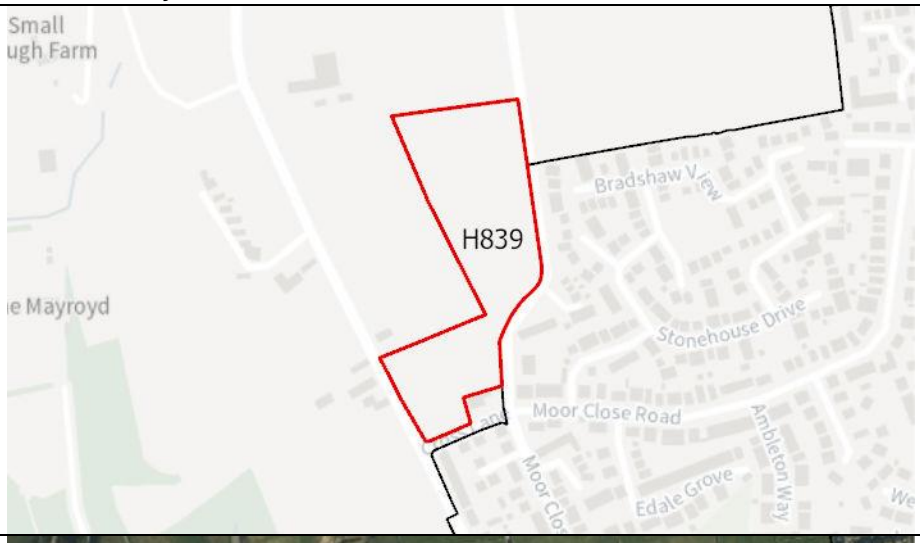
Bradford District Green Belt Assessment

Appendix C20 – Queensbury

Site Information	
Site Reference:	H839
Site Name:	Cross Lane / Old Guy Road
Settlement:	Queensbury
Sub-Area:	South Pennine Towns
Size (ha):	2.86
Site Description:	This site consists of three reasonably level fields situated on the western edge of Queensbury. The site boundaries are formed of made roads along the eastern edge (Old Guy Road) and part of the western (Roper Lane) and southern (Cross Lane) edges. The remaining boundaries are formed of dry-stone walls.
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)	
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)	
What are the physical features? (PAQ2b)	
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)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
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)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to this purpose.
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)	There is no built form on the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Queensbury

Purpose b)	To prevent neighbouring towns merging into one another
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Queensbury and Halifax (Illingworth)
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 does not extend past the existing extent of the town of Queensbury and so the physical separation between Queensbury and Halifax (Illingworth) would not be reduced. There is a degree of intervisibility between Queensbury and Halifax from this site but the distance between the two is of a scale that there would be no loss of visual separation if the site were developed.
Purpose b) comment (PBC)	The site sits in a gap between two towns, but due to the large physical separation, land form and the existing extent of the settlement, it would not make a contribution to visual separation. The site would make only a weak contribution to 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 consists of a number of agricultural fields located on the western edge of the settlement of Queensbury. There are views across the site to the wider Green Belt and countryside beyond to the north and west. 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 no built form on site. 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 northwards and westwards away from the town of Queensbury. The site is characteristically rural in nature being formed of fields and with the absence of

Purpose c):	To assist in safeguarding the countryside from encroachment
	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)	There is no built form on the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Queensbury
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 no views from the site into the historic core 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 Queensbury but is separated from the historic core, and has no 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 Within 7km of SPA/SAC (recreational impacts only)

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)	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 There is a small area of surface water flood risk in the north west part of the site. The site is in an area of ground water flood risk

Footnote 7 Assessment Criteria	Yes / No and Comment
	where 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 no contribution to purpose a) and a weak contribution to purposes b) and d). There are potential Footnote 7 asset issues in relation to 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)**

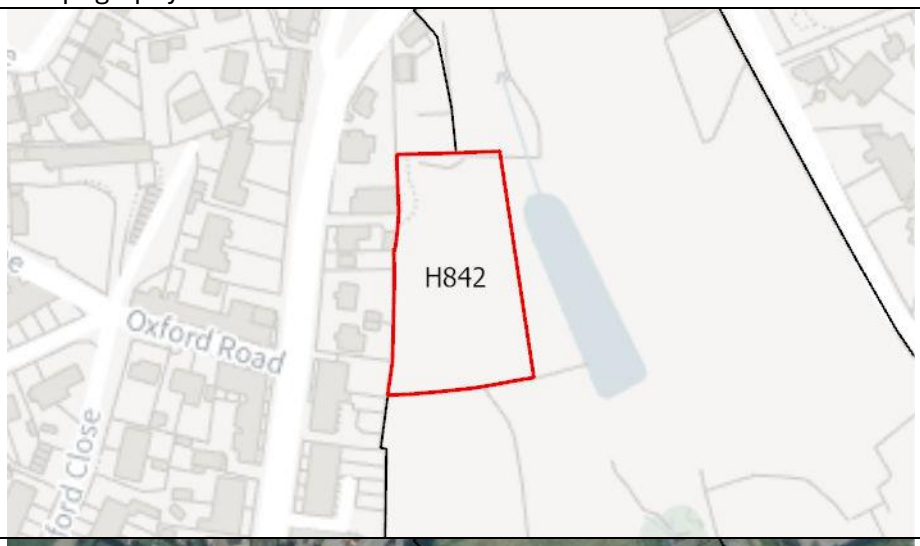
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing Green Belt boundaries are formed of the made roads of Cross Lane, Moor Close Lane and Old Guy Road. These are defensible features creating a strong boundary.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed of a made road (Roper Lane) along part of the western boundary. The rest of the boundary would formed of dry-stone wall field boundaries along the other part of the western boundary and the northern edge. Overall the 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 other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is essentially connected to the settlement along one boundary.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - made roads.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - made road, dry-stone walls.

Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would extend into the Green Belt in an irregular form and would not round off the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement essentially along one boundary. The existing inner Green Belt boundary is strong and would resist sprawl. The potential new Green Belt boundary would be moderate in strength and may increase the risk of sprawl. The site would not form 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 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 visible in the landscape as it occupies an elevated position. There are views across the site to the wider Green Belt.
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 on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no 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 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**

Site Information	
Site Reference:	H842
Site Name:	Halifax Road (2)
Settlement:	Queensbury
Sub-Area:	South Pennine Towns
Size (ha):	0.32
Site Description:	This site consists of a reasonably level piece of land which then slopes steeply down to the east/southeast into the Shibden Valley. The site is predominantly grassland. The site boundaries are formed of the rear gardens of existing development on Halifax Road to the west, a dry-stone wall, a post and wire fence to the south, a hedgerow to the north, and established tree lines and other vegetation along with a notable change in topography to west.
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)	
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)	
What are the physical features? (PAQ2b)	
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)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
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)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to this purpose.
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)	There is no built form on the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Queensbury

Purpose b)	To prevent neighbouring towns merging into one another
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Queensbury and Halifax (in 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 topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	The site is located in an area of Green Belt which protrudes into the settlement, and therefore the development of this site would not protrude past the existing limits of the settlement. There is no intervisibility between the two towns from the site.
Purpose b) comment (PBC)	The site sits in a gap between two towns, but due to the land form and the existing extent of the settlement, it does not makes a contribution to visual separation. The site would make 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 consists of a single field of grassland located in a narrow gap between parts of the town of Queensbury. The site is partially enclosed by the existing urban area and vegetation to the east. However, there are views from the site to the Green Belt and countryside to the south. Although there are urbanising influences nearby the site itself is characteristically rural in nature.
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 on site. 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 southwards away from the town of Queensbury. The site is characteristically rural in nature being formed of a single field and with the absence of built form. The site makes a strong contribution to purpose c).

Purpose c):	To assist in safeguarding the 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 the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Queensbury
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. However, there is some visibility of the historic elements of the town (e.g. Black Dyke Mills). But no direct views into the historic core.
Purpose d) comment (PDC)	The site is connected to the historic town of Queensbury but is separated from the historic core, and has only limited 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 Within 7km of SPA/SAC (recreational impacts only)
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 The nearest ancient woodland is over 60m away (Upper Hazel Hirst)
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 within 50m of a listed milestone but is screened from 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)	No The application of the relevant NPPF policy would not provide a strong reason for refusing or restricting development.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The site is in an area of ground water flood risk where surface manifestation is unlikely.

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)	No Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**No Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to purposes a) and b), and a weak contribution to purpose d). There are no identified Footnote 7 assets which would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing Green Belt boundary is formed along the eastern edge of the site from the rear gardens of properties on Halifax Road which are made up of fences and undefined features creating an irregular and in consistent boundary. The boundary to the north of the site is made up of a well-established tree line.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed of a dry-stone wall field boundary on the southern edge of the site. Along the eastern edge the boundary is partially undefined except for a change in topography and a small section created by trees. Overall the new boundary would be 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?:	N/A There are no other features within the site which could be used to create a stronger 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 full boundary and a small part of another boundary.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - rear garden, tree line.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - dry-stone wall, tree line, undefined area/topography.

Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would extend into an narrow area of Green Belt and would not round off the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along one full boundary and along part of another. The existing inner Green Belt boundary is weak and risks unrestricted sprawl. The potential new Green Belt boundary would also be weak and risks unrestricted sprawl. The site 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 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 visible in the landscape from local views. There are further local views across the immediate areas of Green Belt. However, due to the topography and existing vegetation and adjacent urban area, wider views are more limited.
Assessment of Openness (OpAsOv)	There is no built form on site. There are moderate views across the site and adjoining areas of Green Belt. Development would have a moderate impact both visually and spatially on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes no 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 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. 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:	H872
Site Name:	Station Road West / Sharket Head Close
Settlement:	Queensbury
Sub-Area:	South Pennine Towns
Size (ha):	1.31
Site Description:	This site consists of a single field situated on the north edge of Queensbury. It has a varied topography but generally slopes gently down to the north with a steeper drop on the northern boundary. The boundaries of the site are made up of a mix of dry-stone walls, rear gardens and retaining structures, a road, a strong tree line and notable change in topography.
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)	
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)	
What are the physical features? (PAQ2b)	
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)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
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)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to this purpose.
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)	There is a small metal cabinet structure housing water infrastructure in the northeastern corner.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Queensbury

Purpose b)	To prevent neighbouring towns merging into one another
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Queensbury and Bradford
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 site forms a very small part of the gap between two towns. However, due to the topography, landform and existing woodland which provides screening there is limited, if any, intervisibility between the site and neighbouring town.
Purpose b) comment (PBC)	The site sits in a gap between two towns, but forms only a very small part of this gap and makes a very limited contribution to visual separation. The site would only make a weak contribution to 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 consists of an agricultural field located on the northern edge of Queensbury. There are views across the site to the wider Green Belt and countryside beyond to the north. 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 no built form on site. 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 northwards away from the town of Queensbury. The site is characteristically rural in nature being formed of a single field and with the absence of 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)	There is a small metal cabinet structure housing water infrastructure in the northeastern corner.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Queensbury
Is the site separate from the historic core? (PDQ3a)	No
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 directly adjacent to the historic core of the settlement. However, due to the topography of the site and the existing development present, there is a limited visual, physical and experiential relationship with the historic core. The site would provide a supporting role in preserving the setting of the historic town.
Purpose d) comment (PDC)	The site is connected to the historic town of Queensbury and is directly adjacent to the historic core. It has a limited visual, physical and experiential connection to some of the historic aspects of the town due to the topography and existing development adjacent to the site. However, it provides a supporting role to the wider setting of the historic town makes a moderate contribution to purpose d).
Purpose d) outcome (PDO)	**Moderate**

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 Within 7km of SPA/SAC (recreational impacts only)

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 is adjacent to Queensbury conservation area and two Grade II Listed buildings (Victoria Hall and Saw Mills).
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 The southern half of the site is within an area of groundwater flood risk where surface

Footnote 7 Assessment Criteria	Yes / No and Comment
	manifestation is unlikely. There is a small amount of the northern boundary which is in an area of groundwater flood risk where surface manifestation is a possibility.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to purpose a), a weak contribution to purpose b) and a moderate contribution to purpose d). There are potential Footnote 7 asset issues in relation to heritage assets 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 Green Belt boundary is made up of a mix of features. Along the south western edge the boundary is formed by the rear gardens of properties on Albert Crescent and consists of a wall providing a regular and consistent boundary which is moderate in strength. The southern boundary is made up of the rear gardens of properties on Sharket Head Close but these are irregular in form and layout, and provide a weaker edge. The south eastern boundary is made up of a continuous tree line and made road. Overall the existing Green Belt boundary is moderate in strength.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be made up of a well-established tree line and notable change in topography along the site's north eastern edge and a dry-stone wall along the site's north western edge. These features together would provide a boundary of moderate strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially	N/A There are no other features within the site which could be used to create a stronger boundary.

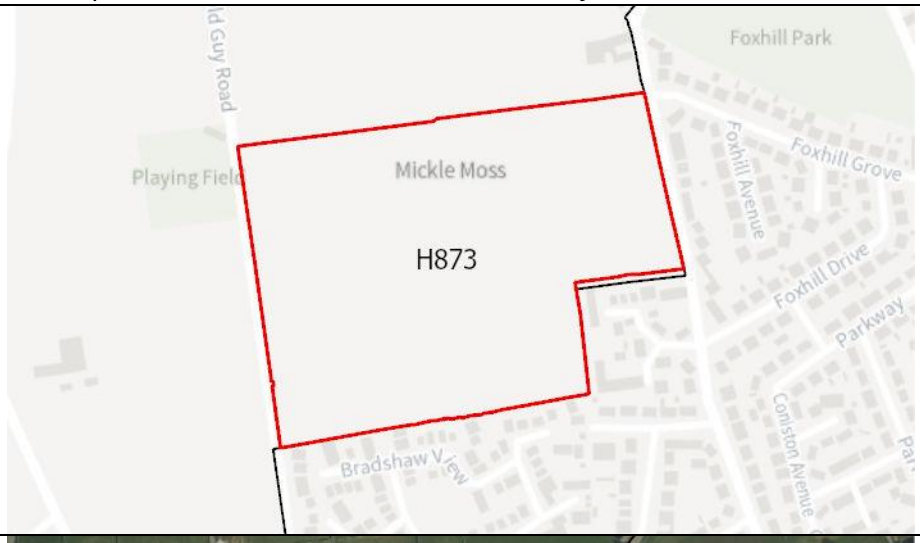
stronger or more logical Green Belt boundary?:	

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 two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - rear gardens, made road.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - dry-stone walls, tree belts.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would extend out into the Green Belt and would not fully round off the settlement even with partial containment.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along two boundaries. The existing inner Green Belt boundary is moderate and may increase the risk of sprawl. The potential new Green Belt boundary would also be moderate and increase the risk of sprawl. The site would not round 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 is visible in the landscape as it occupies an elevated area of land forming the setting of the settlement. The strong tree belt to the north east obscures views into the wider Green Belt and into the site from the Green Belt. There are wider views across the site to the north west.
Assessment of Openness (OpAsOv)	There is no built form on site. There are moderate views across the site and adjoining areas of Green Belt. Development would have a moderate impact both visually and spatially impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes no contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a moderate 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 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:	H873
Site Name:	Old Guy Road / Fleet Lane (1)
Settlement:	Queensbury
Sub-Area:	South Pennine Towns
Size (ha):	11.00
Site Description:	This site consists of number of reasonably level fields. The site makes up part of a gap between Queensbury and the satellite settlement of Mountain. The site is bounded by Old Guy Road to the west, Fleet Lane to the east and public right of way to the north. The southern boundary consists of a dry-stone wall separating the site from existing development on Bradshaw View and Pineberry Drive.
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)	
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)	
What are the physical features? (PAQ2b)	
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)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
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)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to this purpose.
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)	There is no built form on site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Queensbury

Purpose b)	To prevent neighbouring towns merging into one another
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)	Not within a 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)	N/A
Purpose b) comment (PBC)	This part of the Green Belt sits in between Queensbury and the small settlement area of Mountain which for this Green Belt assessment is considered to be part of the Queensbury settlement area. As such the site does not sit in a gap between two towns and therefore 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)	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 north and west. 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 no built form on site. 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 northwards away from the town of Queensbury. 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 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)	Queensbury
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 is some very limited visibility of the historic elements of the town (e.g. Black Dyke Mills chimney, Holy Trinity church), but no direct views into the historic core.
Purpose d) comment (PDC)	The site is connected to the historic town of Queensbury but is separated from the historic core, and has only limited 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 Within 7km of SPA/SAC (recreational impacts only)
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
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 The site is peppered with small ponding areas of surface water flood risk. The full site is in an area of groundwater flood risk where 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 no contribution to purposes a) and b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to flood risk which require further investigation before determining whether they would provide a strong reason for refusing or restricting development. N.B. The site now has planning permission and determined as Grey Belt through the application process.
Grey Belt Status (potential) (GyBS)	**Grey Belt**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing Green Belt boundary is formed of the rear gardens of properties on Bradshaw View, Dunmore Avenue and Pineberry Drive to the south, and the made road of Fleet Lane to the east. These features provide a boundary of moderate strength.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed of the made road of Old Guy Road to the west. To the north the boundary would be formed of dry-stone walls and a public footpath which runs along the entire northern boundary. The 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 other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected along two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - rear gardens, made road.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - made roads, dry-stone walls, footpath.
Does the site represent a logical rounding off of the settlement? (SpAs4)	Partially - the site is partially contained by the existing settlement edge and the site would form a partial rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along two boundaries. The existing inner Green Belt boundary is moderate in strength and may increase the risk of

	sprawl. The potential new Green Belt boundary would also be moderate in strength and may increase the risk of sprawl. The site would form 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 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 prominent in the landscape as it occupies a high point in the settlement. There are views across the site into the adjacent areas of Green Belt and beyond.
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 on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no 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 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:	H866
Site Name:	Queensbury Golf Course
Settlement:	Queensbury
Sub-Area:	South Pennine Towns
Size (ha):	10.76
Site Description:	This site consists of the 9-hole Queensbury golf course, its club house and car park. The site is located on the southeast edge of Queensbury and in undulating in its topography. The site boundaries are made up of a made road (Brighouse Road) to the west, a tree line and dry-stone wall to the north, A tree line and Blackshaw Beck to the northeast / east and similarly to the 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)	
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)	
What are the physical features? (PAQ2b)	
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)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
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)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to this purpose.
Purpose a) outcome (PAO)	**No Contribution**

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 includes the club house building for the golf course and associated car park.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Queensbury

Purpose b)	To prevent neighbouring towns merging into one another
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Queensbury and Bradford
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 site forms a notable but not substantial part of the gap between Queensbury and Bradford, however, due to the topography and the heavily screened eastern boundary, the loss of visual separation is likely to be limited.
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)	The site consists of Queensbury Golf Course which is made up of the open fairways and trees. The club house is situated close to the urban edge in the northwestern corner of the site. The site is partially enclosed by the boundary vegetation which partially limits views to the wider countryside. Golf courses are classed as a rural land use. The site is in a transitionary area between the urban edge and the wider rural landscape. However, 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)	The golf course club house buildings are located in the north west of the site and are closely related to the settlement edge. They are separate from the majority of the rest of the site and do not detract from the contribution the site makes to safeguarding the countryside from encroachment.

Purpose c):	To assist in safeguarding the countryside from encroachment
Purpose c) comment (PCC)	The site forms part of a transitionary area between the urban edge and the wider countryside. The site is however, characterised by rural land uses. The built form located on the site is separate from the main body of the site and is associated with the rural use of the site. 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)	No
If development is present – what form/type of development is it? (PDQ1b)	The site includes the club house building for the golf course and associated car park.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Queensbury
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 no views from the site into the historic core 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 Queensbury but is separated from the historic core, and has no 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 Within 7km of SPA/SAC (recreational impacts only)

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
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 The nearest listed building is over 340m away.
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
	Part of the site is in a groundwater flood risk area where surface manifestation is a possibility. There is some fluvial flood risk and surface water flood risk along the north eastern boundary which follows the path of Blackshaw Beck. There is also some small areas of surface water flood risk within 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**

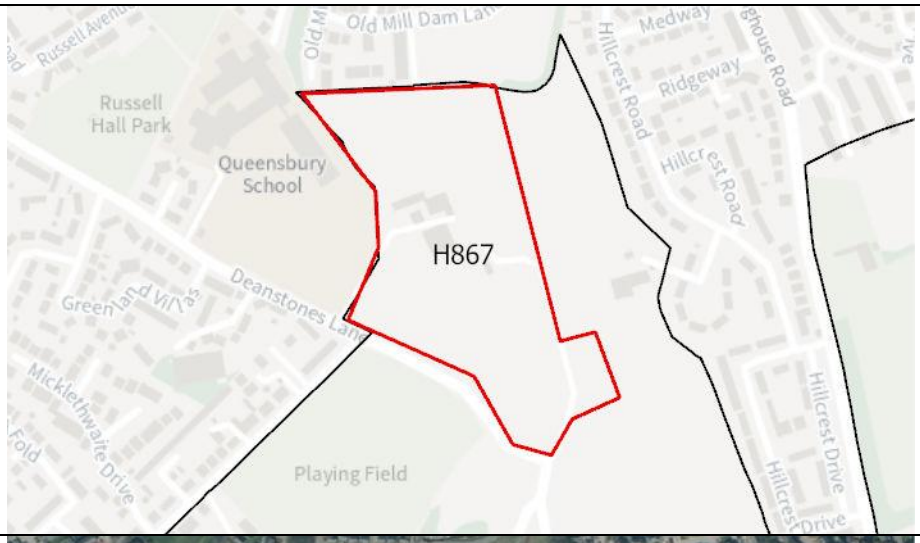
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to purpose a) a moderate contribution to purpose b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to flood risk which required further investigation before determining 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:	Strong: defensible boundary The existing Green Belt boundary is formed of the made road, Brighouse Road which is a strong, durable feature.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The proposed new Green Belt boundary would be formed of a number of features of various strengths. To the south the boundary would be formed of a strong, continuous tree belt. Along the eastern edge the boundary is formed of a strong tree belt and Blackshaw Beck. The northern boundary is also formed of a stone wall and trees. These features provide a mix of moderate and weak boundaries.
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 other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected along one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - made road.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - beck, tree belts stone wall.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would protrude into the Green Belt as a significant extension to the settlement. It would not form a true rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along one boundary. The existing inner Green Belt boundary is strong and would resist sprawl. The potential new Green Belt boundary would be moderate in strength and may increase the risk of sprawl. The site would not represent a true rounding off of the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	The golf course club house buildings are located in the north west of the site and are closely related to the settlement edge. They occupy only a small 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)	There are views across the site and to the adjacent Green Belt. However, due to the topography and boundary screening views are restricted from the site.
Assessment of Openness (OpAsOv)	There is some limited built form on site. There are moderate views across the site and adjoining areas of Green Belt. Development would have a moderate impact both visually an spatially on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

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 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**

Site Information	
Site Reference:	H867
Site Name:	Deanstones Farm, Deanstone Lane
Settlement:	Queensbury
Sub-Area:	South Pennine Towns
Size (ha):	5.52
Site Description:	This site consists of a number of fields which surround Deanstones Farm buildings. The site is located to the south of Queensbury in a indent between two part of the settlement. The northern and eastern boundaries are made up of dry-stone walls, public right of way and trees. The southwestern boundary is formed of a made road (Deanstones Lane) and western boundary is formed of a track, public right of way and tree line.
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)	
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)	
What are the physical features? (PAQ2b)	
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)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
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)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to this purpose.
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 - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	There is a substantial farm complex in the centre of the site which accounts for nearly 25% of the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Queensbury

Purpose b)	To prevent neighbouring towns merging into one another
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Queensbury and Halifax (in 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 topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	Due to the location of the site in relation to the form of the settlement - the site is located in an indentation between two parts of Queensbury which already extend further than the site. Therefore the site would not cause the loss of visual separation.
Purpose b) comment (PBC)	The site is in a gap between the town of Queensbury and Halifax (in Calderdale). The site does not extend past the existing settlement limits of Queensbury and would make not make a contribution to visual separation. The site therefore 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 consists of a number of agricultural fields surrounding the large Deanstones Farm complex. The site is made up of rural land uses, however, its proximity to the urban edge and the influences of the urban area partly reduce the contribution the site makes to protecting the essential 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)	The built form on the site is reasonably significant and located within the centre of the site. Although the buildings are in a rural use, they dominate the site and reduce the contribution the site makes to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site is made up of predominantly countryside uses and even though the built form is in rural uses, it makes up a significant part of the site. The site 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)	There is a substantial farm complex in the centre of the site which accounts for nearly 25% of the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Queensbury
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)	Yes
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The forms part of the wider setting of Queensbury, particularly in relation to the Grade II listed Black Dyke Mills, which are an important of the historic core. There are clear views of some of the historic aspects of the town from the site. The site provides part of the setting of these assets.
Purpose d) comment (PDC)	The site is connected to the historic town of Queensbury but is slightly separated from the historic core. The site provides a partial visual, physical or experiential connection to the historic aspects of the town, in particular in relation to Black Dyke Mills. The site therefore makes a moderate contribution to purpose d).
Purpose d) outcome (PDO)	**Moderate**

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 Within 7km of SPA/SAC (recreational impacts only)
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 The nearest ancient woodland is over 160m away (Near Hazel Hirst)
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 80m from the Grade II Listed Black Dyke Mills and may affect the setting of the listed building.
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 The majority of the site is in a groundwater flood risk area where surface manifestation is a possibility. There is also a linear section of the site along the eastern boundary which is within

Footnote 7 Assessment Criteria	Yes / No and Comment
	an area of surface water flood risk.
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 no contribution to purpose a) and b) and a moderate 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)**

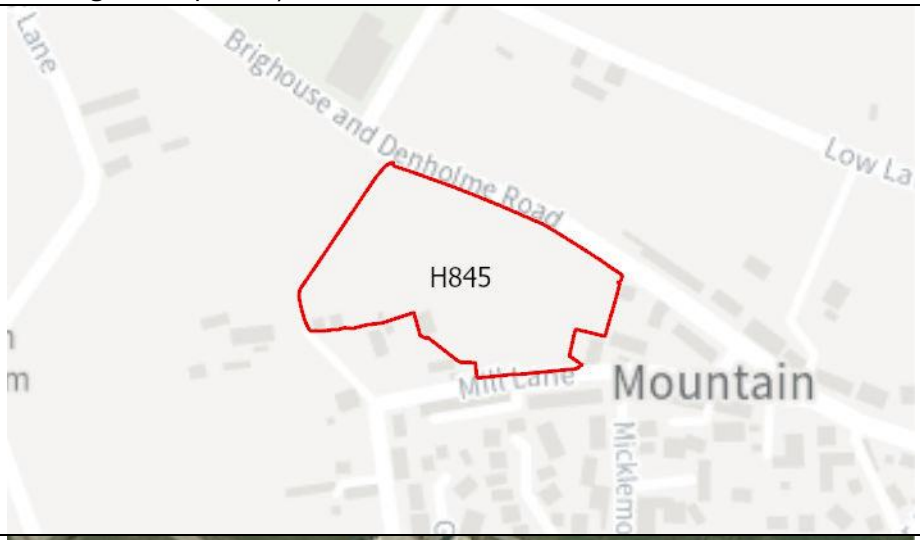
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing Green Belt boundary is formed of a dry-stone wall along the northern edge of the site. To the west the boundary is formed of broken wall, a line of trees and a well-defined farm track. A public right of way runs along the entire boundary but is not well-defined. Overall the boundary would be weak and lacking in durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed of a drystone wall running the full length of the eastern boundary and the made road of Deanstone Lane to the south. Together these would form a boundary of moderate 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 other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected along two boundaries.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - dry-stone walls, trees, farm track.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - made road, dry-stone wall.

Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would extend into an narrow area of Green Belt and would not round off the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along two boundaries. The existing inner Green Belt boundary is weak and would risk unrestricted sprawl. The potential new Green Belt boundary would be moderate and increase the risk of sprawl. The site would not round off the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	Yes - there is a substantial farm complex in the centre 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 prominent in the landscape and provides the setting for the settlement and in particular the Black Dyke Mill complex. There are views into the site from the surrounding Green Belt and views out into the wider Green Belt from the site.
Assessment of Openness (OpAsOv)	There is a notable element of built form on the site. However, there are wide 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 no contribution to purposes a) and b), a moderate contribution to purpose c), a moderate 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:	H845
Site Name:	Cricket Ground, Mill Lane, Mountain
Settlement:	Queensbury
Sub-Area:	South Pennine Towns
Size (ha):	1.81
Site Description:	This site consists of a former cricket pitch (no longer in use). The site has been divided into three fields. The area to the south of the site is reasonably level, however there is a notable slope to the north towards the A644 (Brighouse and Denholme Road). The site boundaries are made up of Mill Lane and a dry-stone wall to the south, Brighouse and Denholme Road to the north, hedgerow and walling to the east (abutting existing development), and a well defined track to the west.
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)	
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)	
What are the physical features? (PAQ2b)	
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)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
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)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to this purpose.
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 - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	There are some buildings located along the southwestern edge which look to be agricultural in nature.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Queensbury

Purpose b)	To prevent neighbouring towns merging into one another
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)	The site does not sit in a gap between two defined towns.
Purpose b) comment (PBC)	The site is located between Mountain (part of Queensbury - a defined town) and Thornton which is a village. The site is therefore not located in a gap between two defined 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 consists of a former cricket ground, and agricultural storage area and adjacent sloping grassland located on the northern edge of Mountain (part of the town of Queensbury). There are views across the site to the wider Green Belt and countryside beyond to the north and west. The site is partially enclosed by existing development and heavily influenced by urbanising features around the site. There are different visual interactions with the site due to the surrounding topography.
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 a notable selection of built form on the south western corner of the site which are a mix of uses, but are mainly agricultural/equestrian/storage buildings. These buildings partially detract and reduce the contribution the site makes to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site is made up of a mixture of countryside and non-rural characteristics. The site has some limited built form which is a mix of rural and non-rural uses. The site makes a moderate contribution to purpose c).

Purpose c):	To assist in safeguarding the countryside 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)	There are some buildings located along the southwestern edge which look to be agricultural in nature.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Queensbury
Is the site separate from the historic core? (PDQ3a)	No
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 no views from the site into the historic core 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 Queensbury but is separated from the historic core, and has no 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 Within 7km of SPA/SAC (recreational impacts only)

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 is partly within 50m of a Grade II Listed building (Mad Ma Jones).
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 The majority of the site is in area of groundwater flood risk where surface manifestation is unlikely.

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)	No Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to purposes a) and b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to heritage assets 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)**

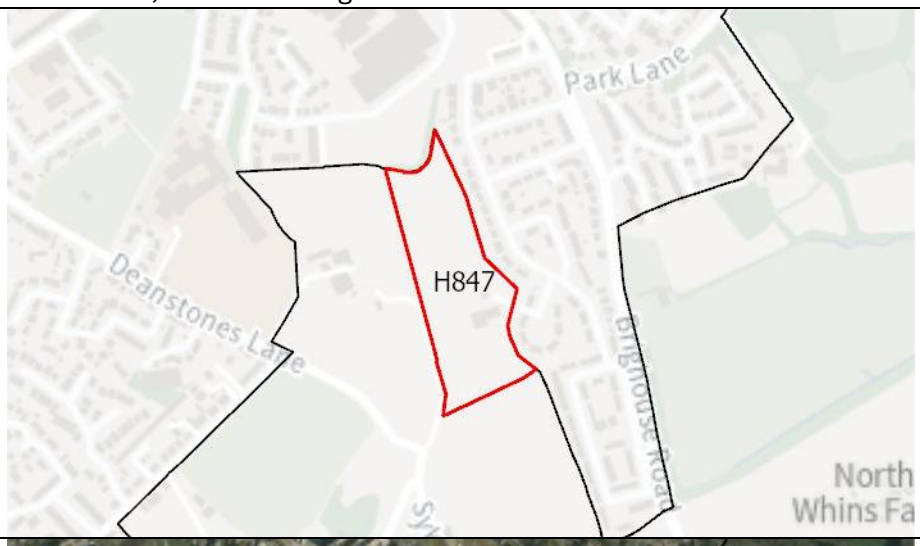
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing Green Belt boundary is formed of the made road of Mill Lane to the south and the curtilage of properties on Weavers Court. These features create a boundary of moderate strength but less defensible.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed of the made road of the A644, Brighouse and Denholme Road to the north creating a strong boundary. To the west the boundary would be formed of a well-defined track which would be moderate in strength. The south western boundary is formed of existing development and the curtilage of an agricultural complex which are features weak in strength. Overall the new Green Belt 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 other features within the site which could be used to create a stronger 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 two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - made road, existing development.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - made road, track, existing development.

Does the site represent a logical rounding off of the settlement? (SpAs4)	Partially - the site is partially contained by the existing settlement edge.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along two boundaries. The existing inner Green Belt boundary is moderate and may increase the risk of sprawl. The potential new Green Belt boundary would also be moderate and increase the risk of sprawl. The site would partially round off of the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	Yes - there are a number of small buildings in the south west 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 prominent in the landscape as the site sits on a hillside and plateaux. There are wide ranging views to the adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is some 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 on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no contribution to purposes a) and 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 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:	H847
Site Name:	Ing Head Farm, Hill Crest Road
Settlement:	Queensbury
Sub-Area:	South Pennine Towns
Size (ha):	3.30
Site Description:	This site consists of an elongated field which slopes notably downhill from East to West. The site is also occupied by a number of farm buildings. The site boundaries are formed by the rear gardens of existing development on Hillcrest Road, a number of dry-stone wall field boundaries, trees and hedgerows.
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)	
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)	
What are the physical features? (PAQ2b)	
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)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
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)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to this purpose.
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 - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	There is a complex of farm buildings on the southeastern part of the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Queensbury

Purpose b)	To prevent neighbouring towns merging into one another
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Queensbury and Halifax (in 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 topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	Due to the location of the site in relation to the form of the settlement - the site is located in an indentation between two parts of Queensbury which already extend further than the site. Therefore the site would not cause the loss of visual separation.
Purpose b) comment (PBC)	The site is in a gap between the town of Queensbury and Halifax (in Calderdale). The site does not extend past the existing settlement limits of Queensbury and would make not make a contribution to visual separation. The site therefore 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 consists of a single, large elongated field on the eastern side of Queensbury. There are views across the site to the wider Green Belt and countryside beyond to the south and southwest. Although the site is in an indented gap between two parts of Queensbury it 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 are a number of farm buildings located on the southeastern edge of the site. However, the buildings are in rural use and their position in the site do not detract from the contribution the site makes to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site forms part of the agricultural landscape extending southwards away from the town of Queensbury. The site is characteristically rural in nature being formed of a single field and with the built form

Purpose c):	To assist in safeguarding the countryside from encroachment
	consisting of agricultural buildings. 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 complex of farm buildings on the southeastern part of the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Queensbury
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)	Yes
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The forms part of the wider setting of Queensbury, particularly in relation to the Grade II listed Black Dyke Mills, which are an important of the historic core. There are clear views of some of the historic aspects of the town from the site. The site provides part of the setting of these assets.
Purpose d) comment (PDC)	The site is connected to the historic town of Queensbury but is slightly separated from the historic core. The site provides a partial visual, physical or experiential connection to the historic aspects of the town, in particular in relation to Black Dyke Mills. The site therefore makes a moderate contribution to purpose d).
Purpose d) outcome (PDO)	**Moderate**

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*	No Within 7km of SPA/SAC (recreational impacts only)

Footnote 7 Assessment Criteria	Yes / No and Comment
• *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)	Yes The site is 85m from the Grade II Listed Black Dyke Mills and may affect the setting of the listed building.
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

Footnote 7 Assessment Criteria	Yes / No and Comment
	There is a small area of medium groundwater flood risk along the east boundary where surface manifestation is possible.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to purpose a) and b) and a moderate contribution to purpose d). There are potential Footnote 7 asset issues in relation to heritage assets 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)**

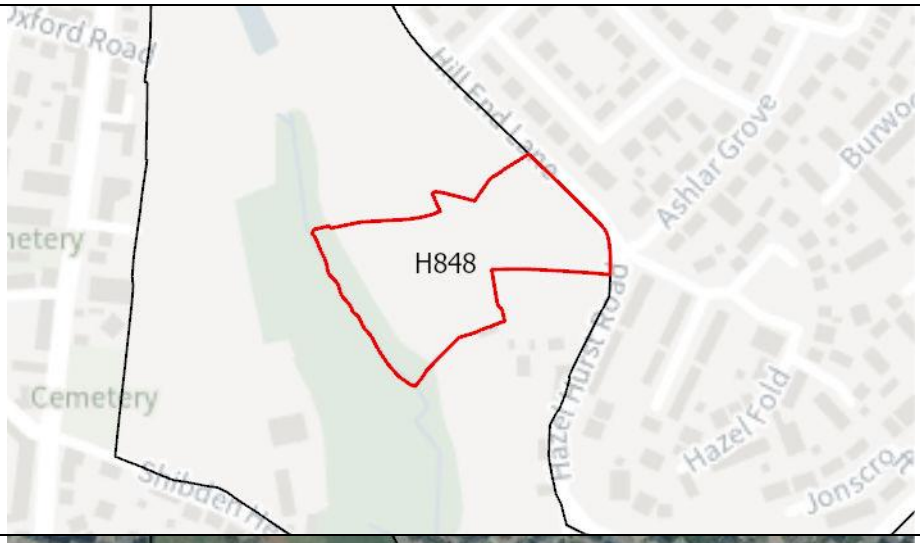
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing Green Belt boundary is made up of the rear gardens of properties on Hillcrest Road to the east. This provides a soft, irregular and inconsistent boundary which is weak. To the north the boundary is made up of a dry-stone wall and trees which also forms a weaker boundary.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed of dry-stone wall field boundaries along the western and southern edges of the site. These would be weak features 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 other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected along two boundaries.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - rear gardens, dry-stone wall, trees.

How strong is the potential new Green Belt boundary? (SpAs3)	Weak - dry-stone walls.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would extend into an narrow area of Green Belt and would not round off the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along two boundaries. The existing inner Green Belt boundary is weak and would risk unrestricted sprawl. The potential new Green Belt boundary would also be weak and would risk unrestricted sprawl. The site would not round off the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There are some farm buildings 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 topography of the site in the surrounding landscape means the site is fairly prominent and provides the setting to the adjacent residential area and Black Dyke Mills. There are views out of the site into the wider Green Belt to the south and west.
Assessment of Openness (OpAsOv)	There is some 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 on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no contribution to purposes a) and b), a strong contribution to purpose c), a moderate 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 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:	H848
Site Name:	Hill End Lane
Settlement:	Queensbury
Sub-Area:	South Pennine Towns
Size (ha):	1.40
Site Description:	This site consists of two fields located to the southwest of Queensbury. The field to the east is level, the field to the west slopes down towards the Shibden Valley. The site boundaries are formed of a made road (Hill End Lane) to the east, dry-stone wall field boundaries to the north and south and Shibden Brook and an area of woodland to the west.
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)	
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)	
What are the physical features? (PAQ2b)	
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)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
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)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to this purpose.
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)	There is no built form on the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Queensbury

Purpose b)	To prevent neighbouring towns merging into one another
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Queensbury and Halifax (in 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 topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	The land form and extent of the settlement of Queensbury is such that the Green Belt protrudes into the settlement in this location. The settlement partially wraps around the site and means that there is no connection with the neighbouring town. There is no intervisibility between the two towns from the site.
Purpose b) comment (PBC)	The site sits in a gap between towns, but due to the land form and existing development, which wraps around the site, it does not makes a contribution to visual separation. The site would make 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 consists of two agricultural fields used for grazing. There are immediate views to the adjacent Green Belt to the north and west, and longer distance views to the countryside to the south. 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 no built form on site. 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 southwards away from the town of Queensbury. The site is characteristically rural in nature being formed of a single field and with the absence of

Purpose c):	To assist in safeguarding the countryside from encroachment
	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)	There is no built form on the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Queensbury
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 no views from the site into the historic core 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 Queensbury but is separated from the historic core, and has no 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 Within 7km of SPA/SAC (recreational impacts only)

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)	Yes The western part of the site includes an area of ancient replanted woodland (Upper Hazel Hirst)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	Further assessment is required to fully understand the potential impact of the site on the irreplaceable habitat.
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes Part of the site is within 50m of a Grade II Listed building (2 Hazelhirst Hall).
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

Footnote 7 Assessment Criteria	Yes / No and Comment
	The majority of the site is in area where groundwater flooding is unlikely. Along the western boundary there is an area of surface water flood risk and an area of groundwater flood risk but where surface manifestation is unlikely to occur.
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 no contribution to purposes a) and b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to irreplaceable habitats, 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:	Strong: defensible boundary The existing Green Belt boundary is formed by the made road of Hill End Lane. This is a strong and durable boundary.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would consist of dry-stone wall field boundaries to the north and south of the site and a tree belt and Shibden Brook to the west of the site. These features are a mix of strengths, but would ultimately create a new boundary which is 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 other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected along one side.

How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - made road.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - dry-stone wall, tree belt, and a minor watercourse.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site protrudes into a narrow section of Green Belt in an irregular manner and would not round off the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along one boundary. The existing inner Green Belt boundary is strong and would resist sprawl. The potential new Green Belt boundary would be weak and would risk unrestricted sprawl. The site would not 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)	There are localised views into the surrounding Green Belt from the site. The site forms part of a larger prominent area of Green Belt land which runs along the Shibden Brook Valley and creates a green, open area of land between two parts of the urban area.
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 on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no 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 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:	H859
Site Name:	Roper Lane
Settlement:	Queensbury
Sub-Area:	South Pennine Towns
Size (ha):	2.01
Site Description:	This site consists of three fields and a series of residential buildings and buildings related to equestrian uses. The site is located to the northwest of Mountain (Queensbury) and is detached from the settlement area. The boundaries of the site are formed of a made road (A644 Brighouse and Denholme Road) to the northeast, Roper lane to the west, a post and wire fence/hedgerow to the north, and dry-stone walls to the south. The northwestern part of the site is reasonably level, but the site raises notably to the southeast.
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)	
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)	
What are the physical features? (PAQ2b)	
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)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
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)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to this purpose.
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 - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	A third of the site is occupied with buildings associated with equestrian uses.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Queensbury

Purpose b)	To prevent neighbouring towns merging into one another
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)	N/A
Purpose b) comment (PBC)	The site is not in a gap between two defined towns so makes no contribution to this purpose.
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 consists of three fields, some residential properties and equestrian/agricultural buildings. There are views across the site to the wider Green Belt and countryside beyond to the north, south and 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 a collection of buildings on the south western edge of the site which are made up of rural and non-rural uses. The majority of the site makes a notable contribution to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site forms part of the agricultural landscape extending north-westwards away from the settlement of Mountain (part of the town of Queensbury). The site is characteristically rural in nature being formed of a number of fields. There is some built form on the site consisting of a mix of rural and non-rural uses. However, overall 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)	A third of the site is occupied with buildings associated with equestrian uses.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Queensbury
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. Due to the surrounding topography, there are no views from the site into the historic core 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 near to the historic town of Queensbury 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*	Yes Half of the site in the west is within 2.5km of SPA/SAC (supporting habitat, recreational impacts). The other half of the site is within 7km of SPA/SAC (recreational impacts only).
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	Further assessment may be required to ascertain impacts on potentially functionally linked land.
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
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 The nearest listed building is over 120m away.
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 There are two small areas of low groundwater flood risk where 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)	No Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to purposes a) and b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to habitat sites 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)**

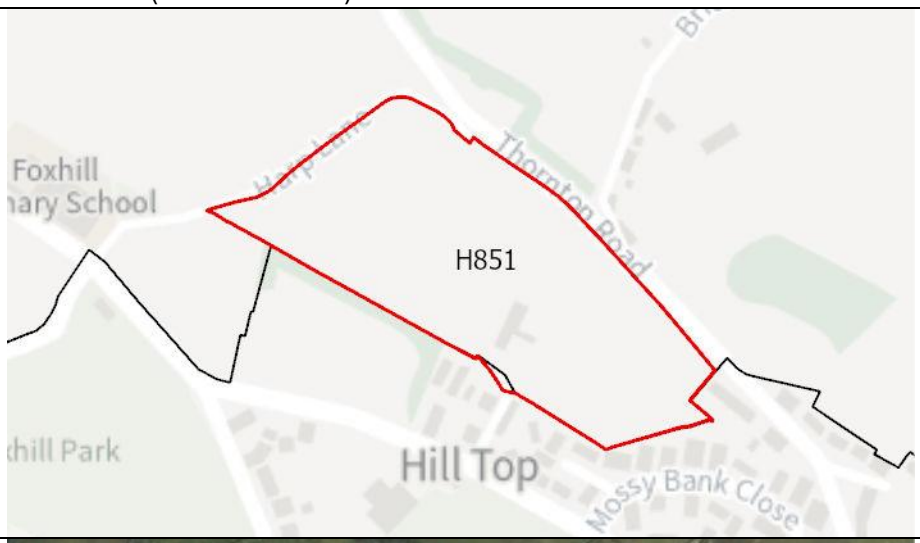
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Entirely Undefined The site is not connected to the settlement of Harden. The site does not have an existing inner boundary as there is an area of Green Belt between the site and the urban edge.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed of the made roads of Brighouse and Denholme Road to the northeast and Roper Lane to the northwest, creating strong boundaries. To the north the boundary would be formed of a hedgerow which would be a less durable feature. To the west the boundary would be formed of a dry-stone wall which would also be a weak feature. The overall new boundary would be moderate in strength. However, the site is detached from the settlement of Mountain (Queensbury) and would need to be developed in conjunction with site H845 to connect to the urban edge.
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 other features within the site which could be used to create a stronger 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.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Not connected to the settlement so there is no existing inner Green Belt to the site.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - made road, dry-stone walls, hedgerows
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site is located away from the settlement edge. It does not form a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is not connected to the settlement. Development of the site would constitute unrestricted

	sprawl due to its detachment from the settlement edge. The potential new Green Belt boundary would be moderate in strength but may still increase the risk of sprawl. The site 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 a collection of buildings on the south western 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)	The site is prominent in the landscape and there are wide ranging views across the site into the adjoining Green Belt and beyond.
Assessment of Openness (OpAsOv)	There is some built form on site. There are wide 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 no 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 high potential for sprawl, and development would have a high impact on the openness of the Green Belt. The site is not directly connected to the settlement of Mountain (Queensbury) and therefore does not have an existing inner Green Belt boundary. 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:	H851
Site Name:	Land south of Thornton Road, east of Harp Lane
Settlement:	Queensbury
Sub-Area:	South Pennine Towns
Size (ha):	3.44
Site Description:	This site consists of four fields which slope moderately/steeply downhill from southwest to northeast. The site boundaries are formed of a dry-stone wall bordering the rear gardens of existing development on Mossy Bank Close to the southeast, a dry-stone wall to the southwest, a well-established track (Harp Lane) and strong tree line to the northwest, and a made road (Thornton Road) to the northeast.
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)	
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)	
What are the physical features? (PAQ2b)	
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)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
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)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to this purpose.
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 - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	There is a complex of farm buildings in the central part of the site close to the southwestern boundary.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Queensbury

Purpose b)	To prevent neighbouring towns merging into one another
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Queensbury and Bradford
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 clear long distance views of Bradford from the site offering intervisibility between the two towns. However, the intervening topography is undulating and the distance between the built form of each town is such that any loss of visual separation would be extremely limited.
Purpose b) comment (PBC)	The site sits in a gap between towns, but forms only a very small part of this gap and makes a very limited contribution to visual separation. The site would only make a weak contribution to 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 consists of a number of fields sloping to downhill to the north. There are views from the site across to the wider Green Belt and countryside beyond to the north. 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)	The buildings on site form part of a farm complex. They are located in the centre of the site on the southern edge. They are in rural use and do not detract from the contribution the site makes to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site forms part of the agricultural landscape extending northwards away from the town of Queensbury. The site is characteristically rural in nature being formed of fields and with the built form consisting of rural uses . 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 complex of farm buildings in the central part of the site close to the southwestern boundary.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Queensbury
Is the site separate from the historic core? (PDQ3a)	No
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. Due to the topography of the site and surrounding landform. There are no views from the site into the historic core 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 Queensbury but is separated from the historic core, and has no 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 Within 7km of SPA/SAC (recreational impacts only)
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 The nearest listed building is over 80m away and the topography of the site limits potential impacts.
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 There are two areas of low groundwater flood risk where 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)	No Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**Footnote 7 Issues**

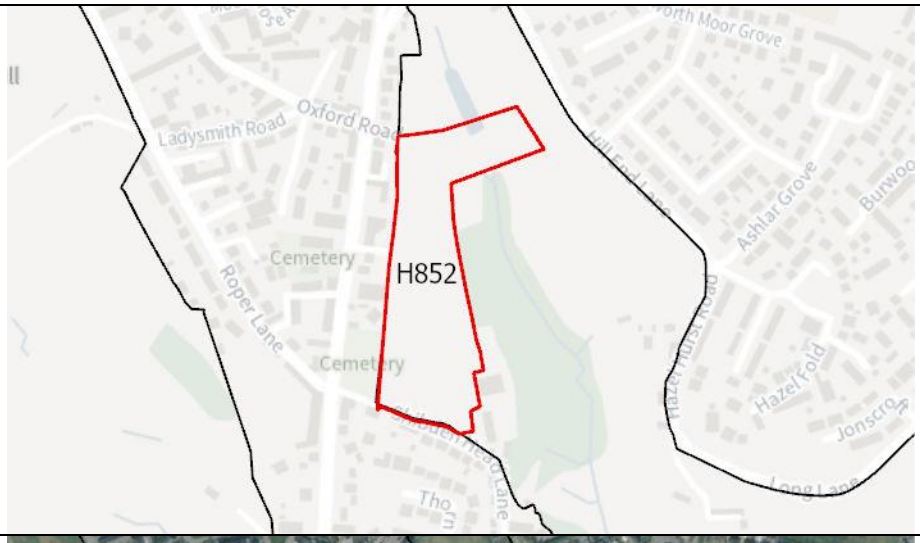
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to purpose a) and a weak contribution to purposes b) and d). There are no identified Footnote 7 assets which would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed by dry-stone walls and a notable change in topography. The dry stone walls on the south east of the site provide a regular and consistent boundary for the rear gardens of properties on Mossy Bank Close. However, overall the boundary would be weak and lack in durability.
Boundary Strength – Potential new boundary:	Strong: defensible boundary The potential new Green Belt boundary would be formed by a made road to the north (Thornton Road) and by a strongly defined track / private road (Harp Lane) to the west. These would formed a new strong 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 other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected along two boundaries.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - dry-stone walls, rear gardens, change in topography.
How strong is the potential new Green Belt boundary? (SpAs3)	Strong - made road, well-defined track.
Does the site represent a logical rounding off of the settlement? (SpAs4)	Yes - the site would represent a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along two boundaries. The existing inner Green Belt boundary is weak and would risk unrestricted sprawl. The potential new Green Belt boundary would be strong and would resist sprawl. The site would represent a rounding off the settlement.
Potential for Sprawl: (SpAs)	**Low**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is a small element of built form on the central south 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)	The site has a sloping topography and is prominent in the landscape providing the setting and foreground to the settlement above. There are wide ranging views into the Green Belt from the eastern part of the site. The views from the western part are slightly screened by trees.
Assessment of Openness (OpAsOv)	There is 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 on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no 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 low 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 strong. 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:	H852
Site Name:	Land east of Halifax Road, Shibden Head
Settlement:	Queensbury
Sub-Area:	South Pennine Towns
Size (ha):	2.57
Site Description:	This site consists of a large, elongated field with a slight bend to the northeast. The site is predominantly level but there is a slope down the steep valley sides at the northern end of the site. The site boundaries are formed of dry-stone walls which abut the rear gardens of properties on Halifax Road to the west, a made road (Shibden Head Lane) to the south, and a hedgerow to the west, drystone walls and a wood and wire fence to the north. The boundaries to the northeast of the site are notably undefined.
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)	
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)	
What are the physical features? (PAQ2b)	
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)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
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)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to this purpose.
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)	The site is free from development except for a small polytunnel in the southeastern edge.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Queensbury

Purpose b)	To prevent neighbouring towns merging into one another
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Queensbury and Halifax (in 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 topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	The site is essentially contained and screened by existing development within Queensbury which wraps around the site. There is no intervisibility between the two towns from the site.
Purpose b) comment (PBC)	The site sits in a gap between towns, but due to the land form and existing development, which wraps around the site, it does not makes a contribution to visual separation. The site would make 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 consists of an elongated agricultural field. There are immediate views to the adjacent Green Belt to the north and east, and longer distance views to the countryside to the south. 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 no built form on site. 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 southwards away from the town of Queensbury. The site is characteristically rural in nature being formed of a single field and with the absence of 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)	The site is free from development except for a small polytunnel in the southeastern edge.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Queensbury
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. However, there is some visibility of the historic elements of the town (e.g. Black Dyke Mills). But no direct views into the historic core.
Purpose d) comment (PDC)	The site is connected to the historic town of Queensbury but is separated from the historic core, and has only limited 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 Within 7km of SPA/SAC (recreational impacts only)
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 The site is adjacent and partly within 25m of Ancient Replanted Woodland (Upper Hazel Hirst)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	Further assessment is required to fully understand the potential impact of the site on the irreplaceable habitat.
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is partly within 50m of a Grade II Listed building (Union Croft Independent Church)
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 The majority of the site is in area where groundwater flood risk is unlikely. A small area of the site in the north east is in an area of surface water flood risk.

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 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 no contribution to purposes a) and b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to irreplaceable habitat, 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 Green Belt boundary is formed of a made road (Shibden Head Lane) to the south of the site and a dry-stone wall which runs along the length of the western site boundary. This wall separates the Green Belt from the rear curtilages of properties on Halifax Road, and is a regular and consistent boundary. Together these provide a Green Belt boundary of moderate strength.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be made up of a number of features including a line of trees and hedgerows along the eastern boundary. At the north east corner of the site the boundary would be wholly undefined by existing features on the ground. This would create a weak boundary lacking in durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	Moderate: less defensible boundary There is potential to create a stronger boundary by excluding the north eastern section of the site which crosses Shibden Brook. The site boundary could instead follow the strongly defined hedgerow / tree line that runs northwards. This would create a more logical boundary to the one proposed.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected along two boundaries.

How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - made road, dry-stone wall and rear curtilage.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - hedgerows, trees, section which are undefined.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would form an extension of the settlement into a narrow section of Green Belt and would not represent a rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along two boundaries. 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 would risk unrestricted sprawl. The site would not represent a rounding 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 is prominent in views from the opposite side of Shibden Valley, along Hill End Lane. There are localised views into the adjacent area of Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. There are notable 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 no 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 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 moderate in strength, 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:	H856
Site Name:	Brewery Lane
Settlement:	Queensbury
Sub-Area:	South Pennine Towns
Size (ha):	3.19
Site Description:	This site consists of a large field on the southwestern edge of Queensbury. It is an elevated site that slopes downhill from south to north and also to the east. The boundaries of the site are made up of dry-stone walls and a strong tree line to the south and east, and made roads to the west and north (Halifax Road and Brewery 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)	
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)	
What are the physical features? (PAQ2b)	
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)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
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)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to this purpose.
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)	There is no built form on the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Queensbury

Purpose b)	To prevent neighbouring towns merging into one another
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Queensbury and Halifax
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)	Given the topography of the site and the distance between the two towns, development of the site would not result in the visual separation of the towns.
Purpose b) comment (PBC)	The site sits in a gap between two towns, but forms only a very small part of this gap and makes a very limited contribution to visual separation. The site would only make a weak contribution to 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 consists of a single, large agricultural field on the southern edge of the town of Queensbury. Due to the topography of the site the views across there are differing views of the wider Green Belt and countryside to the south, east and west. 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 no built form on site, but a low voltage electricity cable and associated pylons run through part of the site. 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 southwards away from the town of Queensbury. The site is characteristically rural in nature being formed of a single large field and with the absence of 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)	There is no built form on the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Queensbury
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 no views from the site into the historic core 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 Queensbury but is separated from the historic core, and has no 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 Within 7km of SPA/SAC (recreational impacts only)
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 The nearest ancient woodland is over 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)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No The nearest listed building is over 60m away (49-51 Shibden Head Lane)
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 A third of the site is in area of groundwater flood risk but where surface manifestation is unlikely. The remaining part of the site is in an area where ground water flooding 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)	No Measures should be able to be put in place to mitigate the impact.

Footnote 7 Assessment Criteria	Yes / No and Comment
Footnote 7 Conclusion	**No Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to purpose a) and a weak contribution to purposes b) and d). There are no identified Footnote 7 assets which would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing Green Belt boundary is formed of the made road Brewery Lane. This is a recognisable feature which is likely to be permanent and therefore creates a strong boundary.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed by a made road (Halifax Road) to the west of the site, a footpath/tree line / dry-stone wall to the south and tree line / dry-stone wall to the east. These consist of defensible and less defensible boundaries. The 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 other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected along one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - made road.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - made road, footpath, tree lines, dry-stone walls.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would protrude into the Green Belt and not round off the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along one boundary. The existing inner Green Belt boundary is strong and would resist sprawl. The potential new Green Belt boundary would be moderate in strength and increase the risk of sprawl. The site would not represent a rounding 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 rises to the south and is prominent to some extent in the landscape. There are views out of the site into the wider Green Belt but some views are restricted by the line of trees to the south.
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 on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no 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 strong, and the proposed boundary would be moderate. 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:	H858
Site Name:	Pineberry Inn / Brighouse & Denholme Road
Settlement:	Queensbury
Sub-Area:	South Pennine Towns
Size (ha):	0.21
Site Description:	This site consists of a former public house (now demolished) and associated curtilage including a car park. The boundaries of the site are formed of post and wire fence supplemented by a broken hedgerow and other vegetation, and two made roads (Fleet Lane and Brighouse and Denholme 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)	
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)	
What are the physical features? (PAQ2b)	
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)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
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)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to this purpose.
Purpose a) outcome (PAO)	**No Contribution**

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)	Site of a former public house - now demolished.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Queensbury

Purpose b)	To prevent neighbouring towns merging into one another
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)	N/A
Purpose b) comment (PBC)	The site is not in a gap between two defined towns so makes no contribution to this purpose.
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 consisted of a former public house and associated garden and parking area, but is now under redevelopment. The site is not occupied by rural land uses and plays a limited role in protecting the essential 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)	The site is undergoing redevelopment and does not safeguard the countryside from encroachment.
Purpose c) comment (PCC)	There are limited countryside characteristic within the site. The site is characterised by non-rural uses.
Purpose c) outcome (PCO)	**Weak**

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)	Site of a former public house - now demolished.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes

Purpose d):	To preserve the setting and special character of historic towns
Which historic town(s)? (PDQ2b)	Queensbury
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 is some very limited visibility of the historic elements of the town (e.g. Black Dyke Mills chimney), but no direct views into the historic core.
Purpose d) comment (PDC)	The site is connected to the historic town of Queensbury but is separated from the historic core, and has only limited 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 Within 7km of SPA/SAC (recreational impacts only)
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 The nearest listed structure is listed milestone which is over 90m away.
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 The site is in an area of ground water flood risk where 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)	No Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**No Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to purpose a) and purpose b) and a weak contribution to purpose d). There are no Footnote 7 assets which would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (PDL)**

Boundary Strength	Boundary Details

Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing Green Belt boundary is formed of a made road (Fleet Lane) and represents a strong boundary.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed of post and wire fencing and a broken hedgerow. These offer weak features and a boundary 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 other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected along one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - made road.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - fencing, hedgerows.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site extends into the Green Belt and does not form a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along one boundary. The existing inner Green Belt boundary is strong and would resist sprawl. The potential new Green Belt boundary would be weak and risk unrestricted sprawl. The site would not represent a rounding off the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	Yes - the site was previously developed with a public house which has been demolished. The site is currently being redeveloped with new buildings dominating the site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	Due to the topography of the surrounding area, there are limited views from the site.
Assessment of Openness (OpAsOv)	There is a significant amount of built form on the site. There are limited views across the site to the wider Green belt. Development would have a limited impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Low**

Overall Conclusion: (OGrBC)	The site makes no contribution to purposes a) and 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 low 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 weak contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Weak**

Site Information	
Site Reference:	H860
Site Name:	Land to the rear of Upper Fawth Close
Settlement:	Queensbury
Sub-Area:	South Pennine Towns
Size (ha):	2.23
Site Description:	This site consists of an open piece of grassland bordered on all sides by mature trees. Its boundaries are formed by these continuous mature tree lines and the rear gardens of properties on Upper Fawth Close.
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 the site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	The site is contained by mature trees on all sides. In addition to the west is the made road of Park Lane, existing development to the north, a well defined track to the east and a well-established woodland block to the 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)	The site is attached to the town of Queensbury and not the large built-up area of Bradford, although it is within 400m. The site would not result in an incongruous protrusion from the large built-up area as it is not attached to it.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	The site is well screened by the woodland from the existing urban 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 is not attached to the large built-up area, rather is it attached to the town of Queensbury on two sides. The inner Green Belt boundary if formed of a made road (Park Lane) and the rear gardens of properties on Upper Fawth Close) - these boundaries help to contain and restrict sprawl towards the large built-up area of Bradford.
How is the site connected to the large built-up area? (PAQ7)	The site is not connected to the large built-up area - rather it is within 400m of the boundary.
Purpose a) comment (PAC)	The site is located near to a large built-up area (within 400m of the City of Bradford). There are some strong-moderate features which would restrict or contain development. The site would partially round-off the settlement of Queensbury and given its location would not result in an incongruous pattern of development in relation to the large built-up area. There are no notable nearby urban influences apart from the existing

Purpose a)	To check the unrestricted sprawl of large built-up areas
	development. The site would therefore provide 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
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Queensbury
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Queensbury and Bradford
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 topography that would preserve visual separation)? (PBQ3a)	Yes
Details of the loss of visual separation (PBQ3b)	The site occupies part of a gap between Queensbury and Bradford. Although the two towns are essentially already merged in this location along Calder Banks/Highgate Road there is still some separation. The development of this site would further compound the potential for the merging of the two towns. Although the site is screened by the trees that surround the site which limits the intervisibility between the towns, development would result in the physical loss of separation.
Purpose b) comment (PBC)	The site sits in a gap between two towns and has the potential to significantly reduce the gap if developed and could contribution to the merging of towns. The site therefore strongly contributes to purpose b).
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	The site consists of an enclosed area of grassland surrounded by trees and woodland. There are very

Purpose c):	To assist in safeguarding the countryside from encroachment
character as characterised by rural land uses? (PCQ1)	restricted views from the site into the wider Green Belt. Although the site is characteristically rural, the level of enclosure reduces the open character in relation to 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)	There is no built form on the site. However, the surrounding woodland which encloses the site partially limits the extent the site makes to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site is characteristically rural in nature and there is no built form on the site. However, the enclosed nature of the site reduces the contribution the site makes to safeguarding the countryside from encroachment. The site 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
If development is present – what form/type of development is it? (PDQ1b)	There is no built form on the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Queensbury
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 no views from the site into the historic core 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 Queensbury but is separated from the historic core, and has no 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)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
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 Within 7km of SPA/SAC (recreational impacts only)
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)	No The nearest listed building is over 60m away (Park House)
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 The site is in an area of ground water flood risk where 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)	No Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**No Footnote 7 Issues**

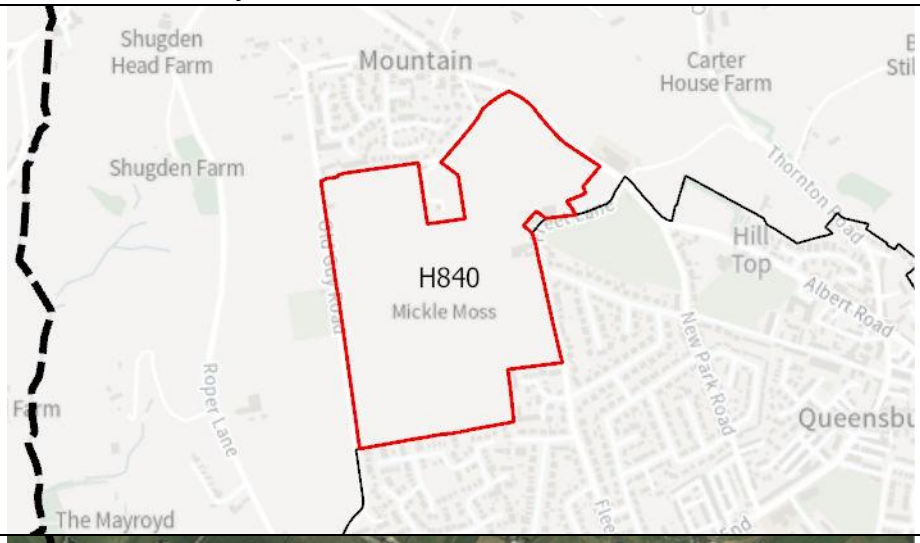
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), a strong contribution to purpose b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to flood risk which required further investigation before determining whether they would provide a strong reason for refusing or restricting development. However, the site makes a strong contribution to purpose 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 The existing Green Belt boundary is formed of a made road (Park Lane) along the western edge and a well-defined tree belt and public right of way to the rear of properties on Upper Fawth Close to the north. This boundary would durable and strong.
Boundary Strength – Potential new boundary:	Strong: defensible boundary The potential new Green Belt boundary would be formed of blocks of woodland to the south and east which would create a strong 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 other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected along two boundaries.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - made road, strong tree line and footpath.
How strong is the potential new Green Belt boundary? (SpAs3)	Strong - woodland blocks.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would protrude into the Green Belt and not result in a rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along two boundaries. The existing inner Green Belt boundary is strong and would resist sprawl. The potential new Green Belt boundary would also be strong and resist sprawl. The site would not represent a rounding off 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)	There are very restricted views from the site into the wider Green Belt due to the heavy tree cover.
Assessment of Openness (OpAsOv)	There is no built form on site. The site is contained by dense woodland with limited views across the site to the wider Green Belt. Development would have a limited impact of the openness of the Green Belt.
Impact on Openness: (OpAs)	**Low**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a strong 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 low impact on the openness of the Green Belt. The existing inner Green Belt boundary is strong, and the proposed boundary would also be strong. 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:	H840
Site Name:	Old Guy Road / Fleet Lane (2)
Settlement:	Queensbury
Sub-Area:	South Pennine Towns
Size (ha):	23.16
Site Description:	This site consists of number of reasonably level fields. The site makes up a gap between Queensbury and the satellite settlement of Mountain. There are farm buildings to the east of the site. The site is bounded by Old Guy Road to the west, Fleet Lane to the east and the A644 Brighouse and Denholme Road to the north. The southern boundary consists of a dry-stone wall separating the site from existing development on Bradshaw View and Pineberry Drive.
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)	
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)	
What are the physical features? (PAQ2b)	
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)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
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)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to this purpose.
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 - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	There are some agricultural buildings on the northeastern boundary and also on the north western boundary.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Queensbury

Purpose b)	To prevent neighbouring towns merging into one another
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)	Not within a 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)	N/A
Purpose b) comment (PBC)	This part of the Green Belt sits in between Queensbury and the small settlement area of Mountain which for this Green Belt assessment is considered to be part of the Queensbury settlement area. As such the site does not sit in a gap between two towns and therefore 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)	This large site consists of a number of agricultural fields used for grazing. There are views across the site to the wider Green Belt and countryside beyond to the west and northeast. 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 are a number of agricultural buildings located on the eastern edge of the site as well as one in the northwestern corner. These buildings are rural in nature and use. The position of the buildings within the site do not detract from the contribution the site makes to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site forms part of the agricultural landscape extending northwards rom the town of Queensbury. The site is characteristically rural in nature being formed of fields and with built form being made up of rural land uses. 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 are some agricultural buildings on the northeastern boundary and also on the north western boundary.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Queensbury
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 is some very limited visibility of the historic elements of the town (e.g. Black Dyke Mills chimney, Holy Trinity church), but no direct views into the historic core.
Purpose d) comment (PDC)	The site is connected to the historic town of Queensbury but is separated from the historic core, and has only limited 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 Within 7km of SPA/SAC (recreational impacts only)
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
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 The nearest listed buildings/structures are over 160m, 200m and 250m away.
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 The site is peppered with small ponding areas of surface water flood risk. The full site is in an area of groundwater flood risk where 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 no contribution to purposes a) and b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to flood risk which require further investigation before determining whether they would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

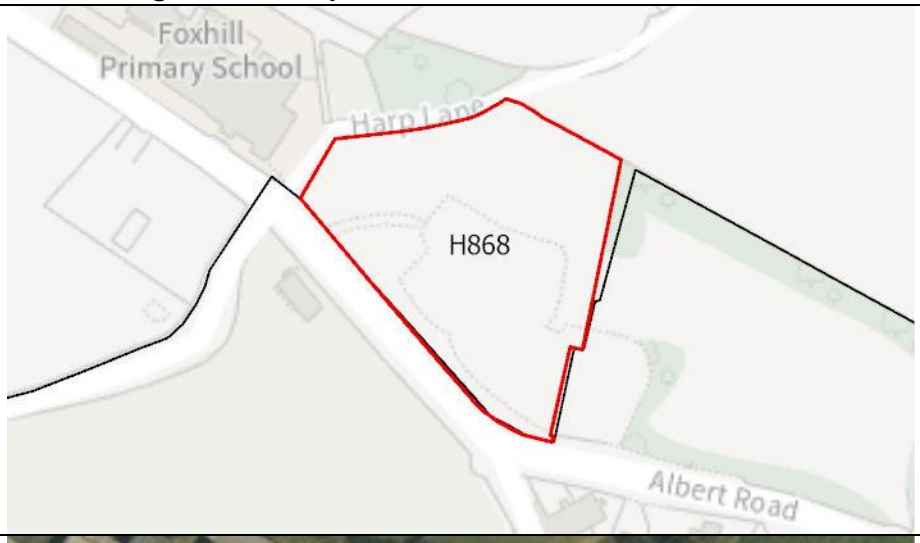
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing Green Belt boundary is formed of the rear gardens of properties on Bradshaw View, Dunmore Avenue and Pineberry Drive to the south, and the made road of Fleet Lane to the east. These features provide a boundary of moderate strength.
Boundary Strength – Potential new boundary:	Strong: defensible boundary The potential new Green Belt boundary would be formed of the made roads of Old Guy Road to the west and the A644 Brighouse and Denholme Road to the northeast. To the north the boundary is made up of a minor road (Glazier Road) and a defined track that turns into Reservoir Place. Together these form a strong and durable 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 other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected along two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - rear gardens, made road.
How strong is the potential new Green Belt boundary? (SpAs3)	Strong - made road, public right of way, dry-stone wall.
Does the site represent a logical rounding off of the settlement? (SpAs4)	Yes - the site would fill in a large gap between Queensbury and Mountain and fully round off the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along two boundaries. 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

	strong and would resist sprawl. The site would form a logical rounding off of the settlement.
Potential for Sprawl: (SpAs)	**Low**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	Yes - there are a number of agricultural buildings in various locations 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 visually prominent in the landscape as it occupies a high point in the settlement. There are views across the site into the adjacent areas of Green Belt and beyond.
Assessment of Openness (OpAsOv)	There is some 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 on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no 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 low 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 strong. 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:	H868
Site Name:	Albert Road / Denholme Road
Settlement:	Queensbury
Sub-Area:	South Pennine Towns
Size (ha):	0.70
Site Description:	This site consists of a reasonably level field which slopes downhill on the northern edge. The site is pasture/meadow land. There is a school to the west and a vacant, previously developed site to the east. The site adjoins the settlement of Queensbury along its eastern and southern boundaries. The site boundaries are formed of a made road (Albert Road) to the south, a track (Harp Lane) to the north, and field boundaries in the form of hedgerows and dry-stone walls to the northeast 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)	
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)	
What are the physical features? (PAQ2b)	
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)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
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)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to this purpose.
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)	There is no built form on the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Queensbury

Purpose b)	To prevent neighbouring towns merging into one another
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Queensbury and Bradford
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 is some intervisibility between the site and the neighbouring town. However the site is small in scale and the adjacent part of the settlement already protrudes further than the site towards the town. The site could be developed without the loss of visual separation between the two towns.
Purpose b) comment (PBC)	The site sits in a gap between two towns but its scale and its position within the settlement means it would not result in a reduction in the gap and would not contribute to the merging of towns. The site only makes a weak contribution to 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 consists of a single field located on the northern edge of the settlement of Queensbury. There are views from the site across to the wider Green Belt and countryside to the north. 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 no built form on site. 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 northwards away from the town of Queensbury. The site is characteristically rural in nature being formed of a single field and with the absence of

Purpose c):	To assist in safeguarding the countryside from encroachment
	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)	There is no built form on the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Queensbury
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 no views from the site into the historic core 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 Queensbury but is separated from the historic core, and has no 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 Within 7km of SPA/SAC (recreational impacts only)

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 There is a Listed milestone on the southern boundary 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)	No
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The site is in an area of ground water flood risk where surface manifestation is unlikely.

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)	No Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**No Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to purpose a) and a weak contribution to purposes b) and d). There are no identified Footnote 7 assets which would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt**

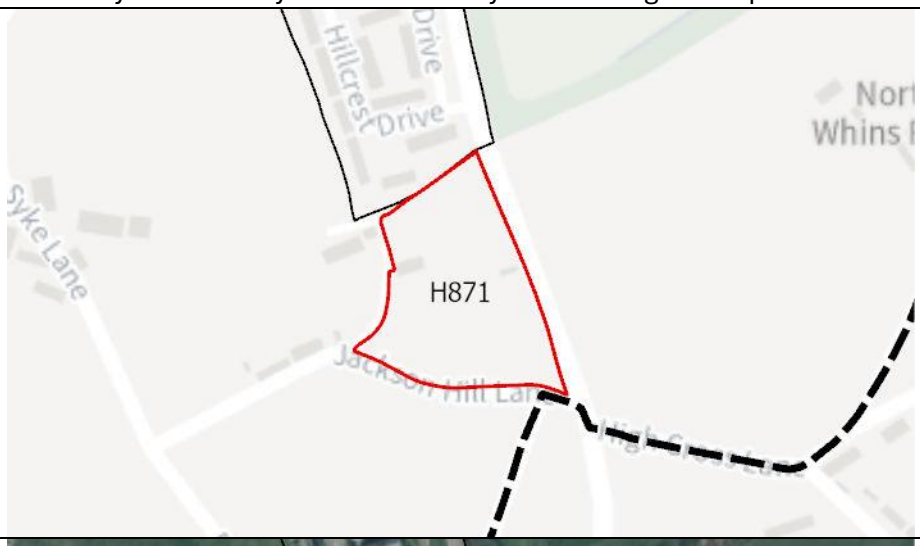
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing Green Belt boundary is formed of a mix of strong and weaker boundaries. The southern site boundary is formed of a made road (A644 Brighouse and Denholme Road) which is a strong, defensible boundary. The site's eastern boundary is partly formed of a hedgerow which becomes broken and patchy to the north. This section forms a weaker boundary which is lacking in durability. Overall the existing boundary would be moderate in strength.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed of a well-defined track to the west of the site and a dry-stone wall to the north of the site. The northern boundary is also defined by a notable change in topography. Overall the new Green Belt 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 other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected along two boundaries.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - made road, hedgerow.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - notable change in topography, well-defined track.

Does the site represent a logical rounding off of the settlement? (SpAs4)	Yes - the site would represent a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along two boundaries. The existing inner Green Belt boundary is moderate in strength and increase the risk of sprawl. The potential new Green Belt boundary would also be moderate in strength and may increase the risk of sprawl. The site would form a logical rounding off 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)	There long distance and wide ranging views from the site across the wider Green Belt. Due to the existing landscape screening there are limited views into the site from key vantage points.
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 on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no 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 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:	H871
Site Name:	Jackson Hill Lane / Brighouse Road
Settlement:	Queensbury
Sub-Area:	South Pennine Towns
Size (ha):	1.29
Site Description:	This site consists of two reasonably level fields. The site is predominately grassed with some vacant buildings and hard standing areas. The site is located on the southern tip of Queensbury. The site's eastern and southern boundaries are formed by made roads, and the western boundary is formed by a track/driveway and existing development.
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)	
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)	
What are the physical features? (PAQ2b)	
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)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
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)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to this purpose.
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 - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	There are some small brick building associated with agricultural uses in the centre and on the western part of the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Queensbury

Purpose b)	To prevent neighbouring towns merging into one another
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Queensbury and Halifax (in 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 topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	There is some intervisibility between the site and the neighbouring town. However, the gap is vast, and the distance between the site and the neighbouring town is significant and therefore the site could be developed without the loss of visual separation.
Purpose b) comment (PBC)	The site sits in a less essential or vast gap between two towns and development would not result in the loss of visual separation. The site therefore makes only a weak contribution to 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 consists of open fields located on the southern tip of Queensbury. There are views across the site to the surrounding Green Belt and countryside to the south, east and west. The site is predominantly made up of rural land uses.
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 number of vacant and former agricultural buildings within the site. These buildings are a mix of low level brick shelters and other agricultural buildings. However, they do not reduce the contribution the site makes to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site forms part of the agricultural landscape extending southwards away from the town of Queensbury. The site is characteristically rural in nature being formed of a number of open fields and with the limited built form being mainly in rural use. 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 are some small brick building associated with agricultural uses in the centre and on the western part of the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Queensbury
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)	There are some very limited views of some of the historic aspects of the town (e.g. Black Dyke Mill chimney). However, on the whole there are no views into the historic core from the site and no views of the site from the historic core. 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 Queensbury but is separated from the historic core, and has very limited 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 Within 7km of SPA/SAC (recreational impacts only)
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 The nearest listed building is over 220m away.
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 There are some small ponding areas of surface water flood risk in the southern part of the site. There are also areas of groundwater flood risk where surface manifestation is a possibility to the north and south, and an area of groundwater flood

Footnote 7 Assessment Criteria	Yes / No and Comment
	risk to the west where 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 no contribution to purpose a) and a weak contribution to purposes b) and d). There are potential Footnote 7 asset issues in relation to 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)**

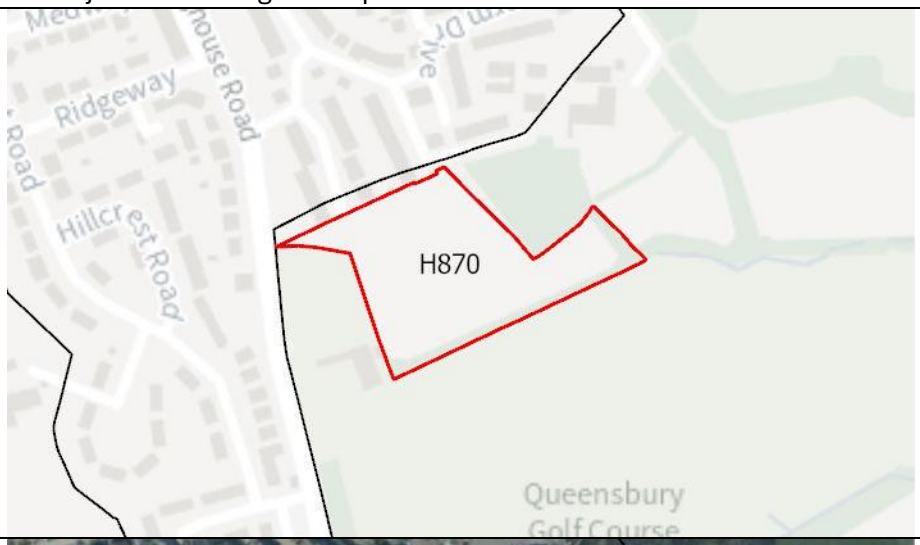
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed of a post and wire fence and public footpath to the north of the site. This is a weak boundary that is lacking in durability.
Boundary Strength – Potential new boundary:	Strong: defensible boundary The potential new Green Belt boundary would be formed by the A644 (Brighouse Road), Jackson Hill Lane, and a well-defined track/ drive and existing development. The road boundaries would form a strong and defensible boundary to the south and east enclosing the site.
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 other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected along one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - rear gardens / existing development.
How strong is the potential new Green Belt boundary? (SpAs3)	Strong - made roads, private road/driveway.
Does the site represent a logical rounding off of the settlement? (SpAs4)	Partially - the site would extend the settlement, but would be contained by the strong new boundaries and partially round off the settlement.

Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along one boundary. The existing inner Green Belt boundary is weak and would risk unrestricted sprawl. The potential new Green Belt boundary would be strong and would resist 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 limited 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 visible in the landscape providing the gateway view into Queensbury. There are wide views across the site to the adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is 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 on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no 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 strong. 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:	H870
Site Name:	Brighouse Road
Settlement:	Queensbury
Sub-Area:	South Pennine Towns
Size (ha):	1.43
Site Description:	This site consists of a reasonably level piece of grassland with some undulations and a slight slope downwards to the east. The site has previously been used as a storage area for the adjacent development site, but has since been restored. There is residential development to the north and west, a golf course to the south and woodland to the east. The southern site boundary is formed by a dry-stone wall. The eastern and western boundaries are made up of a tree line/hedgerow vegetation. The northern boundary is made up of the gardens and hard infrastructure of the adjacent housing development.
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)	
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)	
What are the physical features? (PAQ2b)	
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)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
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)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to this purpose.
Purpose a) outcome (PAO)	**No Contribution**

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)	There is a very small area of hardstanding and water works infrastructure in the northeast corner of the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Queensbury

Purpose b)	To prevent neighbouring towns merging into one another
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Queensbury and Bradford
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 of the intervening land, and the existing landform and tree cover between the site and neighbouring town means that there would be no loss of visual separation between the two towns. Part of Queensbury to the north of the site already extends further towards Bradford than this site.
Purpose b) comment (PBC)	The site sits in a gap between towns, but forms only a small part of this gap and does not make a contribution to visual separation. The site would only make a weak contribution to 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 consists of a single piece of grassland located between the golf course and new housing estate. The site is reasonably enclosed by the mature trees that border the site on three sides. There are limited views to the wider Green Belt beyond. The screening and urbanising influences limit the contribution the site makes to protecting the essential 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 no built form on the site apart from a small area of hardstanding which incorporates some water infrastructure. The enclosed nature of the site slightly reduces the contribution the site makes to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site is characteristically rural in nature and there is no built form on the site. However, the enclosed nature of the site reduces the contribution the site makes to

Purpose c):	To assist in safeguarding the countryside from encroachment
	safeguarding the countryside from encroachment. The site 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)	No
If development is present – what form/type of development is it? (PDQ1b)	There is a very small area of hardstanding and water works infrastructure in the northeast corner of the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Queensbury
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 no views from the site into the historic core 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 Queensbury but is separated from the historic core, and has no 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 Within 7km of SPA/SAC (recreational impacts only)

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)	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	No
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The central part of the site is in an area of groundwater flood risk where there is a possibility of surface manifestation. The far

Footnote 7 Assessment Criteria	Yes / No and Comment
	eastern part of the site is in a low surface water risk area.
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 no contribution to purpose a) and a weak contribution to purposes b) and d). There are potential Footnote 7 asset issues in relation to 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)**

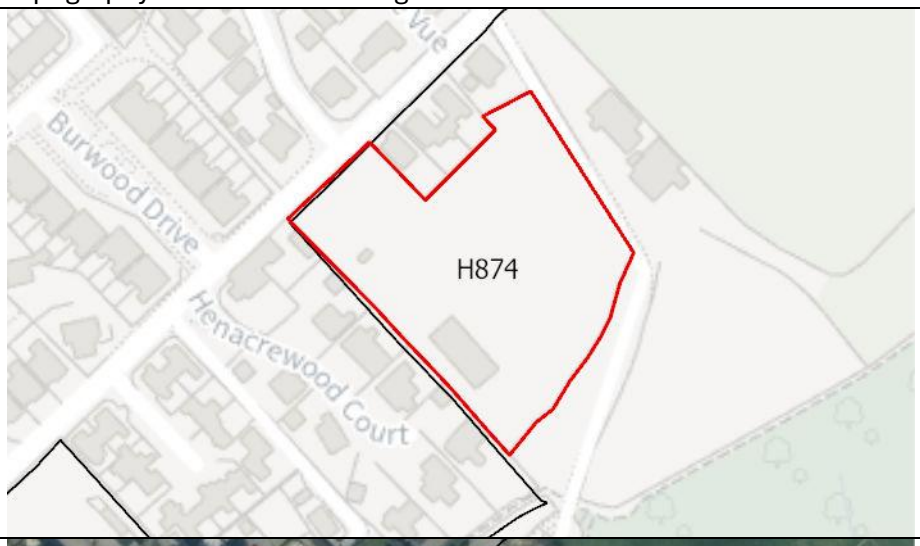
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed along the site's northern edge and is made up of the gardens and hard infrastructure of the new development. This boundary is irregular and inconsistent. It is a weak boundary which is lacking in durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be made up of a dry-stone wall along the southern edge and established treelines along the east, west and southern boundaries. These are features of a mix of strengths but would result in a weak boundary 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 other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected along one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - existing development.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - drystone walls, tree lines.

Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would extend into the Green Belt in an irregular shape and would not round off the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along one boundary. The existing inner Green Belt boundary is weak and would risk unrestricted sprawl. The potential new Green Belt boundary would also be weak and risk unrestricted sprawl. The site would not represent a 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 not 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 reasonably enclosed by the mature trees that border the site on three sides. There are limited views to the wider Green Belt beyond.
Assessment of Openness (OpAsOv)	The is no built form on site. There are limited views across the site to the wider Green Belt. Development would have a limited impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Low**

Overall Conclusion: (OGrBC)	The site makes no 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 high potential for sprawl, and development would have a low 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:	H874
Site Name:	Long Lane (2)
Settlement:	Queensbury
Sub-Area:	South Pennine Towns
Size (ha):	0.69
Site Description:	This site consists of a reasonably level field with a slight slope to the south. The site boundaries are formed of a made road (Long Lane), the rear gardens of properties on Long Lane and Henacrewood Court (which include dry-stone walls, wooden fence panels and vegetation) along the west, a well-established track along the east and a significant change in topography on the southern edge.
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)	
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)	
What are the physical features? (PAQ2b)	
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)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
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)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to this purpose.
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 - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	There are two agricultural buildings located within the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Queensbury

Purpose b)	To prevent neighbouring towns merging into one another
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)	Not within a 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)	
Purpose b) comment (PBC)	The site is located in a gap between Queensbury (a defined town) and Northowram (in Calderdale) which is not classed as a town. Therefore the site is not in a gap between two towns and would not contribute 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)	This site consists of a single agricultural field. It is separated from any other nearby agricultural land by a track. There are views from the site to the wider Green Belt and countryside beyond to the south. The site is partially enclosed by built development on two/three sides. The urbanising influence of this development partially reduces the contribution the site makes to protecting 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 a moderate-sized, low laying agricultural building located on the southwestern edge of the site. The building is in rural use. The enclosure of the site from surrounding development also partially reduces the contribution the site makes to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site forms part of the agricultural landscape extending southwards away from the town of Queensbury. The site is characteristically rural in nature being formed of a single field and with a single agricultural building. The enclosure of the site partially reduces the contribution the site makes to safeguarding

Purpose c):	To assist in safeguarding the countryside from encroachment
	the countryside from encroachment. The site 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)	There are two agricultural buildings located within the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Queensbury
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 no views from the site into the historic core 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 Queensbury 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 Within 7km of SPA/SAC (recreational impacts only)

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)	Yes The site is within 30m of an area of Ancient Wood Pasture (Near Hazel Hirst).
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	Further assessment is required to fully understand the potential impact of the site on the irreplaceable habitat.
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 There is a very small area of low surface water flood risk along part of the eastern boundary. The

Footnote 7 Assessment Criteria	Yes / No and Comment
	site is also in areas of groundwater flood risk but where 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)	No Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to purpose a) and b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to irreplaceable habitats 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)**

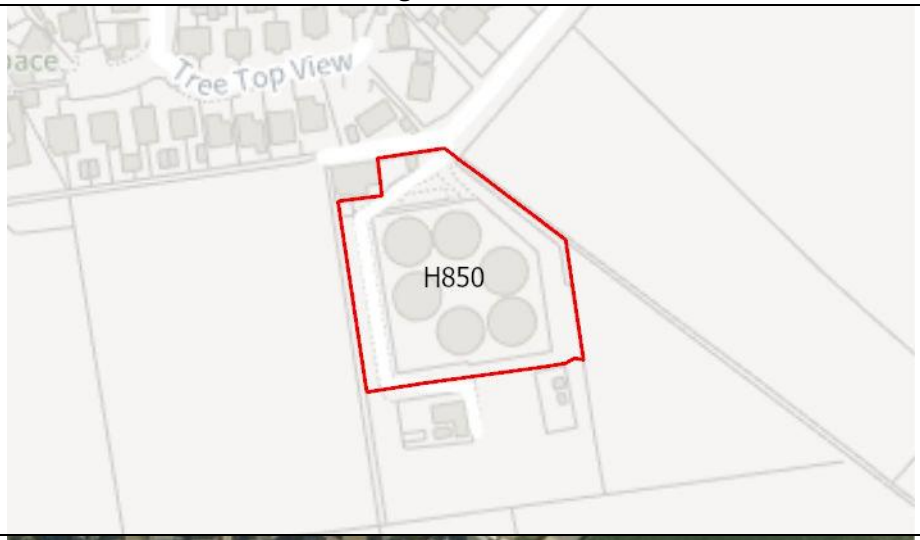
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing Green Belt boundaries are made up of a mix of features including a made road (Long Lane) which runs along the northern site boundary and is a strong boundary. The boundary to the west of the site is formed by the rear gardens of properties on Henacrewood Court and consist of a dry stone wall, fences and hedgerows, these constitute a weaker features. Overall the existing boundary is moderate in strength.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundaries would be formed by the strongly defined track / private road to the east of the site and by the ridgeline / significant change in topography to the south of the site. This would result in a boundary of moderate strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	Strong: defensible boundary If the site were extended slightly to the south to meet the strongly defined track / private road then this could create a strong boundary for the Green Belt.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected along two sides.

How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - made road, rear gardens.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - defined track, ridge line/topography
Does the site represent a logical rounding off of the settlement? (SpAs4)	Yes - the site would represent a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along two boundaries. The existing inner Green Belt boundary is moderate in strength and may increase the risk of sprawl. The potential new Green Belt boundary would also be moderate in strength and may increase the risk of sprawl. The site would represent a logical 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 limited built form on the site consisting of agricultural buildings .
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 reasonably prominent as it sits on a ridgeline. There are wide ranging views out from the site into the Green Belt beyond.
Assessment of Openness (OpAsOv)	There is 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 on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no contribution to purposes a) and 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 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:	H850
Site Name:	Former Reservoir, Mountain
Settlement:	Queensbury
Sub-Area:	South Pennine Towns
Size (ha):	0.47
Site Description:	This site consists of a former water treatment plant. The site is occupied by a number of cylindrical structures/tanks. The site is located on the southern edge of Mountain (Queensbury). The boundaries are formed of a road (Glazier Road/Reservoir Place) to the north, a footpath to the northeast and west, and fencing to the 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)	
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)	
What are the physical features? (PAQ2b)	
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)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
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)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to this purpose.
Purpose a) outcome (PAO)	**No Contribution**

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 a number of large water tanks as part of a treatment works.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Queensbury

Purpose b)	To prevent neighbouring towns merging into one another
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)	N/A
Purpose b) comment (PBC)	The site is located between Queensbury and Mountain. Mountain is a small area of predominantly residential development not within the Green Belt and is considered to be part of Queensbury for the purposes of Green Belt assessment. This site does not fall in a gap between two defined towns and therefore 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 fully developed and does not protect the open countryside character. The land use within the site is former water infrastructure.
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 fully developed and does not safeguard the countryside from encroachment.
Purpose c) comment (PCC)	There are limited countryside characteristics within the site. The site is fully occupied by water infrastructure buildings. The site makes a weak contribution to purpose c).
Purpose c) outcome (PCO)	**Weak**

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 a number of large water tanks as part of a treatment works.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Queensbury
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. Due to the topography of the site and surrounding landform there are no views from the site into the historic core or from the historic core into the site. There is a glimpsed view of the Black Dyke Mills chimney, but essentially 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 Queensbury but is separated from the historic core, and has no 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 Within 7km of SPA/SAC (recreational impacts only)
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 There is a notable area of surface water flood risk in the centre of the site (low, medium and high). The full site is in an area of groundwater flood risk where 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 Assessment Criteria	Yes / No and Comment
Footnote 7 Conclusion	**Footnote 7 Issues**

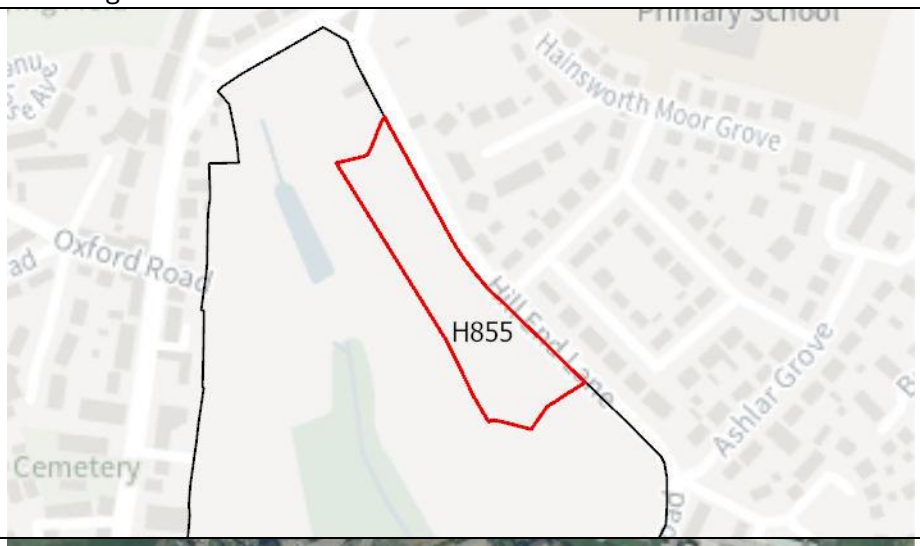
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to purposes a) and b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to flood risk which required further investigation before determining whether they would provide a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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing Green Belt boundary is formed of the made roads of Reservoir Place / Glazier Road which are durable features creating a strong boundary.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed of fencing and some hedgerows which are weak features 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 other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected along one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - made road.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - fencing, hedgerows.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would protrude into the Green Belt and no represent a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along one boundary. The existing inner Green Belt boundary is strong and would resist sprawl. The potential new Green Belt boundary would be weak and would risk unrestricted sprawl. The site would not round off the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	The site is fully developed with former water infrastructure tanks.
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 within the landscape but is adjacent to the urban area and is more associated with the settlement. There are some views across into the adjacent Green Belt.
Assessment of Openness (OpAsOv)	There is a significant amount of built form on the site. The site is contained with limited views across the site to the wider Green Belt. Development would have a limited impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Low**

Overall Conclusion: (OGrBC)	The site makes no contribution to purposes a) and 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 low 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 weak contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Weak**

Site Information	
Site Reference:	H855
Site Name:	Hill End Lane
Settlement:	Queensbury
Sub-Area:	South Pennine Towns
Size (ha):	0.97
Site Description:	This site consists of two elongated fields which are reasonably level but slope moderately downhill to the west towards Shibden valley. The site's boundaries are formed of dry-stone walls, a made road (Hill End Lane), post and wire fencing and significant change in topography along the west edge.
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)	
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)	
What are the physical features? (PAQ2b)	
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)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
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)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to this purpose.
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)	There is no built form on the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Queensbury

Purpose b)	To prevent neighbouring towns merging into one another
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Queensbury and Halifax (in 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 topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	The land form and extent of the settlement of Queensbury is such that the Green Belt protrudes into the settlement in this location. The settlement partially wraps around the site and means that there is no connection with the neighbouring town. There is no intervisibility between the two towns from the site.
Purpose b) comment (PBC)	The site sits in a gap between towns, but due to the land form and existing development, which wraps around the site, it does not makes a contribution to visual separation. The site would make 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 consists of two agricultural fields used for grazing. There are immediate views to the adjacent Green Belt to the south and west, and longer distance views to the countryside beyond to the south. 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 no built form on site. 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 southwards away from the town of Queensbury. The site is characteristically rural in nature being formed of fields and with the absence of built form. The site makes a strong contribution to purpose c).

Purpose c):	To assist in safeguarding the 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 the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Queensbury
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 no 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 Queensbury 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 Within 7km of SPA/SAC (recreational impacts only)

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)	Yes The site is within 50m of a ancient replanted woodland (Upper Hazel Hirst)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	Further assessment is required to fully understand the potential impact of the site on the irreplaceable habitat.
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 The full site is in area where groundwater flooding is unlikely.

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)	No Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to purposes a) and b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to heritage assets 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)**

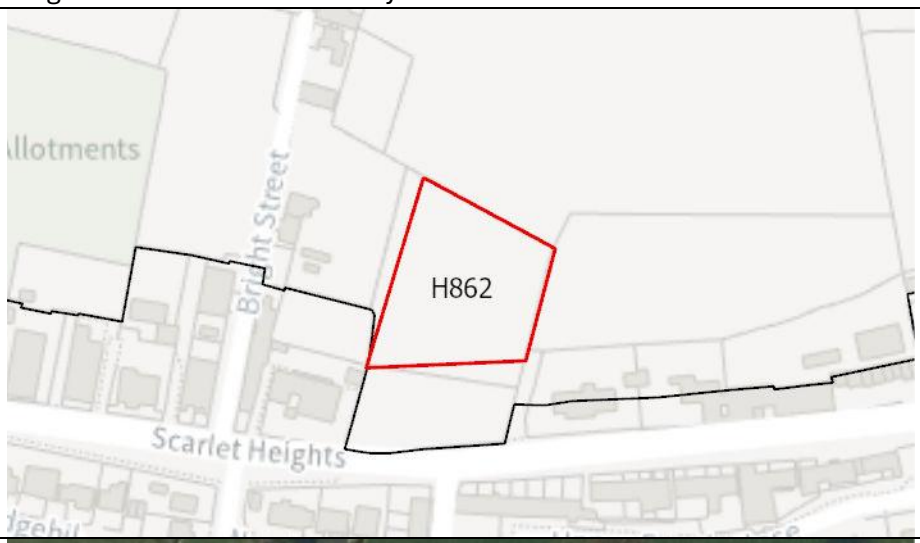
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing Green Belt boundary is formed along the site's eastern boundary by the made road of Hill End Lane. This is a durable feature resulting in a strong boundary.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be made up of dry-stone walls and a notable change in topography on the western side of the site. This would create a boundary 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 other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected along one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - made road.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - dry-stone walls, change in topography
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would extend into the Green Belt and not round off the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along one boundary. The existing inner Green Belt boundary is

	strong and would resist sprawl. The potential new Green Belt boundary would be weak and would risk unrestricted sprawl. The site would not represent a rounding 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 is prominent in the landscape providing the setting for the settlement beyond. There are views across the Shibden Valley into the site from the adjoining areas of Green Belt.
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 on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no 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 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:	H862
Site Name:	Land north of Scarlet Heights
Settlement:	Queensbury
Sub-Area:	South Pennine Towns
Size (ha):	0.26
Site Description:	This site consists of a single field located to the north of Queensbury and forms part of the large site of H861. The site's northern and eastern boundaries are formed of dry-stone walls. The western boundary is made up of a broken hedgerow and the southern boundary is formed of a post and wire fence. The site is only connected to the settlement along a short length of the 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)	There is no built form on the site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	There is existing development located to the west of the site and further south a made road which would restrict development. To the east and north there are weak containing features which could easily be breached.
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 is not connected to the large built-up area, rather it is connected to the town of Queensbury. The site would not result in an incongruous pattern of development in relation to the large built-up area.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There are no other urbanising influence beyond the existing residential development which is adjacent to 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 is not attached to the large built-up area, rather is it attached to the town of Queensbury on one side. The boundary is formed of existing development, but not restrict further development from taking place to the east.
How is the site connected to the large built-up area? (PAQ7)	The site is not connected to the large built-up area - rather it is within 400m of the boundary.
Purpose a) comment (PAC)	The site is not connected to the large built-up area - rather it is within 400m of the boundary. Due to the location of the site in relation to the settlement boundary of the town of Queensbury, the site would only make a weak contribution to purpose a).
Purpose a) outcome (PAO)	**Weak**

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 the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Queensbury
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Queensbury and Bradford
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)	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 topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	There are views of the neighbouring town from the site providing visual connection, however, the site is small in scale and the adjacent existing development partially contains the site in a way that development of the site would not result in the loss of visual separation.
Purpose b) comment (PBC)	The site sits in a gap between two towns but its scale and partial containment means it would not result in a reduction in the gap and would not contribute to the merging of towns. The site only makes a weak contribution to 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)	This site consists of a single agricultural field on the northern edge of the settlement of Queensbury. It is a small subset of site H861. There are views from the site out to the wider Green Belt and countryside beyond to the north. Although the site is located on the edge of the settlement it is still characteristically rural in nature.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built	There is no built form on site. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.

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 forms part of the agricultural landscape extending northwards away from the town of Queensbury. The site is characteristically rural in nature being formed of a single field and with the absence of 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)	There is no built form on the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Queensbury
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 no views from the site into the historic core 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 Queensbury but is separated from the historic core, and has no 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*	Within 7km of SPA/SAC (recreational impacts only)
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)	

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Part of the site is in an area of groundwater flood risk where 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)	No Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**No Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a weak contribution to purposes a), b) and d). There are no identified Footnote 7 assets which would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt**

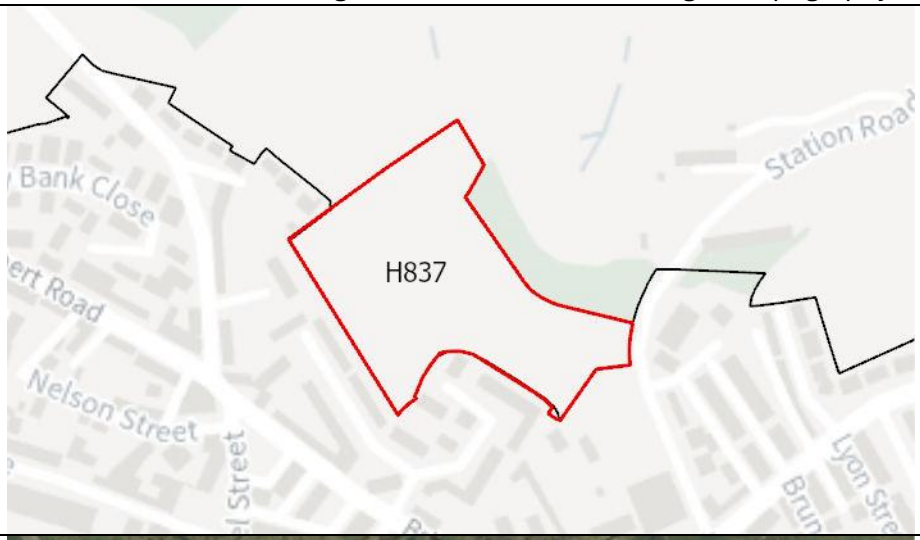
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The site is only connected to the settlement edge along a short section of its western boundary. The Green Belt boundary in this location consists of a number of trees. This is a weak boundary which is lacking in durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed of dry-stone walls to the north and east, a post and wire fence to the south and a broken hedgerow to the west. These are also weak features 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 other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected along part of one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - trees.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - dry-stone walls, post and wire fencing, hedgerows.

Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would form a small extension into the Green Belt
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along one boundary. The existing inner Green Belt boundary is weak and would risk unrestricted sprawl. and may increase the risk of sprawl. The potential new Green Belt boundary would be weak and risk unrestricted sprawl. The site would not represent a rounding 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)	There are views from the site out to the wider Green Belt and countryside beyond to the north.
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 on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a weak 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 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 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:	H837
Site Name:	Sharket Close
Settlement:	Queensbury
Sub-Area:	South Pennine Towns
Size (ha):	2.03
Site Description:	This site consists of two fields situated on the north edge of Queensbury. It has a varied topography but generally slopes gently down to the north with a steeper drop on the northern boundary. The boundaries of the site are made up of a mix of dry-stone walls, rear gardens and retaining structures, a road, a strong tree line and notable change in topography.
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)	
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)	
What are the physical features? (PAQ2b)	
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)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
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)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to this purpose.
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)	There is a small metal cabinet structure housing water infrastructure in the northeastern corner.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Queensbury

Purpose b)	To prevent neighbouring towns merging into one another
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Queensbury and Bradford
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 site forms a very small part of the gap between two towns. However, due to the topography, landform and existing woodland which provides screening there is limited, if any, intervisibility between the site and neighbouring town.
Purpose b) comment (PBC)	The site sits in a gap between two towns, but forms only a very small part of this gap and makes a very limited contribution to visual separation. The site would only make a weak contribution to 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 consists of two agricultural fields located on the northern edge of Queensbury. There are views across the site to the wider Green Belt and countryside beyond to the north. 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 no built form on site. 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 northwards away from the town of Queensbury. The site is characteristically rural in nature being formed of fields and with the absence of 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)	There is a small metal cabinet structure housing water infrastructure in the northeastern corner.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Queensbury
Is the site separate from the historic core? (PDQ3a)	No
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 directly adjacent to the historic core of the settlement. However, due to the topography of the site and the existing development present, there is a limited visual, physical and experiential relationship with the historic core. The site would provide a supporting role in preserving the setting of the historic town.
Purpose d) comment (PDC)	The site is connected to the historic town of Queensbury and is directly adjacent to the historic core. It has a limited visual, physical and experiential connection to some of the historic aspects of the town due to the topography and existing development adjacent to the site. However, it provides a supporting role to the wider setting of the historic town makes a moderate contribution to purpose d).
Purpose d) outcome (PDO)	**Moderate**

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 Within 7km of SPA/SAC (recreational impacts only)

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 is adjacent to Queensbury conservation area and two Grade II Listed buildings (Victoria Hall and Saw Mills).
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 The southern half of the site is within an area of groundwater flood risk where surface

Footnote 7 Assessment Criteria	Yes / No and Comment
	manifestation is unlikely. There is a small amount of the northern boundary which is in an area of groundwater flood risk where surface manifestation is a possibility.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to purpose a), a weak contribution to purpose b) and a moderate contribution to purpose d). There are potential Footnote 7 asset issues in relation to heritage assets 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 Green Belt boundary is made up of a mix of features. Along the south western edge the boundary is formed by the rear gardens of properties on Albert Crescent and consists of a wall providing a regular and consistent boundary which is moderate in strength. The southern boundary is made up of the rear gardens of properties on Sharket Head Close but these are irregular in form and layout, and provide a weaker edge. The south eastern boundary is made up of a continuous tree line and made road. Overall the existing Green Belt boundary is moderate in strength.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be made up of a well-established tree line and notable change in topography along the site's north eastern edge and a dry-stone wall and well-defined footpath to the site's north western edge. These features provide a boundary of moderate strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially	N/A There are no other features within the site which could be used to create a stronger boundary.

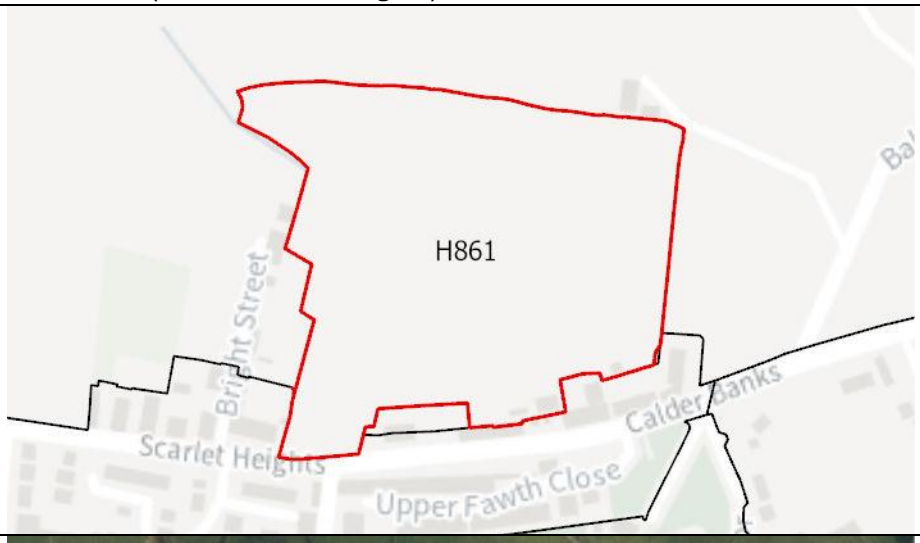
stronger or more logical Green Belt boundary?:	

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 two to three sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - rear gardens, made road.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - dry-stone walls, tree belts.
Does the site represent a logical rounding off of the settlement? (SpAs4)	Partially - the site is partially contained by the existing settlement edge. The site would extend into the Green Belt but would partially round off the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along two to three boundaries. The existing inner Green Belt boundary is moderate and may increase the risk of sprawl. The potential new Green Belt boundary would also be moderate and increase the risk of sprawl. The site would partially represent the logical 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 is visible in the landscape as it occupies an elevated area of land forming the setting of the settlement. The strong tree belt to the north east obscures views into the wider Green Belt and into the site from the Green Belt. There are wider views across the site to the north west.
Assessment of Openness (OpAsOv)	There is no built form on site. There are moderate views across the site and adjoining areas of Green Belt. Development would have a moderate impact both visually and spatially impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes no contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a moderate 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 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:	H861
Site Name:	Land north of Scarlet Heights
Settlement:	Queensbury
Sub-Area:	South Pennine Towns
Size (ha):	5.18
Site Description:	This site consists of seven fields. The site slopes significantly downhill to the north. The site boundaries are formed of dry-stone walls, broken hedgerows to the north, east and west, a public footpath to the east, and made road (A647, Scarlet Heights) to the 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)	No
If development is present – what form/type of development is it? (PAQ1b)	A small part of the site along the southern edge contains some residential properties.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Existing development forms the southern and western boundaries of the site. However, the boundaries to the north and east are made from dry-stone walls and a footpath which would not contain development and could be easily breached.
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 protrude out from the settlement of Queensbury into the Green Belt beyond the existing settlement limits. The site is not connected to the large built-up area but is in close proximity and development of the site would form an incongruous relationship with the large built-up area.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There are no other urbanising influence beyond the existing residential development which is adjacent to 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 is not attached to the large built-up area, rather is it attached to the town of Queensbury on one side. The site's inner Green Belt boundary is formed of a made road (Scarlet Heights) and this would prevent the sprawl of the settlement of Queensbury towards the large built up area to the north, but less so to the east.
How is the site connected to the large built-up area? (PAQ7)	The site is not connected to the large built-up area - rather it is within 400m of the boundary.
Purpose a) comment (PAC)	The site has a small amount of built form, but the majority of the site is free from existing development. The site is located near to a large built-up area (within 400m of the City of Bradford). There are limited features which would restrict or contain development. The site would result in an incongruous pattern of development

Purpose a)	To check the unrestricted sprawl of large built-up areas
	in relation to the settlement of Queensbury and its potential for sprawl towards the large built-up area. There are no notable nearby urban influences apart from the existing development. The site would therefore provide a strong contribution to purpose a).
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)	A small part of the site along the southern edge contains some residential properties.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Queensbury
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Queensbury and Bradford
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)	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 topography that would preserve visual separation)? (PBQ3a)	Yes
Details of the loss of visual separation (PBQ3b)	There are clear views across to Bradford from the site. The views from the site are expansive and development would bring the neighbouring town closer significantly reduce the gap between the two towns, and result in the loss of visual separation.
Purpose b) comment (PBC)	The site sits in a gap between two towns and has the potential to significantly reduce the gap if developed and could contribution to the merging of towns. The site therefore strongly contributes to purpose b).
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	The site consists of a number of sloping agricultural fields located to the north of the settlement of Queensbury. There are views across the site to the wider

Purpose c):	To assist in safeguarding the countryside from encroachment
character as characterised by rural land uses? (PCQ1)	Green Belt and countryside beyond to the north. 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 a minor element of built form along the southern edge of the site which is in residential use and related to the urban edge of the settlement. The remainder of the site plays an important role in safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site forms an integral part of the continuous agricultural landscape extending northwards away from the town of Queensbury. The site is characteristically rural in nature being formed of a number of fields. The limited built form along the southern boundary of the site is in non-rural use but is minor in scale, related to the urban built form and does not detract from the remainder of the site making 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)	No
If development is present – what form/type of development is it? (PDQ1b)	A small part of the site along the southern edge contains some residential properties.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Queensbury
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. Due to the topography and landform, there are no views from the site into the historic core 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 Queensbury but is separated from the historic core, and has no 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 Within 7km of SPA/SAC (recreational impacts only)
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)	No There are a number of listed properties located to the north and east of the site a reasonable distance away - but due to the topography there might be some setting issues.
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 There are some small areas of low surface water flood risk which run diagonally through the site. There are also some areas of groundwater flood risk in the northwestern part of the site where surface manifestation is a possibility. There are some other areas of low groundwater flood risk in the centre and northern areas of the site where 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 strong contribution to purposes a) and b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to 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 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:	Moderate: less defensible boundary The existing Green Belt boundary is formed by the made road (A647 Scarlet Heights) and the rear gardens/built form of the properties located on this road. These features offer a boundary of moderate strength.

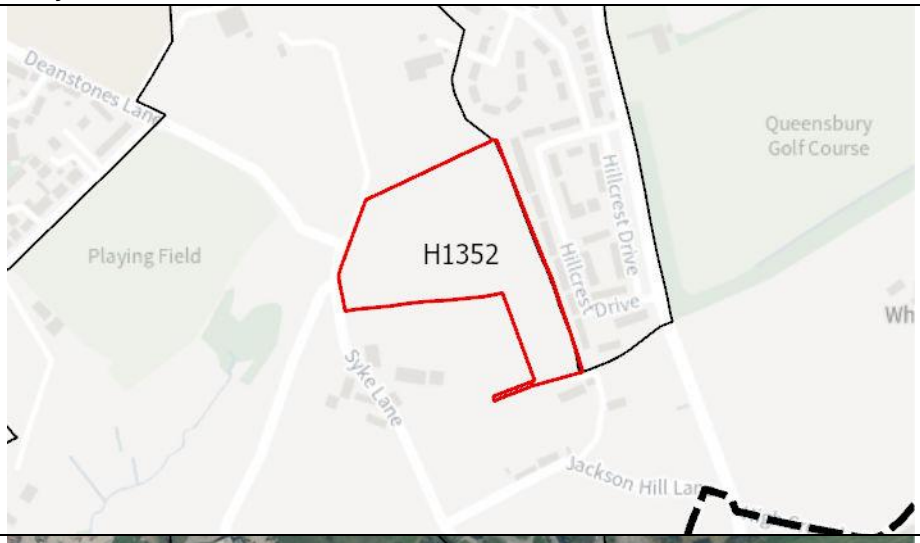
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would consist of dry-stone wall field boundaries to the north and west of the site and a dry-stone wall/well-defined footpath to the east of the site. These represent boundaries that are less defensible and lacking in durability/ Together the new boundary would be weak 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 other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is essentially connected to the settlement along one boundary.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - made road, rear gardens.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - dry-stone walls, footpath.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site protrudes significantly into the Green Belt in an irregular manner. It would not represent a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along one boundary. The existing inner Green Belt boundary is moderate and may increase the risk of sprawl. The potential new Green Belt boundary would be weak and risk unrestricted sprawl. The site would not represent a rounding off the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is a minor element of built form on the south boundary.
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 very prominent in the landscape as it occupies a hillside location, providing the setting for Queensbury with views from Bradford and Thornton. There are wide ranging views from the site into the Green Belt beyond.
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 on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a strong contribution to purposes a), b), and 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 moderate in strength, 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:	H1352
Site Name:	Upper Collier Syke Farm
Settlement:	Queensbury
Sub-Area:	South Pennine Towns
Size (ha):	2.80
Site Description:	This site consists of two fields located to the south of Queensbury. One field is elongated and attached to the settlement along its long edge, the other field is square in form and is attached to the west of the first field. The site boundaries are made up of dry-stone walls to the north, south and east (against the rear gardens of properties on Hillcrest Drive). The boundaries to the east are formed of dry-stone walls and the made roads of Syke Lane and Green Lane, and a defined track.
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)	
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)	
What are the physical features? (PAQ2b)	
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)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
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)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to this purpose.
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)	There is no built form on the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Queensbury

Purpose b)	To prevent neighbouring towns merging into one another
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Queensbury and Halifax (in 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 topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	There is some intervisibility between the site and the neighbouring town. However, the gap is vast, and the distance between the site and the neighbouring town is significant and therefore the site could be developed without the loss of visual separation.
Purpose b) comment (PBC)	The site sits in a less essential or vast gap between two towns and development would not result in the loss of visual separation. The site therefore makes only a weak contribution to 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 is made up of two agricultural fields located on the southern edge of the town of Queensbury. There are views across the site to the wider Green Belt and countryside beyond to the south and west. 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 no built form on site except for a small wind turbine on the western edge of the site. 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 southwards and westwards away from the town of Queensbury. The site is characteristically rural in nature being formed of fields and with the absence of built form on site except for a small wind turbine located on the western edge of the site. The site makes a strong contribution to purpose c).

Purpose c):	To assist in safeguarding the 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 the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Queensbury
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)	There are some moderate range views to the historic core from the site with visibility of some of the historic aspects of the town, namely Black Dyke Mills. The site plays a moderate role as part of the wider setting of the historic town.
Purpose d) comment (PDC)	The site is connected to the historic town of Queensbury but is separated from the historic core. It has a moderate visual, physical and experiential connection to some of the historic aspects of the town. The site makes a moderate contribution to purpose d).
Purpose d) outcome (PDO)	**Moderate**

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 Within 7km of SPA/SAC (recreational impacts only)

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 The nearest ancient woodland is over 140m away.
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 There is an area of medium groundwater flood risk where surface manifestation is a possibility. This runs along the eastern edge and also along the western edge. There is also an

Footnote 7 Assessment Criteria	Yes / No and Comment
	area of low groundwater flood risk in the west where 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 no contribution to purpose a) a weak contribution to purpose b) and a moderate contribution to purpose d). There are potential Footnote 7 asset issues in relation to 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:	Weak: boundaries lacking in durability The existing Green belt boundary is made up of the rear gardens of properties on Hillcrest Drive. These are formed of fencing, and vegetation which are weak features lacking in durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed mainly of dry-stone wall field boundaries to the north, south and west, and would produce a weak boundary. There is a small section of the boundary in the northwest corner which would be formed of the made roads of Green Lane and Syke Lane which would be a stronger feature. However, the majority of the 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 other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected along one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - rear gardens.

How strong is the potential new Green Belt boundary? (SpAs3)	Weak - made road, dry-stone walls.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site protrudes out into the Green Belt in an irregular form. It would not constitute a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along one boundary. The existing inner Green Belt boundary is weak and risks unrestricted sprawl. The potential new Green Belt boundary would also be weak and risks unrestricted sprawl. The site 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 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 in the landscape as it occupies a hillside location. There are views out of and into the site from the adjacent Green Belt.
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 on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a moderate 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:	H1560
Site Name:	Queensbury Golf Course
Settlement:	Queensbury
Sub-Area:	South Pennine Towns
Size (ha):	13.25
Site Description:	This site consists of the 9-hole Queensbury golf course, its club house and car park. This iteration of the site extends further to the southeast and abuts Blackshaw Beck Lane. The site is located on the southeast edge of Queensbury and in undulating in its topography. The site boundaries are made up of a made road (Brighouse Road) to the west, a tree line and dry-stone wall to the north, A tree line and Blackshaw Beck to the northeast / east and Blackshaw Beck Lane to the 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)	
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)	
What are the physical features? (PAQ2b)	
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)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
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)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to this purpose.
Purpose a) outcome (PAO)	**No Contribution**

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 includes the club house building for the golf course and associated car park.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Queensbury

Purpose b)	To prevent neighbouring towns merging into one another
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Queensbury and Bradford
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 site forms a notable but not substantial part of the gap between Queensbury and Bradford, however, due to the topography and the heavily screened eastern boundary, the loss of visual separation is likely to be limited.
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)	The site consists of Queensbury Golf Course which is made up of the open fairways and trees. The club house is situated close to the urban edge in the northwestern corner of the site. The site is partially enclosed by the boundary vegetation which partially limits views to the wider countryside. Golf courses are classed as a rural land use. The site is in a transitionary area between the urban edge and the wider rural landscape. However, 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)	The golf course club house buildings are located in the north west of the site and are closely related to the settlement edge. They are separate from the majority of the rest of the site and do not detract from the contribution the site makes to safeguarding the countryside from encroachment.

Purpose c):	To assist in safeguarding the countryside from encroachment
Purpose c) comment (PCC)	The site forms part of a transitionary area between the urban edge and the wider countryside. The site is however, characterised by rural land uses. The built form located on the site is separate from the main body of the site and is associated with the rural use of the site. 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)	No
If development is present – what form/type of development is it? (PDQ1b)	The site includes the club house building for the golf course and associated car park.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Queensbury
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 no views from the site into the historic core 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 Queensbury but is separated from the historic core, and has no 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 Within 7km of SPA/SAC (recreational impacts only)

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
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 The nearest listed building is over 340m away.
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
	Part of the site is in a groundwater flood risk area where surface manifestation is a possibility. There is some fluvial flood risk and surface water flood risk along the north eastern boundary which follows the path of Blackshaw Beck. There is also some small areas of surface water flood risk within 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 no 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 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:	Strong: defensible boundary The existing Green Belt boundary is formed of the made road, Brighouse Road which is a strong, durable feature.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The proposed new Green Belt boundary would be formed of a number of features of various strengths. To the south the boundary would be formed of a strong, continuous tree belt and also part of Blackshaw Beck Lane, a well-defined track. Along the eastern edge the boundary is formed of a strong tree belt and Blackshaw Beck. There is a small boundary to the south west which is formed of a dry-stone wall and trees. The northern boundary is also formed of a stone wall and trees. These features provide a mix of moderate and weak boundaries.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially	N/A There are no other features within the site which could be used to create a stronger boundary.

stronger or more logical Green Belt boundary?:	

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected along one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - made road.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - beck, well-defined track, stone walls, tree belts.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would protrude into the Green Belt as a significant extension to the settlement. It would not round off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along one boundary. The existing inner Green Belt boundary is strong and would resist sprawl. The potential new Green Belt boundary would be moderate in strength and may increase the risk of sprawl. The site would not represent a rounding off of the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	The golf course club house buildings are located in the north west of the site and are closely related to the settlement edge. They occupy only a small 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)	There are views across the site and to the adjacent Green Belt. However, due to the topography and boundary screening views are restricted from the site.
Assessment of Openness (OpAsOv)	There is some limited built form on site. There are moderate views across the site and adjoining areas of Green Belt. Development would have a moderate impact both visually an spatially on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

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 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**