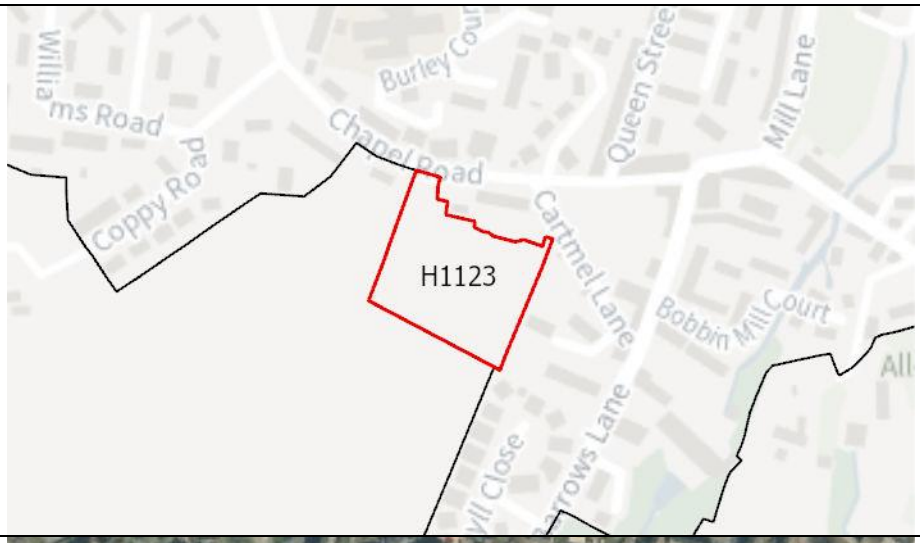
Bradford District Green Belt Assessment

Appendix C23 – Steeton-with-Eastburn

Site Information	
Site Reference:	H1123
Site Name:	Hob Hill, Chapel Road
Settlement:	Steeton
Sub-Area:	Airedale
Size (ha):	0.82
Site Description:	This site consists of a steeply sloping area of grassland, adjacent to the southern edge of Steeton. It is bounded to the north by two residential dwellings and some trees. Part of the frontage of this site has been excavated as part of the implementation of a planning permission for a new residential property. This northern boundary is formed of a made road (Chapel Road) and dry-stone walls and vegetation to the rear of the properties. The eastern boundary consists of a mixture trees and dry-stone walls, beyond which lie a number of properties on Barr Field. The southern and western boundaries are form by mainly unbroken tree lines as well as the remnants of field boundaries. There is a gap where boundaries meet at the southwest corner of the site.
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)	
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	No

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)	N/A
Does the site form a substantial part of a gap between these towns? (PBQ2d)	
What type of gap does the site sit within? (PBQ2e)	
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)	
Details of the loss of visual separation (PBQ3b)	
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 grassland partially enclosed by trees and other vegetation. It 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 the site. The site is partially enclosed by vegetation and the steep topography of the site which limits view across the wider Green Belt. However, the site still makes a strong contribution to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	Overall the site is characteristically rural in nature with no built form. The views from and into the site are more limited due to the topography and presence of vegetation on the boundaries of the site. However, it still 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)	

Purpose d):	To preserve the setting and special character of historic towns
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	
Is the site separate from the historic core? (PDQ3a)	
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	
Purpose d) comment (PDC)	The site does not form part of the setting of an historic town and so does not make a contribution to this purpose.
Purpose d) outcome (PDO)	**No Contribution**

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 An area of ancient woodland is located over 130m away with intervening development between the site and the habitat.
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 partially covered by Steeton conservation area to the north and is also partially covered by the listing for the Grade II Listed property Hob Hill on Chapel Road.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further detailed assessment is required to fully understand the potential impact.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Site in an area identified as low risk from ground water flooding. The risk of flooding from surface manifestation of ground water 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
Footnote 7 Conclusion	**Footnote 7 Issues**

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

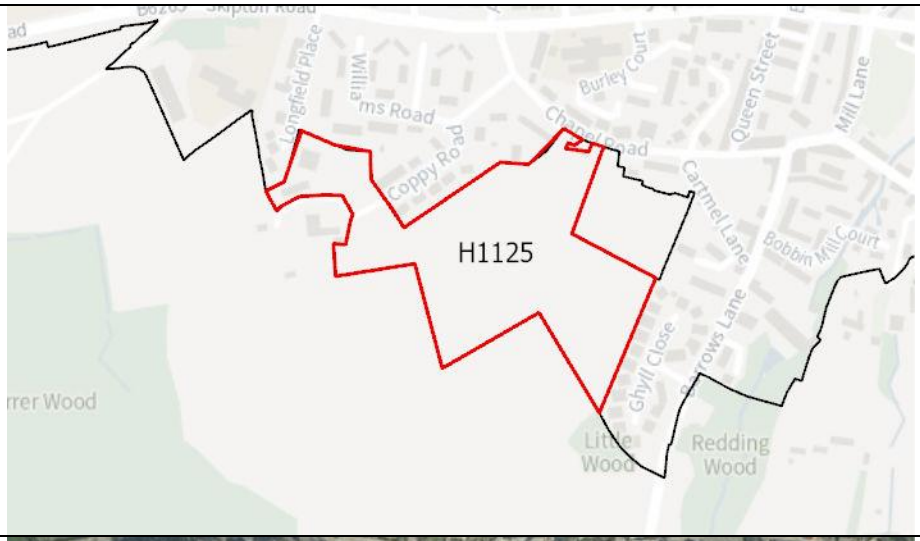
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary A small part of the northern boundary is formed by the made road (Chapel Road) which forms a strong boundary. However, the remaining inner Green Belt boundary along the northern and eastern edge of the site is formed by dry-stone walls, broken trees lines and the rear gardens of properties which border the site. These are weak features forming boundaries which are lacking durability. Overall the inner boundary would be moderate in strength.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The new Green Belt boundaries would be formed along the site's western and southern boundaries. These consist of a mix of trees with gaps in places and field boundaries made up of broken dry-stone walls or undefined areas. These are weak features forming boundary which are lacking in durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides - providing partial containment.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - made road, dry-stone walls, trees and rear gardens.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - broken tree lines, dry-stone walls, undefined areas.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site is connected to the settlement on two sides providing partial containment, and the site sits in an area between two parts of the settlement, but still extends into the Green Belt.
Assessment of Sprawl (SpAsOv)	The outer site boundary is weak and could be easily breached (although the topography also offers a level of containment) and result in unrestricted sprawl.

	However, given that the site is partially enclosed by the settlement and its development would not protrude further into the countryside than the existing parts of the settlement its potential for sprawl is reduced.
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 the site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	Views from/into the site to/from the wider Green Belt are limited to by the topography of the surrounding landscape as well as the screening provided by the mature trees around it. Views to/from the north are obscured by the settlement.
Assessment of Openness (OpAsOv)	There is no built form on the site and views are limited due to topography and screening. Development would have a moderate impact on the openness of the Green Belt in this location.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes no contribution to purposes a), b) or d). It makes a strong contribution to purpose c) 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, whereas the proposed boundary would be weak. Based on these assessment outputs and planning judgement the site provides a moderate contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H1125
Site Name:	Chapel Road
Settlement:	Steeton
Sub-Area:	Airedale
Size (ha):	4.44
Site Description:	The site consists of four steeply sloping and uneven agricultural fields that are currently used for grazing, adjacent to the southern edge of Steeton. It is bounded to the north and east by residential development (Coppy Road, Chapel Road & Ghyll Close). The western boundary adjoins residential development (Longlands) and Coppy Farm, whilst the southern boundary adjoins agricultural fields. Two agricultural buildings (barns) occupy the northwest corner of the site. The site and field boundaries are formed by a mix of dry-stone walls and post and wire fencing. There are also a number of trees within the northeast section of the site.
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)	
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	No

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)	N/A
Does the site form a substantial part of a gap between these towns? (PBQ2d)	
What type of gap does the site sit within? (PBQ2e)	
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)	
Details of the loss of visual separation (PBQ3b)	
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 countryside uses in the form of farmland (grassland used for grazing), a small number of farm buildings, and an area which contains a number of trees. The site 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)	The extent of built form on this site is very limited and is formed of rural uses. There are some views to the wider Green Belt from parts of the site. The site plays a strong role in safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	Overall, the site is characteristically rural in nature, consists of fields, trees and a limited number of buildings in agricultural use. There are some views to the wider Green Belt from parts of the site, but these are partly restricted by topography. Nevertheless, the site still 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)	

Purpose d):	To preserve the setting and special character of historic towns
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	
Is the site separate from the historic core? (PDQ3a)	
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	
Purpose d) comment (PDC)	The site does not form part of the setting of an historic town and so does not make a contribution to this purpose.
Purpose d) outcome (PDO)	**No Contribution**

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 There are two areas of ancient woodland to the southeast and southwest of the site but these are over 100m away with intervening development present to the southeast.
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 northeastern part of the site is directly adjacent to the Steeton conservation area and the Grade II Listed Hob Hill property. The site is also close to the Currergate Nursing Home , a Grade II Listed property.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further detailed assessment is required to fully understand the potential impact.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There are some areas of low surface water flood risk. The site is also in an area identified as low risk from ground water flooding. The risk of flooding from surface manifestation of ground water 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
Footnote 7 Conclusion	**Footnote 7 Issues**

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

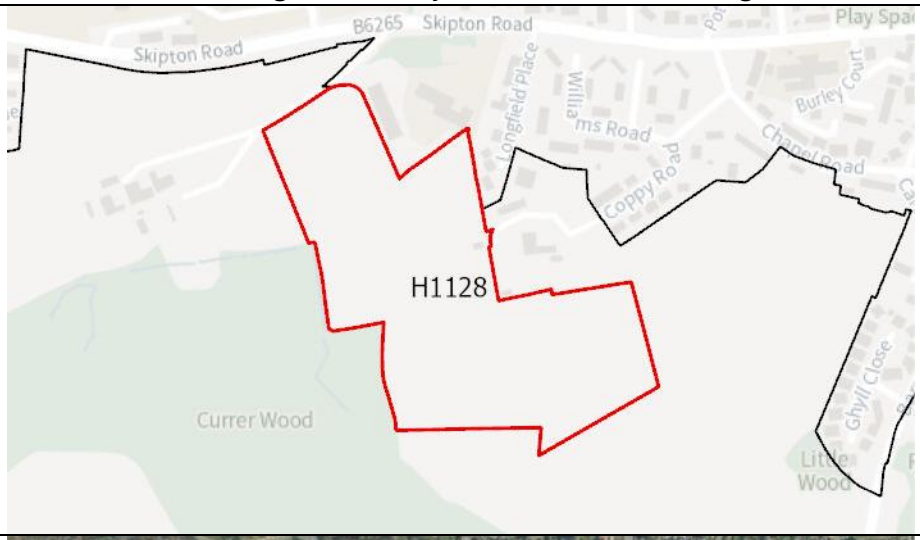
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing (inner) Green Belt boundary consists of the rear gardens of residential properties, field boundaries and a dry-stone wall separating the site from a residential development. The boundaries are a mix of dry-stone walls, hedgerows and fencing, some of which are strongly established. These are generally weak features forming boundaries which are lacking in durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The new boundaries would mainly be formed of field boundaries made up of a mix of dry-stone walls, and post and rail/wire fencing. A small part of the boundary would be formed of an access track to Coppy Farm. These are weak features which are lacking in durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides - providing partial containment.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - dry-stone walls, post and rail/wire fencing, rear gardens.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - field boundaries (dry-stone walls, post and wire fencing), and an access track.

Does the site represent a logical rounding off of the settlement? (SpAs4)	The site partially fills in a gap between two parts of the settlement. However, the shape of the site partly protrudes into the Green Belt at the central southern part of the site, and therefore does not form a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to two parts of the settlement. The existing inner Green Belt boundary is weak and would risk unrestricted sprawl, and the proposed Green Belt boundary would also weak and would risk unrestricted 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)	Yes - there are some farm buildings (barns) located in the northwest. These buildings are typically characteristically rural. The remaining area of the site is free from development.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	Views to the south are restricted due to landscape and topography. The views into the site from the wider Green Belt are more obscured due to it being screened by topography, trees and landscaping. Development would have a significant impact on the openness of the Green Belt.
Assessment of Openness (OpAsOv)	There is a limited amount of built form on site. There are some view from the southern edge of site across the wider 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), b) or d). It makes a strong contribution to purpose c) 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 in strength, 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:	H1128
Site Name:	Land south of Skipton Road
Settlement:	Steeton
Sub-Area:	Airedale
Size (ha):	6.73
Site Description:	The site consists of seven steeply, moderately and gently sloping agricultural fields used for animal grazing on the southern edge of Steeton with Eastburn. It is bounded to the north by a private driveway forming the access to Steeton Manor and to the north east by residential development (Currergate Mews and Longfield Place) and a nursing home. The eastern boundary consists of a mix of agricultural fields and a farm complex, whilst Currer Wood and a footpath make up the western edge. To the south are further agricultural fields with their outer boundaries consisting of mix of dry-stone walls and fencing.
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)	
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	No

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)	N/A
Does the site form a substantial part of a gap between these towns? (PBQ2d)	
What type of gap does the site sit within? (PBQ2e)	
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)	
Details of the loss of visual separation (PBQ3b)	
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 grassland used for grazing. There is one agricultural building (a stable block) adjacent to the eastern boundary. The site 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)	The extent of built form on this site is very limited and is formed of rural uses. There are some views to the wider Green Belt from parts of the site. Although views to the west are restricted by Currer Wood and to the south by topography. The site plays a strong role in safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	Overall, the site is characteristically rural in nature, consists of fields and a building in agricultural use. There are some views to the wider Green Belt from parts of the site, but these are partly restricted by topography. Nevertheless, the site still 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)	

Purpose d):	To preserve the setting and special character of historic towns
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	
Is the site separate from the historic core? (PDQ3a)	
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	
Purpose d) comment (PDC)	The site does not form part of the setting of an historic town and so does not make a contribution to this purpose.
Purpose d) outcome (PDO)	**No Contribution**

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)	Yes The site is directly adjacent / borders an area of ancient woodland.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	Further detailed assessment is required to fully understand the potential impact.
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is adjacent to two listed properties (within 50m) Grade II Listed Currergate Nursing Home, and Steeton Manor.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further detailed assessment is required to fully understand the potential impact.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There are some areas of low surface water flood risk. The site is also in an area identified as low risk from ground water flooding. The risk of flooding from surface manifestation of ground water 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 Areas at risk are minimal and would not provide a strong reason for refusing or restricting development.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing (inner) Green Belt boundary runs along the site's northeastern boundary. It consists of hedgerows, mature trees and dry-stone walls which separate the site from the rear gardens of residential properties on Currergate Mews and Longfield Place as well as Currergate Nursing Home. These are generally weak features forming boundaries which are lacking in durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The new boundaries would be formed of dry-stone walls along the site's southern and eastern boundaries. A private driveway along the northern boundary. A weakly defined public footpath and a substantial area of woodland to the west. There are some small parts of the eastern boundary which are not defined by an existing feature. These are a mix of features which are either less defensible, lacking in durability or entirely undefined. Overall these would for a moderately 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 existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is partially connected along two sides of the settlement.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - rear garden, dry-stone walls, hedgerows, trees.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - dry-stone walls, woodland blocks, private driveway.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site protrudes into the Green Belt in an irregular form and would be a significant extension to the

	settlement and would not form a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected partially to two parts of the settlement. The existing inner Green Belt boundary is weak and would risk unrestricted sprawl, and the proposed Green Belt boundary would be weak and would risk unrestricted 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 a small element of built form on the eastern edge of the site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	Landscape, topography and woodland restricts views into the site from the south and east, however longer range views are available into the site from the north. From the upper section of the site there are wide ranging views over the Green Belt, particularly to the north/north east.
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), b) or d). It makes a strong contribution to purpose c) 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 in strength, 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:	H1115
Site Name:	Summerhill Lane
Settlement:	Steeton
Sub-Area:	Airedale
Size (ha):	7.73
Site Description:	The site consists of three agricultural fields located on the eastern edge of Steeton-with-Eastburn. It slopes gently from south to north. The site's boundaries are formed to south by B6265 (Keighley Road) and the rear gardens of residential properties as well as vehicle sales/repair business. To the west the boundary is formed by Steeton Cricket Club (a wire-grid fence) and residential development (Cricketers Walk, Summerhill Lane, Rivock Avenue and Station Road) , whilst the former station goods yard (currently being used for HGV storage and employment uses) and the Leeds/Bradford to Skipton railway line from the northern boundary. The eastern boundary is a field boundary made up of a dry-stone wall, beyond which there are further agricultural fields. There are some trees around the southern and western boundaries. There is no built development within the site. There is a small part of the site in the northwest corner which is within the settlement area and not considered as part of this Green Belt assessment.
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)	
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	No

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)	N/A
Does the site form a substantial part of a gap between these towns? (PBQ2d)	
What type of gap does the site sit within? (PBQ2e)	
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)	
Details of the loss of visual separation (PBQ3b)	
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 a number of open, agricultural fields on the eastern edge of Steeton-with-Eastburn and 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 the site except for the local electricity distribution line and pylons that cross it. The site therefore makes a strong contribution to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site forms part of the continuous agricultural landscape extending eastwards away from the village of Steeton. The site is rural in character and contains no built form except for the electricity distribution line. It makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

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

Purpose d):	To preserve the setting and special character of historic towns
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	
Is the site separate from the historic core? (PDQ3a)	
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	
Purpose d) comment (PDC)	The site does not form part of the setting of an historic town and so does not make a contribution to this purpose.
Purpose d) outcome (PDO)	**No Contribution**

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)	Yes The site is adjacent to Steeton conservation area.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further detailed assessment is required to fully understand the potential impact.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There is a notable area of land at risk of fluvial flooding (flood zones 2, 3 and 3b) in the northeastern part of the site. An area of surface water flood risk runs through the central part of the site. The majority of the site is also in an area of ground water flood 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)	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 any of purposes a), b) or d). There are potential Footnote 7 assets in relation to heritage assets and 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)**

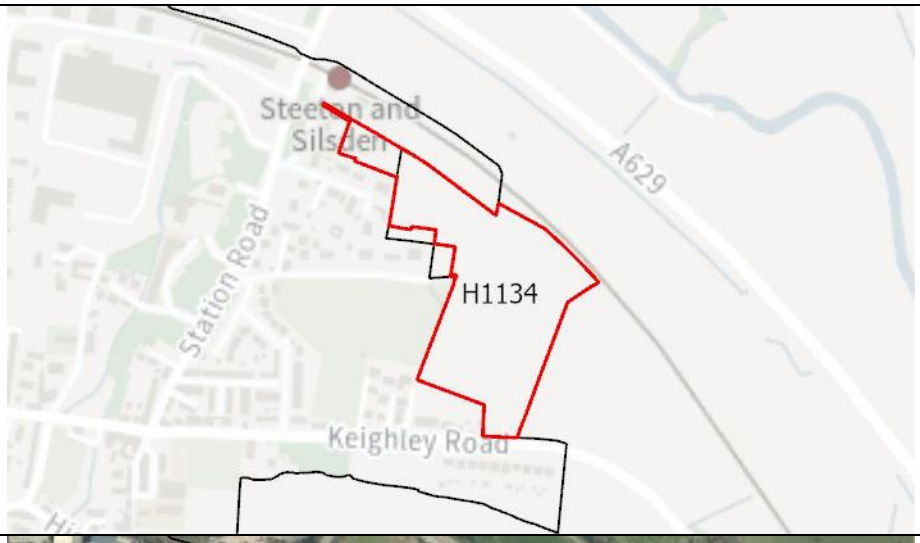
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing Green Belt boundary consists of the B6265 (Keighley Road) to the south, rear gardens of a number of properties as well as a cricket ground, and a vehicle storage yard whose boundary is former of broken vegetation. The majority of these features are lacking in durability and produce a weak boundary.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed of the B6265 (Keighley Road) to the south, a dry-stone wall field boundary to the east and a railway line to the north. These are features of differing strengths producing a new 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 existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected on along two to three sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - made road, rear gardens, cricket ground, vehicle storage yard, vegetation
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - made road, railway line, dry-stone wall.
Does the site represent a logical rounding off of the settlement? (SpAs4)	Partially - the site extends out 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 weak and would risk unrestricted sprawl. The potential new Green Belt boundary would be moderate in strength and may increase the risk of sprawl. The site would only partially 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)	There are views from and into the site across the Green Belt, particularly to/from the north and north east, with more limited views into the site from the south. The site is also highly visible from the adjacent B6265 (Keighley Road) and the adjacent railway line.
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), b) or d). It makes a strong contribution to purpose c) 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:	H1134
Site Name:	Summerhill Lane
Settlement:	Steeton
Sub-Area:	Airedale
Size (ha):	5.34
Site Description:	The site consists of two fields and an area of open space located on the eastern edge of Steeton. It forms a smaller part of site H1115. The site slopes gently from south to north (from the B6265 towards the railway line). It is bounded to south by B6265 (Keighley Road) and a number of gardens to residential properties as well as vehicle sales/repair business. To the west lies Steeton Cricket Club and residential development (Cricketers Walk, Summerhill Lane, Rivock Avenue and Station Road), whilst the former station goods yard (currently being used for HGV storage and employment uses) and the Leeds/Bradford to Skipton railway line from the northern boundary. The eastern boundary is a field boundary made up of a dry-stone wall. There are some trees around the southern and western boundaries.
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)	
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	No

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)	N/A
Does the site form a substantial part of a gap between these towns? (PBQ2d)	
What type of gap does the site sit within? (PBQ2e)	
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)	
Details of the loss of visual separation (PBQ3b)	
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 a number of open, agricultural fields on the eastern edge of Steeton-with-Eastburn and 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 the site except for the local electricity distribution line and pylons that cross it. The site therefore makes a strong contribution to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site forms part of the continuous agricultural landscape extending eastwards away from the village of Steeton. The site is rural in character and contains no built form except for the electricity distribution line. It makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

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

Purpose d):	To preserve the setting and special character of historic towns
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	
Is the site separate from the historic core? (PDQ3a)	
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	
Purpose d) comment (PDC)	The site does not form part of the setting of an historic town and so does not make a contribution to this purpose.
Purpose d) outcome (PDO)	**No Contribution**

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)	Yes The site is adjacent to Steeton conservation area.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further detailed assessment is required to fully understand the potential impact.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes A small part of the site in the northeast is affected by fluvial flood risk (Flood Zones 2 & 3). There is an area of surface water flood risk which runs through the centre of the site. The site is also 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 any of purposes a), b) or d). There are potential Footnote 7 assets in relation to heritage assets and 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)**

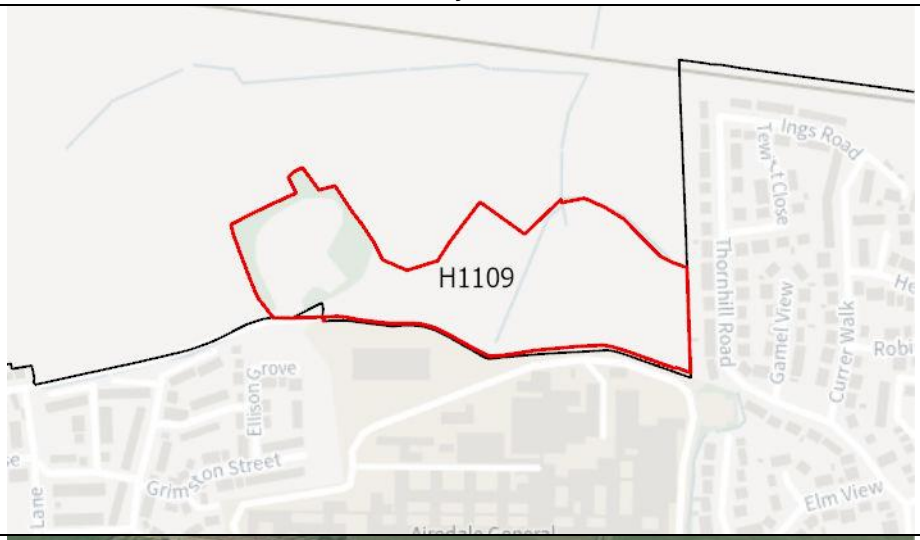
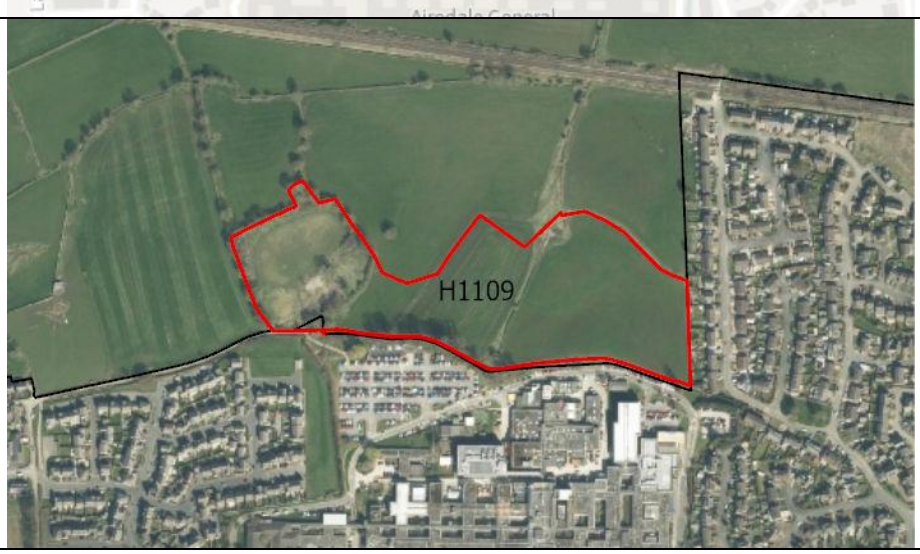
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing Green Belt boundary consists of the B6265 (Keighley Road) to the south, rear gardens of a number of properties as well as a cricket ground, and a vehicle storage yard whose boundary is former of broken vegetation. The majority of these features are lacking in durability and produce a weak boundary.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed of a dry-stone wall field boundary to the east and a railway line to the north. These are features of differing strengths producing a new 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 existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected on along two to three sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - unmade road, track, dry-stone wall, rear gardens.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - made road, railway line, dry-stone wall.
Does the site represent a logical rounding off of the settlement? (SpAs4)	Yes - the site would extend into the Green Belt, but the containment from the existing settlement edge and the extent of the site would provide a rounding off of 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 weak and would risk unrestricted sprawl. The potential new Green Belt boundary would 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 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 and into the site across the Green Belt, particularly to/from the north and north east, with more limited views into the site from the south. The site is also highly visible from the adjacent B6265 (Keighley Road) and the adjacent railway line.
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), b) or d). It makes a strong contribution to purpose c) and a moderate contribution to purpose e). It has a moderate potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is weak, and the proposed boundary would be moderate. 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:	H1109
Site Name:	Skipton Road/Lyon Road
Settlement:	Steeton
Sub-Area:	Airedale
Size (ha):	4.97
Site Description:	The site consists of a number of level agricultural fields situated on the northern edge of Steeton with Eastburn. The western part of the site includes a former sports facility associated with Airedale Hospital. The site's boundary are formed of the rear gardens of properties on Thornhill Road to the east, a public footpath, dry-stone wall and hedgerows to the south, hedgerows to the west and a mix of dry-stone walls, hedgerows and a section of undefined boundary to the north.
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)	
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	No

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)	N/A
Does the site form a substantial part of a gap between these towns? (PBQ2d)	
What type of gap does the site sit within? (PBQ2e)	
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)	
Details of the loss of visual separation (PBQ3b)	
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 two fields which make up the majority of the site are in agricultural use and are characteristically rural in nature. The former sports area to the west is grassed over and encircled by trees and other vegetation which screens view into and from the site. However, it is also rural in its characteristics.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no built form on the site. There views over the wider Green Belt and beyond. The site plays a major role in safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site forms part of the continuous agricultural landscape extending northwards away from the village of Steeton. The site is rural in character and contains no built form. It makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

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

Purpose d):	To preserve the setting and special character of historic towns
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	
Is the site separate from the historic core? (PDQ3a)	
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	
Purpose d) comment (PDC)	The site does not form part of the setting of an historic town and so does not make a contribution to this purpose.
Purpose d) outcome (PDO)	**No Contribution**

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
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 northern edge of the site is affected by fluvial flood risk (Flood Zones 2, 3 and 3b). There are also some areas of surface water flood risk which run through part of the site. The site is also in an area of groundwater flood risk where both surface and subsurface flooding may 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 any of purposes a), b) or d). There are potential Footnote 7 assets 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)**

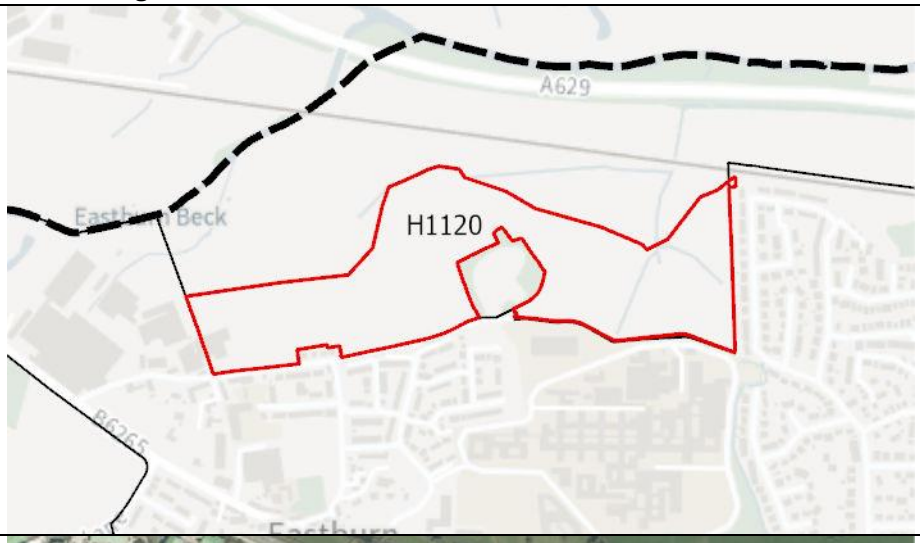
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing Green Belt boundary is formed mainly of a track/un-made road (Lyon Road) and dry-stone walls to the south and the rear gardens of properties on Thornhill Road to the east. These are features lacking durability and create a weak boundary.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed of dry-stone walls and a tree line / hedgerow on the western edge. These are features which lack durability and would form a weak boundary.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - unmade road, track, dry-stone wall, rear gardens.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - dry-stone walls, hedgerows.
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 not logically 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 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 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 as it occupies part of a low-lying area to the north of Steeton. There are wide ranging views across the site to the wider Green Belt. There are also views into the site from the adjacent and 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 purposes a), b) or d). It makes a strong contribution to purpose c) 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:	H1120
Site Name:	Skipton Road/Lyon Road
Settlement:	Steeton
Sub-Area:	Airedale
Size (ha):	14.95
Site Description:	This site consists of a number of level fields on the northern edge of Steeton with Eastburn. The western end of the site also includes a number of agricultural buildings that form part of the Lyon Farm complex. It is bounded to the south by Lyon Lane, beyond which are areas of residential development, whilst Airedale General Hospital is adjacent to the southeastern section. Further residential development on Thornhill Road is situated to the east and Lyon Farm is located to the west. Beyond the northern boundary is agricultural land and the Leeds/Bradford to Skipton railway line. The site surrounds the former Airedale Hospital sports facility on three sides. A number of Public Rights of Way run across the eastern section of the site. There are a number of trees, hedgerows and field boundaries within the site.
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)	
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	No

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)	N/A
Does the site form a substantial part of a gap between these towns? (PBQ2d)	
What type of gap does the site sit within? (PBQ2e)	
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)	
Details of the loss of visual separation (PBQ3b)	
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 a large expanse of agricultural land to the north of Steeton-with-Eastburn. The fields are separated by hedgerows, trees and dry-stone walls. It is an open landscape forming part of the wider countryside and 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)	The majority of the site is free from development. Along the western edge of the site are a number of farm buildings. These are in rural use and do not readily detract from the rural nature of the remainder of the site. The site therefore still makes a strong contribution to 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 village of Steeton-with-Eastburn. The site is rural in character and built form present to the west is formed of rural uses. It makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

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

Purpose d):	To preserve the setting and special character of historic towns
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	
Is the site separate from the historic core? (PDQ3a)	
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	
Purpose d) comment (PDC)	The site does not form part of the setting of an historic town and so does not make a contribution to this purpose.
Purpose d) outcome (PDO)	**No Contribution**

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)	Yes The site is within 50m of two Grade II Listed buildings (23 and 27/29 Lyon Road).
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further detailed assessment is required to fully understand the potential impact.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The site is affected by fluvial flood risk (Flood Zones 2, 3 and 3b). The northern part of the site is in the functional floodplain. There are other parts of the site which are affected by surface water flood risk. The site is also in an area of groundwater flood risk where both surface and subsurface flooding may occur.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Yes Further investigation is required to fully understand the risk and potential mitigation options. However, the potential impacts

Footnote 7 Assessment Criteria	Yes / No and Comment
	of the flood risk are such that it is likely to provide a strong reason for restricting or refusing the development.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to any of purposes a), b) or d). There are potential Footnote 7 assets in relation to flood risk which would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

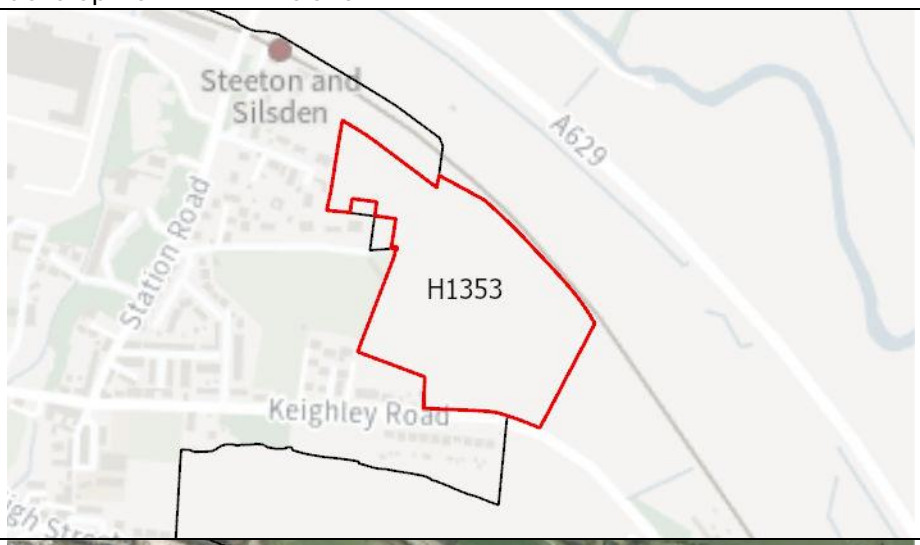
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing Green Belt boundary is formed mainly of Lyon Road which is a made road in part and a weakly defined track towards the eastern end of the site. The eastern boundary is formed of the rear gardens of properties on Thornhill Road, whilst the western boundary is formed of agricultural buildings and curtilage. These features vary in strength and together form a boundary of moderate strength.
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 and areas which are entirely undefined. The new boundary would be weak and lacking in durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected to the settlement along three sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - made road, weakly defined track, rear gardens, farm buildings.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - dry-stone walls, sections which are undefined.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - although the site is attached to the settlement on three sides, the irregular boundary to the north of the

	site would not constitute a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along three boundaries. 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 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 are elements of built form at the western end 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 occupying a large expanse of land to the north of Steeton with Eastburn. The site is a low laying area of land and there are views into the site from the adjacent Green Belt.
Assessment of Openness (OpAsOv)	There is a limited amount of 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), b) or d). It makes a strong contribution to purpose c) 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:	H1353
Site Name:	Summerhill Lane
Settlement:	Steeton
Sub-Area:	Airedale
Size (ha):	7.37
Site Description:	The site consists of three agricultural fields located on the eastern edge of Steeton-with-Eastburn. It slopes gently from south to north. The site's boundaries are formed to south by B6265 (Keighley Road) and the rear gardens of residential properties as well as vehicle sales/repair business. To the west the boundary is formed by Steeton Cricket Club (a wire-grid fence) and residential development (Cricketers Walk, Summerhill Lane, Rivock Avenue and Station Road) , whilst the former station goods yard (currently being used for HGV storage and employment uses) and the Leeds/Bradford to Skipton railway line from the northern boundary. The eastern boundary is a field boundary made up of a dry-stone wall, beyond which there are further agricultural fields. There are some trees around the southern and western boundaries. There is no built development within the site.
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)	
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	No

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)	N/A
Does the site form a substantial part of a gap between these towns? (PBQ2d)	
What type of gap does the site sit within? (PBQ2e)	
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)	
Details of the loss of visual separation (PBQ3b)	
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 a number of open, agricultural fields on the eastern edge of Steeton-with-Eastburn and 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 the site except for the local electricity distribution line and pylons that cross it. The site therefore makes a strong contribution to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site forms part of the continuous agricultural landscape extending eastwards away from the village of Steeton. The site is rural in character and contains no built form except for the electricity distribution line. It makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

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

Purpose d):	To preserve the setting and special character of historic towns
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	
Is the site separate from the historic core? (PDQ3a)	
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	
Purpose d) comment (PDC)	The site does not form part of the setting of an historic town and so does not make a contribution to this purpose.
Purpose d) outcome (PDO)	**No Contribution**

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)	Yes The site is adjacent to Steeton conservation area.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further detailed assessment is required to fully understand the potential impact.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There is a notable area of land at risk of fluvial flooding (flood zones 2, 3 and 3b) in the northeastern part of the site. An area of surface water flood risk runs through the central part of the site. The majority of the site is also in an area of ground water flood 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)	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 any of purposes a), b) or d). There are potential Footnote 7 assets in relation to heritage assets and 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:	Weak: boundaries lacking in durability The existing Green Belt boundary consists of the B6265 (Keighley Road) to the south, rear gardens of a number of properties as well as a cricket ground, and a vehicle storage yard whose boundary is former of broken vegetation. The majority of these features are lacking in durability and produce a weak boundary.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed of the B6265 (Keighley Road) to the south, a dry-stone wall field boundary to the east and a railway line to the north. These are features of differing strengths producing a new 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 existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected on along two to three sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - unmade road, track, dry-stone wall, rear gardens.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - made road, railway line, dry-stone wall.
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 not logically 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 weak and would risk unrestricted sprawl. The potential new Green Belt boundary would be moderate in strength and may increase the risk of sprawl. The site would only partially 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)	There are views from and into the site across the Green Belt, particularly to/from the north and north east, with more limited views into the site from the south. The site is also highly visible from the adjacent B6265 (Keighley Road) and the adjacent railway line.
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), b) or d). It makes a strong contribution to purpose c) 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. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**