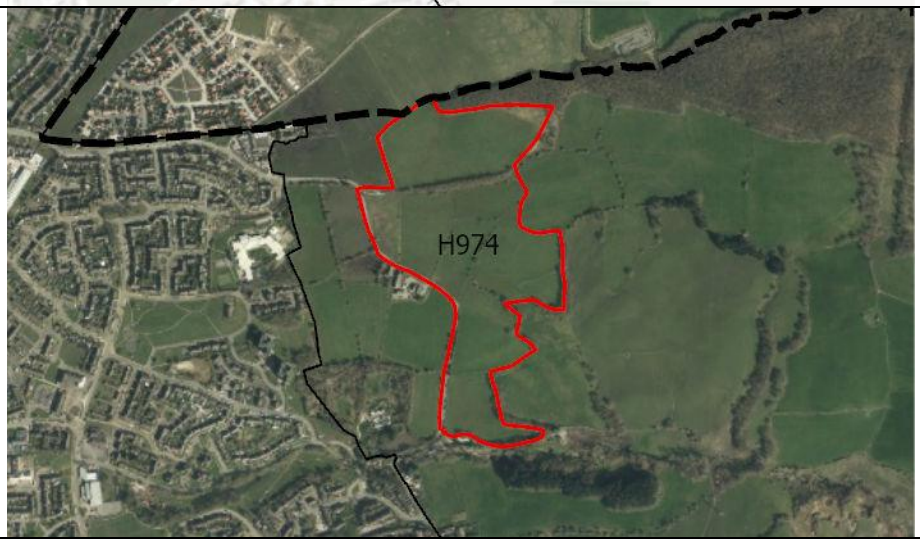
Potential Grey Belt Outcome	
	strong contribution to purpose a) so cannot be considered as grey belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary includes a short section of the A650 but principally follows commercial premises, a scrapyard and residential gardens. Overall, it is weak and lacking in durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include the A650 to the south, which provides a strong road boundary. Kit Wood Beck, woodland and continuous tree cover would provide moderate containment to the north and north-east, whilst footpaths, hedgerows and broken tree lines would form weaker sections elsewhere. Overall, the potential new boundary would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the existing boundary is formed by a footpath, broken hedgerow and soft field edges.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new boundary would be formed partly by Kit Wood Beck, woodland and established vegetation.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not logically round off the settlement and would create an irregular protrusion into open countryside.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is weak and increases the risk of sprawl. The potential new Green Belt boundary would be moderate in strength and provide some containment. Development would not logically round off the settlement and would create an irregular extension.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	There are extensive views across the site and the wider Green Belt towards Leeds, Pudsey and the Kit Wood valley.
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a strong contribution to purpose a), a moderate contribution to purpose b), a moderate contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a high potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is weak, and the proposed boundary would be moderate in strength. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H974
Site Name:	Land east of Ned Lane, Holme Wood
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	15.34
Site Description:	The site comprises a highly irregular-shaped plot of greenfield land located to the east of the main built-up edge of Holme Wood, Bradford. The site consists of agricultural fields with internal boundary lines, including a tree-lined public bridleway running west to east across the upper section. The western boundary follows Ned Lane. The northern boundary cuts across open fields before aligning with the fringe of Black Carr Wood to the east. The eastern and southern edges follow established, tree-lined field boundaries and an unmarked farm track that terminates at Ned Lane to the west. The site is non-contiguous with the main built-up settlement of Holme Wood, which is located between 140m and 280m to the west and is separated from the site by an intervening gap of open Green Belt.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Black Carr Wood provides physical containment to the north-east. Western boundary is defined by Ned Lane. Remaining boundaries defined by soft agricultural field edges and an unmarked track, offering limited resistance to onward expansion.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site is non-contiguous and separated from the main urban edge of Holme Wood by an intervening Green Belt gap of 140m–280m, therefore development would create an isolated, standalone urban enclave in the open countryside. This would disrupt the established settlement pattern and represent an irregular, fragmented outward push of the urban footprint.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site is directly influenced by the transport corridor of Ned Lane along its western edge. Due to the close proximity of the residential estates of Holme Wood, the site experiences a localised urban fringe character, including direct visual awareness of nearby residential built form.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site does not possess an inner Green Belt boundary. Because the parcel is entirely non-contiguous and detached from the main urban footprint of Holme Wood by an intervening open gap of 140m–280m, it sits completely within the open Green Belt landscape. It does not share a border with the settlement edge, and therefore its inner site boundary (Ned Lane) cannot serve as an active barrier to prevent the outward spread of the large built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is non-contiguous and physically detached. It is separated from the Holme Wood settlement boundary

Purpose a)	To check the unrestricted sprawl of large built-up areas
	by an intervening gap of open agricultural Green Belt measuring between 140m and 280m wide.
Purpose a) comment (PAC)	The site makes a strong contribution to purpose a). It is a substantial, pristine greenfield plot currently in active agricultural use, sitting entirely free from permanent built footprints. Spatially, the land is detached from the continuous urban edge of Holme Wood, separated along its western flank by a clear landscape gap of fields. Because development would be forced to leap clear of the existing town baseline to plant a separate housing footprint out in open land, a proposal here would result in an incongruous pattern by creating an isolated urban island of development. Furthermore, its eastern boundary forms a highly irregular, jagged line that cuts directly across open countryside, leaving that specific flank entirely uncontained. Whilst the northern woodland and southern watercourse of Holme Beck to provide localised containment, they serve to channel rather than prevent the outward momentum of development. Preserving the site remains necessary to safeguard this vulnerable infrastructure gap and prevent an initial breakthrough past the local road line.
Purpose a) outcome (PAO)	**Strong**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Holme Wood (Bradford) and Pudsey (Leeds)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	Yes
What type of gap does the site sit within? (PBQ2e)	Largely essential or wide gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or	Yes

Purpose b)	To prevent neighbouring towns merging into one another
topography that would preserve visual separation)? (PBQ3a)	
Details of the loss of visual separation (PBQ3b)	Intervisibility across this gap is active, with clear, long-distance views extending from the site across the open valley to the elevated built horizon of Pudsey on the far ridge. Because the site covers a substantial geographic footprint and occupies a detached position within the open countryside, its development would result in a significant physical and visual reduction of the gap. Introducing a large-scale built footprint here would advance the urban environment deep into the valley basin, noticeably altering the degree of visual separation. Whilst a distinct area of land - characterised by undulating hillsides and woodland - would still remain to provide physical separation, the scale of development would noticeably narrow the visual buffer. However, it would not occur to such an extent that it would result in the total loss of that separation, or create the perception that the two cities had merged to become part of the same urban area.
Purpose b) comment (PBC)	The site makes a moderate contribution to purpose b). It occupies a large, detached position within a 1.8km strategic Green Belt corridor between Bradford and Pudsey. Owing to the site's substantial scale, development here would not be a minor urban edge extension, but rather a significant physical encroachment that narrows the open strategic corridor. This massing, combined with clear views across the open valley basin to the elevated edge of Pudsey, means development would significantly reduce the perceived separation between the settlements. Whilst the undulating topography, natural land ridges and heavy tree belts across the remaining landscape would ensure the towns do not physically touch, the development of a detached parcel of this size would weaken the structural integrity and openness of the wider strategic gap. Notwithstanding, it would not occur to such an extent that it would result in the total loss of that separation, or create the perception that the two cities had merged to become part of the same urban area.
Purpose b) outcome (PBO)	**Moderate**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises extensive, undeveloped agricultural fields with tree-lined boundaries and farm tracks, forming an integral part of the wider open countryside.

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There are no material urbanising influences within the site. Ned Lane is a minor rural road, whilst the intervening Green Belt gap limits the influence of Holme Wood's built-up edge.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). Its open agricultural character is intact and its separation from the settlement means development would introduce a substantial, isolated area of built form into the countryside.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	Yes Black Carr Wood (ancient woodland) directly adjoins the site and northern edge of the site is within its 25m buffer. Holme Wood (ancient woodland) adjoins the southern border, separated by an unmarked track.

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	Further details and assessment would be required as part of a pre-application or planning application
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes Within the setting of Grade II Listed buildings 16-20 Ned Lane and Holme Bank Lodge Barn.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further details and assessment would be required as part of a pre-application or planning application proposal, to understand impacts and restrictions on development
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels across much of the site are between 0.5m and 5m below the ground surface. There is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely. A small central section is subject to a low to high risk of surface water flooding.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), a moderate contribution to purpose b), and a weak contribution to purpose d). There is a potential Footnote 7 asset in relation to habitat sites, heritage assets and flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development. However, the site makes a strong contribution to purpose a) and so cannot be considered as grey belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The site does not adjoin the built-up area. The nearest inner Green Belt boundary follows residential curtilages

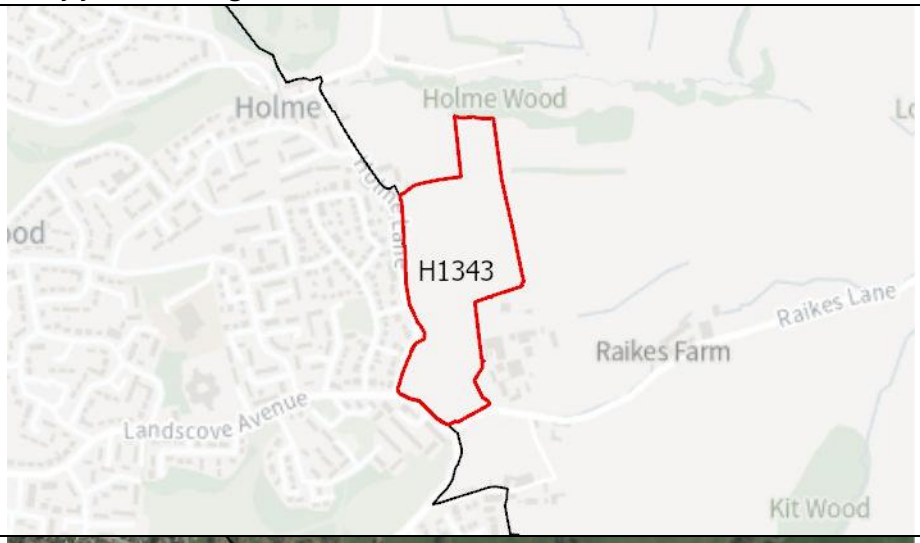
	and soft landscape edges on the eastern side of Holme Wood and is therefore weak.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow Ned Lane to the west and Black Carr Wood to the north-east, both of which are strong and durable features. The eastern and southern edges follow tree-lined field boundaries and an unmade farm track, providing moderate but less defensible containment. Overall, the potential new boundary would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is detached from the settlement.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the site does not possess a strong physical connection to the settlement boundary.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new boundary would be partly formed by Ned Lane, Black Carr Wood and established vegetation.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not round off the settlement and would create detached development within open countryside.
Assessment of Sprawl (SpAsOv)	The site is detached from the settlement. The existing inner Green Belt boundary is weak and provides little settlement containment. The potential new Green Belt boundary would be moderate in strength and provide some containment. Development would not round off the settlement and would create detached development in the countryside.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is extensive and visually prominent, with clear long-distance views across the open valley towards Pudsey.
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact the openness of the Green Belt.

Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a strong contribution to purpose a), a moderate contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a high potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is weak, and the proposed boundary would be moderate in strength. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H1343
Site Name:	Ned Lane, Holme Wood
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	6.32
Site Description:	The site comprises a single, irregularly shaped, open greenfield pasture located on the south eastern urban fringe of Holme Wood. Its western boundary runs along the edge of Holme Lane and Landscove Avenue, which separate the field from the houses to the west. The northern boundary has a stepped profile; its western section bounds an open field adjacent to Holme Farm Barn, and its eastern section forms the edge of the Holme Wood woodland canopy. The eastern boundary is uncontained, defined by an agricultural hedge that separates the site from the wider open fields and Raikes Farm. The southern boundary follows a section of Raikes Lane and snakes directly around the perimeter of the adjacent livery yard buildings at its south-eastern corner.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Holme Lane and Landscove Avenue along the western edge. Holme Wood at the eastern portion of the northern boundary. The existing buildings of the livery yard at the south eastern corner.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Developing the site would project an irregular, extended finger of housing eastward into the open countryside. The parcel connects to the urban footprint only along its western edge. Building here would push past the road boundaries of Holme Lane and Landscove Avenue, creating a protruding tongue of development. This pattern is worsened by the site's irregular shape. The stepped northern perimeter and irregular eastern edge would produce a jagged, vulnerable urban edge that fails to achieve a clean or cohesive alignment with the surrounding landscape.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site is subject to visual and noise disturbance, including artificial light spill and vehicular movements, primarily along its western boundary owing to the immediate proximity of Holme Lane and the adjoining Holme Wood housing estate.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	Holme Lane and Landscove Avenue provide a strong, permanent, physical barrier that separates the settlement from the open countryside and prevents the outward, irregular spread of housing into the eastern fields.
How is the site connected to the large built-up area? (PAQ7)	The site connects directly along its western boundary line, alongside Holme Lane and Landscove Avenue.

Purpose a)	To check the unrestricted sprawl of large built-up areas
Purpose a) comment (PAC)	The site makes a strong contribution to purpose a). The plot consists of open greenfield pasture land free from unbuilt form, running contiguous with the settlement boundary along its western perimeter. The site's inner Green Belt boundary possesses long-term durability, tracking the strong, engineered public road corridor of Holme Lane and Landscove Avenue. Whilst the northern boundary is well contained by the robust natural feature of the Holme Wood woodland canopy, the site is highly exposed to the east. Because the long eastern boundary relies entirely on an agricultural hedge facing a wide, expansive open landscape, development here would result in an incongruous pattern by pushing an irregular, extended finger into the countryside. Preserving the site remains vital to check sprawl along this open, uncontained flank, where no secondary engineered features exist to halt outward expansion.
Purpose a) outcome (PAO)	**Strong**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Holme (Bradford) and Pudsey (Leeds)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Largely essential or wide gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	Yes
Details of the loss of visual separation (PBQ3b)	Intervisibility across this 1.8km gap is active, with clear, long-distance views extending from the site across the open valley floor to the elevated built horizon of Pudsey on the far ridge. The development of the site would alter

Purpose b)	To prevent neighbouring towns merging into one another
	the degree of visual separation between the two cities and reduce the visual gap between Bradford and Pudsey by extending a large built footprint into an active, shared viewshed. However, this visual exposure would not result in the total loss of that separation. The views between the two cities would be such that a distinct area of land would still remain to provide a clear separation. Because the intervening landscape is characterised by a deeply undulating topography, rising ridges, hillsides and extensive woodland networks that naturally fragment continuous lines of sight, introducing built forms would not result in the perception that the two cities had merged to become part of the same urban area.
Purpose b) comment (PBC)	The site makes a moderate contribution to purpose b). It occupies a large, prominent urban fringe position directly contiguous with the eastern built-up boundary of Holme Wood, sitting inside a wide strategic Green Belt corridor of approx. 1.8km from the site to the urban edge of Pudsey. The gap is visually characterised by clear views across the open valley basin from the site to the elevated edge of Pudsey on the horizon. Whilst development would push the physical built footprint of the existing estate forward and reduce the visual gap, it could be accommodated without the total loss of visual separation between the towns. With a considerable amount of intervening land - defined by undulating hillsides, natural land folds and heavy tree belts - remaining completely open, the structural and perceived separation of both urban areas remains secure, presenting no risk of actual coalescence.
Purpose b) outcome (PBO)	**Moderate**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site protects the open countryside character to a moderate degree. The land operates as an open greenfield pasture field that retains a clear rural appearance. It connects directly to the wider agricultural landscape to the east, rather than functioning as an enclosed urban park or isolated green pocket. Developing the site would replace this active rural usage with a permanent residential estate, resulting in a distinct loss of open countryside character along this section of the urban fringe.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The site safeguards the countryside from encroachment to a high degree. The entire field sits completely free from any permanent buildings, structures, footprints or hardstandings. There are no non-rural uses, commercial activities, or developed components within the site,

Purpose c):	To assist in safeguarding the countryside from encroachment
	meaning the parcel remains an entirely untouched greenfield pasture field.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The entire parcel consists of a vacant, open greenfield pasture field that protects an unbuilt, rural character. There are no buildings, hardstandings or commercial developments within the site boundary, meaning the land remains entirely free from physical encroachment. The parcel forms an integral part of the continuous agricultural landscape extending eastward away from the urban fringe of Holme Wood. Developing this field would result in a direct, unmitigated loss of open countryside land that serves as a protective rural buffer right next to the town edge.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	Yes Northern section of the site is within the buffer zone of Holme Wood (ancient woodland)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	Yes Development in the northern section of the site would be restricted. Further details would be required at planning/pre-

Footnote 7 Assessment Criteria	Yes / No and Comment
	application stage to established the impact on the remainder of the site.
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The north eastern and south western corners of the site are within the settings of Grade II Listed buildings (Holme Farm and Barn, Raikes Hall Farm)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further details and assessment would be required as part of a pre-application or planning application proposal, to understand impacts and restrictions on development
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels are between 0.5m and 5m below the ground surface in the northern half of the site. There is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely. Some central sections of the site are subject to a low to high risk of surface water flooding.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), a moderate contribution to purpose b), and a weak contribution to purpose d). There is a potential Footnote 7 asset in relation to habitat sites, heritage assets and flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development. However, the site makes a strong contribution to purposes a) and b) so cannot be considered as grey belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary

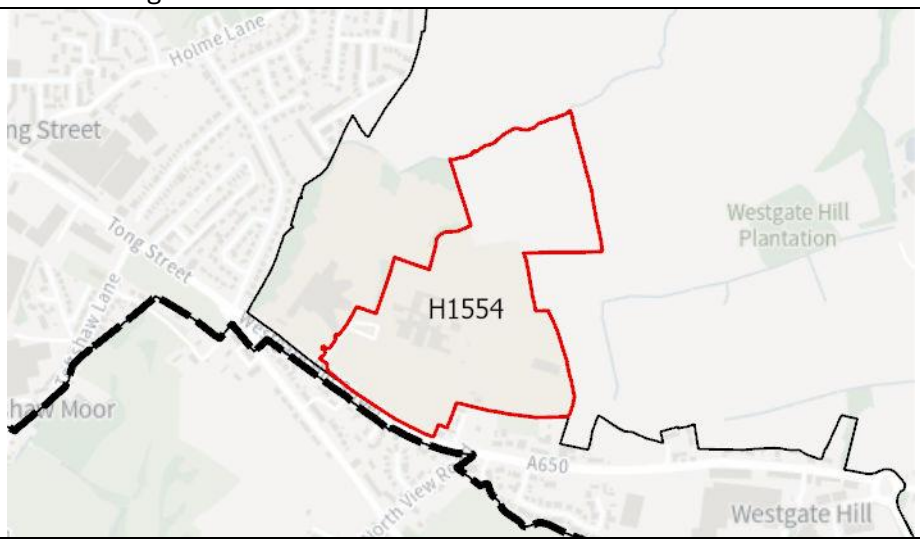
	Holme Lane and Landscove Avenue establish a highly defensible, permanent physical barrier on the ground that cleanly separates the built-up urban housing estate from the open countryside.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new eastern boundary would rely on a soft agricultural hedge that cuts through the open fields to separate the site from the wider countryside and Raikes Farm. This feature lacks the long-term physical durability, structural prominence or defensive presence on the ground required to resist future outward development pressures.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	Entirely Undefined There are no alternative Green Belt boundaries available to the east of the site. The landscape extends outwards as an open, uninterrupted rural corridor of greenfields towards Raikes Farm and beyond, lacking any permanent engineered features or physical infrastructure in reasonable proximity that could be utilised as an alternative outer boundary line.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the built-up area on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the existing boundary is formed by Home Lane and Lanscove Avenue.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new boundary would be formed by a tree line, hedgerows and Raikes Lane.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would provide only a partial rounding off of the settlement and would extend development eastwards into the countryside.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is strong and resists sprawl. The potential new Green Belt boundary would be moderate in strength and provide some containment. Development would provide only a partial rounding off and extend the settlement eastwards.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site comprises open pasture and is visually prominent within the open valley, with clear long-distance views across the wider Green Belt towards Pudsey.

Assessment of Openness (OpAsOv)	There is no significant built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a moderate contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is strong, formed by Home Lane and Lanscove Avenue, and the proposed boundary would be moderate in strength. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H1554
Site Name:	Tong Academy and Yorkshire Martyrs
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	18.62
Site Description:	The site comprises a large, irregular-shaped plot of land located on the north-eastern urban edge of Westgate Hill, Bradford, to the east of Holme Wood. The southern section of the site includes a large carpark and three outdoor sports pitches (two astroturf, one hardstanding) associated with the Tong Leadership Academy, the main building for which is outside of the site boundary directly to the west. The northern portion comprises the vacant and derelict built footprint and grounds of the former Yorkshire Martyrs Catholic College complex, together with outdoor natural grass sports pitches which transition into open agricultural fields beyond to the north east. The busy A650 Westgate Hill Street directly borders the site's southern boundary. The eastern boundary traces the footprint of the carpark and former college buildings, to include the access road to the site, but excluding the Academy buildings to the east. It then cuts northwards across the former college grounds before following the boundary of two open fields and Kit Wood Beck running east-to-west along the north-western boundary of the site. The north-western boundary tracks the field then cuts westwards to rejoin the college complex curtilage. The western boundary tracks the curtilage before cutting westwards again to track the northern boundary of the cemetery and the domestic curtilages of dwellings fronting Westgate Hill Street and West Terrace within the settlement boundary, before rejoining the A650 corridor. The site sits within an indentation of the urban pocket, with the settlement adjoining the settlement boundary along its entire southern edge and located approx. 190m to the settlement boundary from its western edge.
Map (Site Boundary):	

Site Information	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	Development present on site is a mix of educational infrastructure and abandoned school buildings and derelict structures. The northern portion contains the vacant, defunct buildings and hardstandings of the former Yorkshire Martyrs Catholic College complex. The southern section contains an active, large asphalt car park alongside three outdoor sports pitches, comprising two artificial turf surfaces and one hardstanding area.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Southern boundary firmly bound by A650 road corridor. North-western boundary framed by Kit Wood beck. Eastern and north western sides remain open to agricultural land, leaving development uncontained.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Developing this site would project a sizable, highly irregular and jagged outward protrusion into the Green Belt. This extended block of development would fundamentally rupture the established northwest-to-southeast linear urban baseline of settlement boundary, thrusting a prominent new urban island deep into the open, unprotected agricultural valley landscape.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site is subject to direct urbanising influences from the adjacent active school campus and busy road network. The southern and western portions experience noise and visual disturbance from the Tong Leadership Academy facilities, its large car park, and its artificial sports pitches. The southern fringe is impacted by significant traffic noise, vehicular movements and light spill from the A650. The northern section also suffers from localised urban pressures, including tipping, trespass, and anti-social activity associated with the vacant and derelict Yorkshire Martyrs Catholic College buildings, whose built form is also contributory.

Purpose a)	To check the unrestricted sprawl of large built-up areas
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The durability of the site's inner Green Belt boundary varies. It directly tracks the engineered road corridor of the A650 Westgate Hill Street, which forms a strong, durable, and permanent defensible barrier. However, the south-eastern section follows the weak, non-defensible domestic garden curtilages and rear property divisions of the dwellings fronting Westgate Hill Street and Westgate Hill Place.
How is the site connected to the large built-up area? (PAQ7)	Contiguous with the settlement boundary along its entire southern perimeter, tracking the A650 Westgate Hill Street corridor and the curtilages of dwellings. Within an urban indentation, located approx. east of the settlement from its western edge.
Purpose a) comment (PAC)	The site makes a moderate contribution to checking unrestricted sprawl. The plot includes a substantial mix of active and vacant institutional buildings and associated infrastructure, alongside open greenfield land; this extensive pre-existing built footprint means the western and southern sections are already heavily urbanised and experience significant localised urban fringe influences rather than functioning as pristine countryside. The site runs contiguous with the settlement boundary along its entire southern perimeter, where the durability of the inner Green Belt boundary varies; it is supported by the strong engineered road corridor of the A650 Westgate Hill Street to the southwest, but relies on weak domestic garden curtilages where it tracks around the properties to the east. Whilst Kit Wood Beck provides a moderate natural physical feature that offers localised containment along the northern boundary, the site remains highly exposed along its eastern flank. Because this eastern perimeter relies entirely on soft field lines directly facing an open agricultural landscape with no immediate engineered or significant natural features to halt outward growth, development here would project a major, highly irregular, and jagged protrusion deep into the countryside. Preserving the parcel is therefore necessary to check sprawl along this unprotected perimeter.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	Development present on site is a mix of educational infrastructure and abandoned school buildings and derelict structures. The northern portion contains the vacant, defunct buildings and hardstandings of the former Yorkshire Martyrs Catholic College complex. The

Purpose b)	To prevent neighbouring towns merging into one another
	southern section contains an active, large asphalt car park alongside three outdoor sports pitches, comprising two artificial turf surfaces and one hardstanding area.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Westgate Hill (Bradford) and Pudsey (Leeds)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	Yes
What type of gap does the site sit within? (PBQ2e)	Largely essential or wide gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	Yes
Details of the loss of visual separation (PBQ3b)	Intervisibility across this 2.4km gap is active, with extensive views stretching from the site across the wider Green Belt into Leeds, alongside clear views over the Kit Wood Valley to the edge of Pudsey. The development of the site would alter the degree of visual separation between the two cities and slightly reduce the visual gap between Bradford and Pudsey. However, this visual exposure would not result in the total loss of that separation. The views between the two cities would be such that a distinct area of land would still remain to provide a clear separation. Because a considerable amount of intervening land would still remain as open Green Belt, introducing built forms on this urban edge would not result in the perception that the two cities had merged to become part of the same urban area.
Purpose b) comment (PBC)	The site makes a moderate contribution to purpose b). It occupies a prominent urban fringe position directly contiguous with the northern edge of the Westgate Hill settlement boundary, sitting within a wide strategic Green Belt corridor of approx 2.4km to the urban edge of Pudsey. There are extensive views from the site across the wider Green Belt over the Kit Wood Valley to the edge of Pudsey. Whilst development would push the physical built footprint forward and slightly reduce the visual gap, it could be accommodated without the total loss of visual separation between the towns. With an extensive

Purpose b)	To prevent neighbouring towns merging into one another
	amount of intervening land remaining completely open, the structural and perceived separation of both urban areas stays secure, presenting no risk of actual coalescence.
Purpose b) outcome (PBO)	**Moderate**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a mixed character. The grassed pitches and open land within the northern and north-eastern parts of the site retain an open character and connect with the wider countryside beyond. However, the former college buildings and associated hardstanding, car park, access road, artificial pitches and other educational uses introduce substantial non-rural and urbanising influences.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The site contains a significant amount of built form and non-rural land use, particularly within its southern and central parts. Nevertheless, the more open northern and north-eastern parts of the site retain a relationship with the wider countryside and continue to provide some protection against further encroachment. The site therefore plays a moderate role in safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). The site is transitional in character, containing substantial institutional development and hardstanding alongside grassed pitches and open land adjoining the wider countryside. These existing non-rural uses reduce its contribution, although its more open northern and north-eastern parts continue to perform a countryside safeguarding role.
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	No
If development is present – what form/type of development is it? (PDQ1b)	Development present on site is a mix of educational infrastructure and abandoned school buildings and derelict structures. The northern portion contains the vacant, defunct buildings and hardstandings of the former Yorkshire Martyrs Catholic College complex. The southern section contains an active, large asphalt car park alongside three outdoor sports pitches, comprising two artificial turf surfaces and one hardstanding area.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford

Purpose d):	To preserve the setting and special character of historic towns
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels are between 0.5m and 5m throughout the site. There is a risk of flooding to subsurface assets but surface manifestation of ground water is unlikely. Along the northern boundary ground water levels are either at or very near (within 0.025m of) the ground surface. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. Some

Footnote 7 Assessment Criteria	Yes / No and Comment
	central sections of the site are subject to a low to high risk of surface water flooding.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to purpose a) a moderate contribution to purpose b), and a weak contribution to purpose d). There is a potential Footnote 7 asset in relation to flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

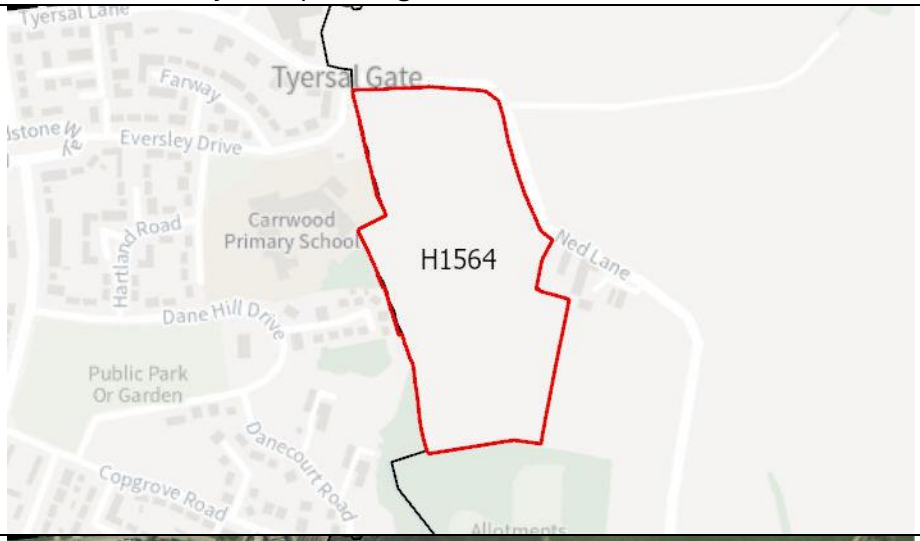
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary includes the A650, which is a strong road feature, but also follows institutional, cemetery and residential curtilages. Overall, the mixed boundary is moderate in strength.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include the A650 to the south and Kit Wood Beck, woodland and established tree cover to the north and north-west. These provide strong or moderate containment, whilst the eastern boundary follows agricultural field lines and parts of the former college curtilage. Overall, the potential new boundary would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - the boundary is formed by the A650, institutional grounds, cemetery land and residential curtilages

How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new boundary would be formed by Kit Wood Beck, field boundaries and the edges of the former college grounds.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not logically round off the settlement and would create an irregular extension around the adjoining school grounds.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is moderate in strength and provides some containment. The potential new Green Belt boundary would also be moderate in strength. Development would not logically round off the settlement and would create an irregular extension around the school grounds.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is a significant amount of built form and hardstanding on parts of the site, including former educational buildings, parking and sports facilities.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The open northern parts of the site are visually prominent, with extensive views across the wider Green Belt towards Leeds, Kit Wood Valley and Pudsey.
Assessment of Openness (OpAsOv)	There is built form and hardstanding on parts of the site, although substantial open land remains. There are wide views from the open parts of the site across adjoining Green Belt. Development would have a moderate visual and spatial impact on openness.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a moderate contribution to purpose b), a moderate contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl, and development would have a moderate impact on the openness of the Green Belt. The existing inner Green Belt boundary is moderate in strength, and the proposed boundary would also be moderate in strength. Based on these assessment outputs and planning judgement the site provides a moderate contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H1564
Site Name:	Ned Lane, Holme Wood
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	7.25
Site Description:	The site comprises a large irregular-shaped plot of land on the eastern edge of the built-up residential edge of Holme Wood, Bradford. The site is split by the settlement boundary line. Its western portion sits outside the Green Belt within the urban settlement footprint, containing fields and tracts of trees, and forming a narrow, irregular loop that wraps around the eastern edge of residential estates and the perimeter of Carrwood Primary School. The larger eastern portion sits within the Green Belt, consisting of open agricultural fields that wrap around the southern and western perimeters of Holme Bank Farm to the east, excluding the farm buildings themselves. The site is bounded by Ned Lane along its northern and north-eastern edge, and woodland along the southern perimeter. The eastern and south-eastern boundary follows a soft, agricultural field line, open to the wider countryside spreading eastwards.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Ned Lane provides a physical alignment along the north and north-eastern sectors. The woodland tract establishes a natural containment barrier along the southern boundary. The remaining south and south-eastern flanks lack any containment.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The western section experiences direct urbanising influences from the adjacent housing estates at Holme Wood, including noise, light spill, visual disturbance and vehicular activities. The central and eastern Green Belt sectors remain largely rural, but experience minor localised influences from light traffic passing on Ned Lane.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary lacks long-term durability across its entire interface. Where the line bisects the central core of the parcel, it relies on weak, non-defensible residential garden curtilages and school boundary fences. Where it extends along the southern perimeter of the western wing, it tracks a soft agricultural field boundary and tree line. Both of these domestic and property-level features constitute weak physical barriers that provide no permanent, engineered structural defence against outward urban pressure.
How is the site connected to the large built-up area? (PAQ7)	The site connects directly along its western edge, wrapping directly around the property lines of Holme Wood housing estates and the adjoining grounds of Carrwood Primary School.

Purpose a)	To check the unrestricted sprawl of large built-up areas
Purpose a) comment (PAC)	The site makes a moderate contribution to checking unrestricted sprawl. It functions as a clear urban fringe transition zone, with its western portion already sitting within the settlement area where it experiences direct urbanising influences from existing housing and the primary school. The existing inner Green Belt boundary along this edge lacks long-term durability, relying entirely on weak domestic garden fences and a soft southern field line that offer no permanent engineered defence against outward pressure. Whilst the site sits within a wide geographic indentation flanked by Tyersal and Holme Wood, and is firmly contained to the north by the engineered corridor of Ned Lane, development here would not be considered a simple internal infill. The long eastern perimeter remains completely exposed, relying entirely on soft, non-defensible field lines facing a vast agricultural landscape. Because development would advance the urban baseline significantly outward across these open fields, preserving the parcel is necessary to check sprawl along this unprotected eastern flank.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Holme (Bradford) and Pudsey (Leeds)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Largely essential or wide gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	Yes

Purpose b)	To prevent neighbouring towns merging into one another
Details of the loss of visual separation (PBQ3b)	Intervisibility across this 1.8km gap is highly active, with clear, long-distance views extending from the elevated site across the open valley floor to the built horizon of Pudsey on the far ridge. Because the site covers a substantial geographic footprint on the urban fringe, its development would alter the degree of visual separation between the two towns. Introducing built forms here would project the urban environment forward and slightly reduce the visual gap within an active, shared viewshed. However, this would not occur to such an extent that it would result in the total loss of that separation. The views between the two towns would be such that a distinct area of land - characterised by a deeply undulating topography, rising ridges, hillsides, and the extensive canopy of Black Carr Wood - would still remain to provide a clear separation, meaning it would not result in the perception that the two towns had merged to become part of the same urban area.
Purpose b) comment (PBC)	The site makes a moderate contribution to purpose b). It occupies a large, prominent urban fringe position directly contiguous with the eastern built-up boundary Holme, sitting inside a wide strategic Green Belt corridor measuring approx. 1.8km to the urban edge of Pudsey. From the site, there are clear views across the open valley basin to the elevated edge of Pudsey on the horizon. Whilst development would push the physical built footprint of the existing settlement forward and reduce the visual gap, it could be accommodated without the total loss of visual separation between the towns. With a considerable amount of intervening land - defined by rolling hillsides, natural land folds, and heavy tree belts - remaining completely open, the structural and perceived separation of both urban areas remains secure, meaning development does not present a risk of actual or perceptual coalescence.
Purpose b) outcome (PBO)	**Moderate**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site consists of open pastureland and is rural in character. Although it adjoins residential development along its western boundary, it forms part of the wider agricultural landscape extending to the east and retains a strong relationship with the open countryside.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no built form or non-rural land use within the site. The site comprises countryside uses and therefore plays a strong role in safeguarding the countryside from encroachment.

Purpose c):	To assist in safeguarding the countryside from encroachment
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site is open pastureland with no built form and forms part of the wider agricultural landscape to the east of Holme Wood. Whilst residential development introduces an urban influence along its western edge, the site remains characteristically rural and development would result in encroachment into the countryside.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a)	No

Footnote 7 Assessment Criteria	Yes / No and Comment
Bradford District contains the following designated sites: • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No Black Carr Wood and Holme Wood (ancient woodlands) are located approx. 200m east of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes Within the setting of Grade II Listed buildings Holme Bank Lodge and Barn and 16-18 Ned

Footnote 7 Assessment Criteria	Yes / No and Comment
	Lane directly adjoining the site to the east.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further details and assessment would be required as part of a pre-application or planning application proposal, to understand impacts and restrictions on development
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels are between 0.5m and 5m throughout the site. There is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely. Some central sections of the site are subject to a low to high risk of surface water flooding.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), a moderate contribution to purpose b) and a weak contribution to purpose d). There is a potential Footnote 7 asset in relation to heritage assets and flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Entirely Undefined The existing inner Green Belt boundary cuts across open fields and groups of trees without following a recognisable physical feature. It is therefore entirely undefined.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow Ned Lane along the northern and north-eastern sides and established woodland along the southern side. These are strong and durable features, but the eastern and south-eastern boundary follows soft agricultural

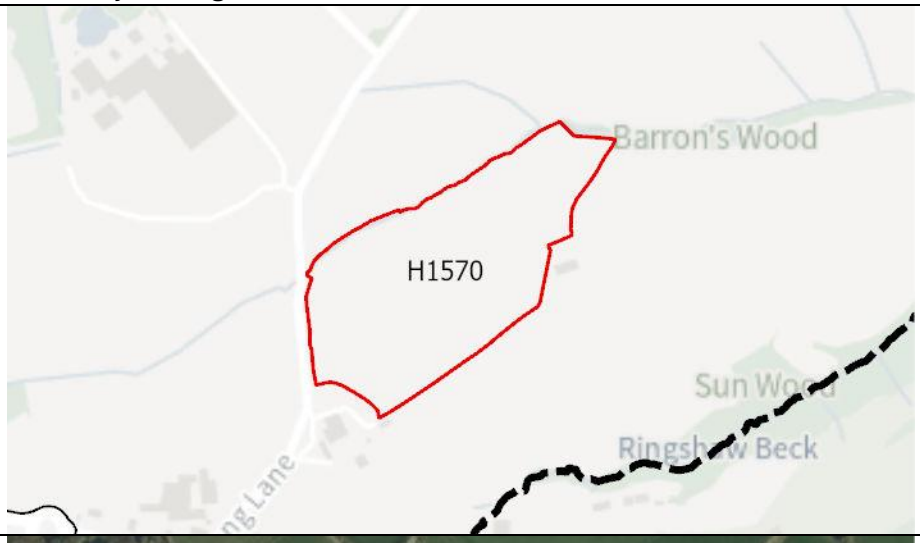
	field lines exposed to the wider countryside. Overall, the potential new boundary would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Entirely undefined - the existing Green Belt boundary cuts across open fields and groups of trees without following a physical feature.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new boundary would be partly formed by Ned Lane and woodland, with softer field boundaries to the east.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not logically round off the settlement and would extend development eastwards into open countryside.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is entirely undefined and increases the risk of unrestricted sprawl. The potential new Green Belt boundary would be moderate in strength and provide some containment against future sprawl. Development would not logically round off the settlement
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site comprises extensive open agricultural fields and occupies an elevated and visually prominent position, with clear long-distance views across the valley towards Pudsey.
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a strong contribution to purpose a), a moderate contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a high potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is entirely

	undefined, and the proposed boundary would be moderate in strength. Notwithstanding the absence of a defined existing inner boundary, the site performs strongly against purposes a) and c), with high potential for sprawl and a high impact on openness. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H1570
Site Name:	Shawfield Farm
Settlement:	Bradford South East
Sub-Area:	Regional City
Size (ha):	8.01
Site Description:	The site comprises an irregular-shaped plot of open greenfield land located north-east of the built-up residential edge of Westgate Hill, Bradford. The site is entirely detached and disjointed from the urban footprint, sitting approx. 370m from the settlement's north-eastern edge. This intervening gap is structurally fragmented, separated not just by open agricultural fields but also by the major intersecting engineered road corridors of Tong Lane and the A650 Bradford and Wakefield Road. The site's western boundary directly follows Tong Lane, whilst the north-western boundary tracks a soft field line and a local natural stream course. The northern edge follows this stream along the tree-line of Barron's Wood before cutting south-westwards to track a soft field line. The eastern boundary traces the perimeter of an unmade track before wrapping around the built curtilage of Shawfield Farm to rejoin the western boundary at Tong Lane.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Bounded to the west by the strong engineered corridor of Tong Lane, and capped north by a local stream course providing moderate containment. Bradford and Wakefield Road sits in reasonable proximity 220m to the south. Site is uncontained to the east.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Developing this site would create a prominent, isolated island of urban development completely severed from the main settlement baseline of Westgate Hill, fracturing the openness of the surrounding Green Belt landscape rather than completing a logical rounding-off of the town edge.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Localised urbanising influences from vehicular activity from the bordering Tong Lane corridor.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site does not possess an intersecting inner settlement boundary due to its detached position 370m from the settlement edge. However, the engineered public road corridor of Tong Lane forms the immediate western boundary of the site, serving as a strong, highly durable and permanent physical barrier that provides robust containment against outward development pressure along this entire flank.
How is the site connected to the large built-up area? (PAQ7)	The site is completely detached and isolated from the large built-up area. It sits 370m north-east of the Westgate Hill settlement boundary, separated by open fields and the engineered road corridors of Tong Lane and the A650 Bradford and Wakefield Road.
Purpose a) comment (PAC)	The site makes a strong contribution to purpose a). It functions as an isolated greenfield parcel detached from the Westgate Hill conurbation. Sprawl from the

Purpose a)	To check the unrestricted sprawl of large built-up areas
	settlement is currently restricted by the highly durable inner Green Belt boundary formed by the A650, as well as the Tong Lane and Bradford and Wakefield Road corridors, which serve as strong engineered barriers protecting the open countryside beyond them. Because the site sits entirely on the outer side of these defensive infrastructure lines, any development here would represent a severe breakthrough that leaps the town's primary containers to establish a detached urban island. Once past these roads, development faces a highly exposed eastern flank defined only by soft, non-defensible field lines. In the absence of any secondary engineered features in the wider landscape to the east, development would be entirely uncontained. Preserving the site is therefore vital to safeguard this detached countryside and prevent a major, irregular protrusion into the open valley.
Purpose a) outcome (PAO)	**Strong**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	City of Bradford (Westgate Hill) and Pudsey (Leeds)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Less essential or vast gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	Outward long-distance views from the site are completely terminated in the mid-ground. Whilst Pudsey sits on a significantly higher elevation looking across the valley basin, because the site is small, any development

Purpose b)	To prevent neighbouring towns merging into one another
	footprint would be minor. Furthermore, the immense landscape separating the two towns is characterised by a deeply undulating topography, rising ridges and extensive intervening woodland networks. These features naturally fragment and break up long-distance views, ensuring that introducing built forms on a minor parcel of this scale would not cause a meaningful or noticeable loss of visual separation.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It sits inside a vast, strategic Green Belt corridor of approx. 2.1km separating the site and the urban edge of Pudsey. Outward long-distance views from the site towards Pudsey are completely terminated in the mid-ground. Whilst Pudsey's elevated position creates a long-distance viewshed across the valley, the immense buffer in between is filled with undulating hillsides, natural land ridges and thick woodland belts that heavily interrupt and fragment continuous lines of sight. Further, because the site itself is small compared to this expansive Green Belt corridor, its development represents an insignificant physical reduction of the landscape. The combination of rolling terrain, deep rural topography and heavy intervening vegetation ensures that the individual identities and separation of both towns remain completely secure, posing little, if any, risk of actual or perceptual coalescence.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises open greenfield land and is characteristically rural. It forms part of the wider agricultural landscape to the east and is detached from the urban edge by intervening open land and major road corridors.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no built form or non-rural land use within the site. The built curtilage of Shawfield Farm lies outside the site boundary. The site therefore plays a strong role in safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site consists of open greenfield land with no built form and forms part of the wider rural landscape. Its separation from the built-up area and relationship with the surrounding countryside mean that it makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is completely disconnected from the settlement boundary, and separated further still from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) comment (PEC)	All sites receive a moderate score for this purpose.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a)	No

Footnote 7 Assessment Criteria	Yes / No and Comment
Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	Yes North-eastern apex of site within 25m buffer of North Shrog (Barron's Wood) (ancient woodland). Sun Wood and Dole Wood (ancient woodlands) located within approx. 240m and 210m respectively from site south east.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	Further details would be required at pre-application/planning stage.
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes South-western edge within the setting of Grade II Listed building Shawfield Farm Barn.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further details would be required at pre-application/planning stage.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Risk of groundwater flooding to both surface and subsurface assets, and the possibility of

Footnote 7 Assessment Criteria	Yes / No and Comment
	groundwater emerging at the surface locally.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), a weak contribution to purpose b) and a weak contribution to purpose d). There is a potential Footnote 7 asset in relation to habitat sites, heritage assets and flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development. However, the site makes a strong contribution to purpose a) and so cannot be considered as grey belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing Green Belt boundary nearest the site is formed by the A650 and Tong Lane road corridors. These are strong, recognisable and durable boundaries separating the site from the built-up area.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow Tong Lane along the western side, providing a strong road boundary. A stream and associated tree line would provide moderate containment to the north, whilst the eastern side follows an unmade track and the curtilage of Shawfield Farm. Overall, the potential new boundary would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Not connected to the settlement.

How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - Tong Lane and the wider road network provide a durable boundary between the site and the settlement.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new boundary would be formed by a stream, woodland edge, track and field boundaries.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not round off the settlement and would create detached development in the countryside.
Assessment of Sprawl (SpAsOv)	The site is detached from the settlement. The existing inner Green Belt boundary is strong and resists sprawl. The potential new Green Belt boundary would be moderate in strength. Development would not round off the settlement and would establish detached development beyond the existing road boundaries.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form within the site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is spatially open, although outward long-distance views are restricted by undulating landform, rising ground and intervening woodland.
Assessment of Openness (OpAsOv)	There is no built form within the site. The site is spatially open but relatively contained in visual terms. Development would have a moderate impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a strong contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a high potential for sprawl, and development would have a moderate impact on the openness of the Green Belt. The existing inner Green Belt boundary is strong, and the proposed boundary would be moderate in strength. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**