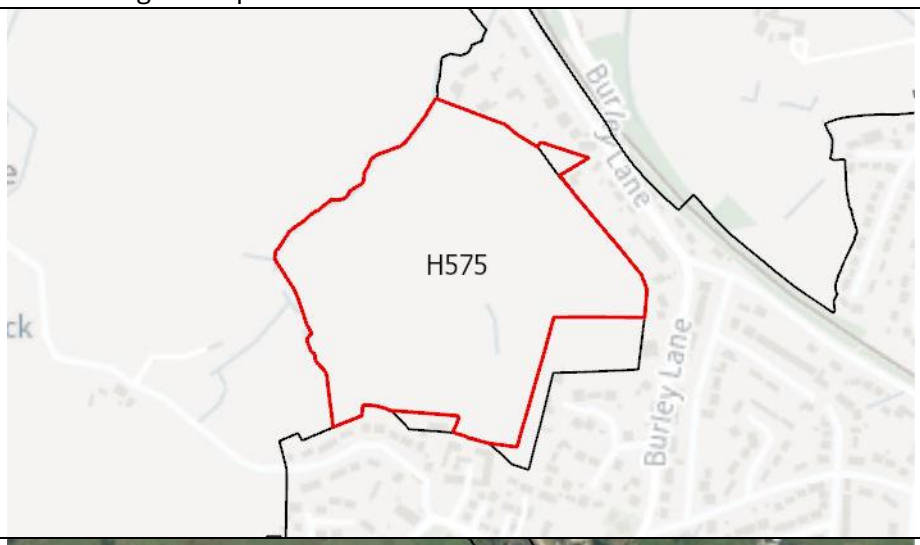
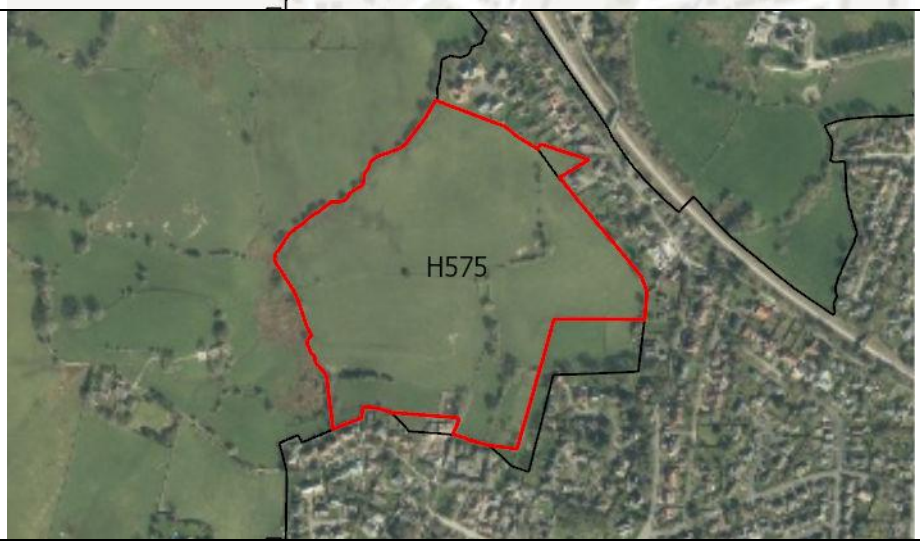
Bradford District Green Belt Assessment

Appendix C17 – Menston

Site Information	
Site Reference:	H575
Site Name:	Bleach Mill Lane
Settlement:	Menston
Sub-Area:	Wharfedale
Size (ha):	13.32
Site Description:	The site consists of undulating open pasture fields used for grazing, bounded by field boundaries and mature trees. It topography of the site slopes downwards from the settlement edge, from a southern to northern direction (.i.e.140-110 AOD) There is a small watercourse running along the north western boundary, between loosely formed vegetation/trees. In addition, there seems to be a pond/area where water drains to the centre of the site. There are residential uses to the east and south of the site with open fields to the north and west. The site adjoins the existing built up area of Menston to the northwest of the settlement.
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 purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site consists of a large swath of agricultural land divided into two main fields by hedgerows and dry-stone walls. It is an open spanse of land on the north western side of Menston and is 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 site comprises of countryside uses with no built form. The site therefore makes a strong contribution to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site forms an integral part of the continuous agricultural landscape extending north-westwards away from the village of Menston. The site is characteristically rural in nature being formed of agricultural fields and trees. The site makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

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

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*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts). Within 1.3km of Soth Pennine SSSI (west) Within 1.3km of South Pennine SSSI (west)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	Further assessment may be required to ascertain impacts on potentially functionally linked land.
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden*	No

Footnote 7 Assessment Criteria	Yes / No and Comment
Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	No
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)	No
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)	No
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is located within proximity to a number of Grade II and Grade II* Listed buildings (i.e. south, east).
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Yes Further assessment will be required to understand the potential impact of development on the significance of the Listed Buildings.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes A watercourse runs along the site's north western boundary and small areas along this fall within flood zones 2 and 3. There are also areas at risk of surface water risk in the same location. It also contains areas at risk of ground water flooding . Within

Footnote 7 Assessment Criteria	Yes / No and Comment
	this there is a risk of groundwater fooding to both surface and sub surface assets.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No Further investigation is required to fully understand the risk and potential mitigation options
Footnote 7 Conclusion	**No 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 the habitat sites and heritage assets that require further investigation before determining whether it could provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

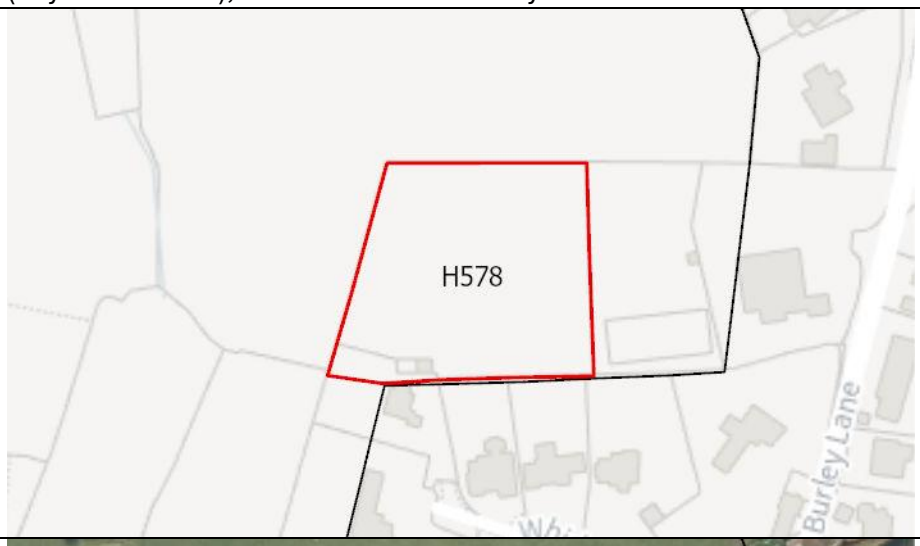
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary follows rear residential gardens and field boundaries. These are weak features lacking durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would comprise field boundaries, fencing and intermittent vegetation, with some sections having no clearly recognisable physical feature. Overall, the potential new boundary would be weak in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - boundaries formed by residential gardens and field boundaries, which increase the risk of sprawl.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed by field boundaries, fencing, intermittent vegetation and undefined sections.

	Whilst the eastern boundary would be formed by a field fence and some loosely formed vegetation. These are not easily recognisable features, lack durability and represent a weak boundary that could be easily breached.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would partially round off the north-western edge of the settlement, although development would extend substantially into the adjoining countryside.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is weak in strength and increases the risk of sprawl. The potential new Green Belt boundary would also be weak and would not provide durable containment. Although development would partially round off the settlement, it would extend substantially into the wider Green Belt.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on the site
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site comprises extensive open pasture fields with views across the site and adjoining areas of Green Belt. Its sloping landform forms part of the wider countryside.
Assessment of Openness (OpAsOv)	There is no built form on site. The site comprises a substantial area of open countryside with views across it and the adjoining Green Belt. Development would have a high visual and spatial 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), 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. Both the existing inner Green Belt boundary and potential new boundary are weak. Given the substantial scale of the site, its open countryside character and the absence of durable outer boundaries, release would have a major effect on the function of the Green Belt. Based on these assessment outputs and planning judgement, the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H578
Site Name:	Whiddon Croft
Settlement:	Menston
Sub-Area:	Wharfedale
Size (ha):	0.55
Site Description:	The site consists of open pasture field that is used for grazing. It has a slight slope downwards (circa 135-125 AOD) from the settlement edge (south to north) with a few young trees near its western and on its southern boundaries. It is adjacent to the gardens of residential properties on its southern boundary and fields on its other nodal points. Its boundaries are defined by a field fences. It is located on the NW edge of the settlement boundary of Menston. There are residential uses within proximity to it, to the south and east of it (beyond the field), but there is no currently no vehicular access to it.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	
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 purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is formed of an agricultural field with some trees present along the southern edge. The site is typically of rural character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The site comprises of countryside uses with no built form. The site therefore makes a strong contribution to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site is characteristically rural in nature being formed of agricultural fields, and with no built form on site. The site forms part of the wider countryside to the west of Menston. The site makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

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

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*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts) Within 1.6km of South Pennine SSSI
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	Further assessment may be required to ascertain impacts on potentially functionally linked land.
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden*	No

Footnote 7 Assessment Criteria	Yes / No and Comment
Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	No
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)	No
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)	No
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is located within proximity to a number of Grade II and Grade II* Listed buildings.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Yes Further assessment will be required to understand the potential impact of development on the Listed Buildings
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Areas near the sites south western corner are at risk of ground water flooding (circa 25% of its area.) Within this there is a risk of groundwater fooding to both surface and sub surface assets.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No Further investigation is required to fully understand the risk and potential mitigation options

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

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

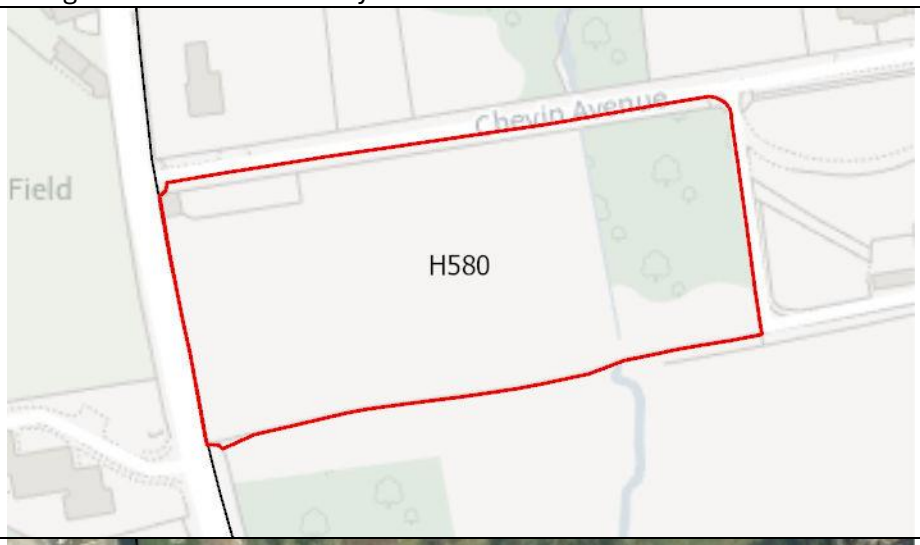
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary follows rear residential gardens and field fencing. These are weak features lacking durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would comprise fencing and field boundaries, with no strong or durable physical feature. Overall, the potential new boundary would be weak in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - boundaries formed by residential gardens and field fencing, which increase the risk of sprawl.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed by fencing and field boundaries lacking durability.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off of the settlement and would extend development into the adjoining open fields.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is weak in strength and increases the risk of sprawl. The potential new Green Belt boundary would also be weak and would not provide durable containment. Development would extend into the adjoining open fields rather than form a logical rounding off.

Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on the site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site comprises an open pasture field with views across the site and adjoining areas of Green Belt. Young boundary trees provide limited screening.
Assessment of Openness (OpAsOv)	There is no built form on site. The site forms part of the adjoining open countryside and has an open visual and spatial character. Development would have a high visual and spatial 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), 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. Both the existing inner Green Belt boundary and potential new boundary are weak. However, the site is small in scale and the effects of its release would be relatively localised. 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:	H580
Site Name:	Chevin Avenue / Bradford Road
Settlement:	Menston
Sub-Area:	Wharfedale
Size (ha):	1.59
Site Description:	The site consists of a rectangular field, with a small agricultural structure (north eastern corner). It is located on the eastern edge of the existing settlement boundary off the A65, near a cricket pitch, on the opposite side of the existing built up area. There is a small ribbon residential development to the north of it, farm houses to the south and a limited number of residential units, agricultural buildings to the east of it (i.e. off Chevin Avenue). The site boundaries are formed by a minor road to the north, the Mir Beck watercourse with some loosely formed vegetation along the eastern boundary, and fence with loosely formed vegetation along the southern boundary.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	
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 purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	This site consists of an area of grassland on the edge of the village of Menston and enclosed by three large residential properties and their curtilage. The site itself is rural in character being an open field with trees to the east and along its northern and southern boundaries.
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)	Given the site is free from development it still plays an important role in safeguarding the countryside from encroachment, although the properties located to the east slightly reduce this.
Purpose c) comment (PCC)	The site is characteristically rural in nature being formed of an area of grassland and trees, and with no built form on site. However, it is surrounded by low density development to the north, south and east which reduces its contribution to safeguarding the countryside from encroachment. The site makes a moderate contribution to purpose c).
Purpose c) outcome (PCO)	**Moderate**

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

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). Within 2.6km of the South Pennine Moor SSSI.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No

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)	No
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)	No
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)	No
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes There is a Grade II Listed building to the south of the site (circa 174m).
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Yes Further assessment will be required to understand the potential impact of development on the significance of the Listed Building
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Watercourse run along the site's eastern boundaries. Areas along these fall within flood zones 2 and 3 (covering circa 30-40% of its area) . There small areas effected by surface water flood near the northern boundary. It also contains areas at risk of ground water flooding near its southern boundary . Within this there is a risk of groundwater

Footnote 7 Assessment Criteria	Yes / No and Comment
	fooding to both surface and sub surface assets.
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.
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 flood risk and heritage assets that require further investigation before determining whether it could provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

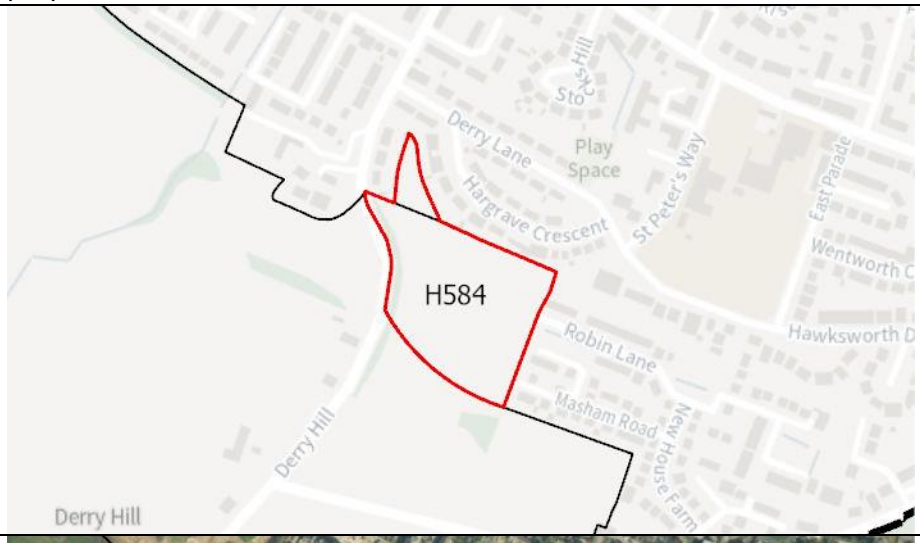
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary follows the A65. This is a strong, recognisable and defensible boundary that is likely to be durable.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would comprise a made road to the north, Mire Beck and associated vegetation to the east, and fencing with vegetation to the south. These are a mix of strong, moderate and weak features. Overall, the potential new boundary would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the boundary is formed by the A65, which would resist outward sprawl.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by a made road, Mire Beck, vegetation and fencing.

Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off of the settlement and would extend development eastwards beyond the A65.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is strong in strength and currently resists outward sprawl. The potential new Green Belt boundary would be moderate in strength and would provide some containment. Development would extend built form eastwards beyond the A65 rather than form a logical rounding off.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is limited built form on site, comprising a small agricultural structure.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is partly enclosed by roads, vegetation and low-density development. There are moderate views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is limited built form on site. The site retains an open grassland character, although surrounding development, roads and vegetation provide a degree of visual containment. Development would have a moderate visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes no contribution to purposes a), b) or d). It makes a XX The site makes no contribution to purposes a), b) or d), a moderate 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 strong, and the potential new boundary would be moderate in strength. The site's relationship with surrounding low-density development and vegetation provides some containment, although release would breach the A65 boundary. 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:	H584
Site Name:	Bingley Road
Settlement:	Menston
Sub-Area:	Wharfedale
Size (ha):	2.32
Site Description:	The site consists of an open field and forms part of a slightly steep hill that slopes downwards, from the north east to south west direction (170m-150m). The site adjoins the existing built up area of Menston to the south of the settlement. There is a belt of mature trees along western boundary of site, new residential development to the East and stone wall near the southern edge of it. bounded by a stone wall along Derry Hill to the west and residential properties 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 purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site consists of an agricultural field. The site is an open piece of land forming part of the wider countryside which extends out to the west and south of the village of Menston
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The site comprises of countryside uses with no built form. The site therefore makes a strong contribution to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site forms part of the continuous agricultural landscape extending westwards and southwards away from the village of Menston. The site is characteristically rural in nature being formed of agricultural fields and trees. The site makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

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

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*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts) Within 2.5km SPA/SAC zone It is within 1.6km of South Pennine SSSI
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	Further assessment may be required to ascertain impacts on potentially functionally linked land.
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden*	No

Footnote 7 Assessment Criteria	Yes / No and Comment
Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	No
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)	No
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)	No
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes Yes. The sites eastern boundary is located within proximity to a Grade II Listed Historic Park and Garden (High Royds Hospital).
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Yes 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 in a Ground Water flood risk area (.i.e. groundwater level between (.i.e. 0.025m and 0.5m). Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally. There are also some areas of surface water

Footnote 7 Assessment Criteria	Yes / No and Comment
	flood risk along the southern edge of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Yes 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 which would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

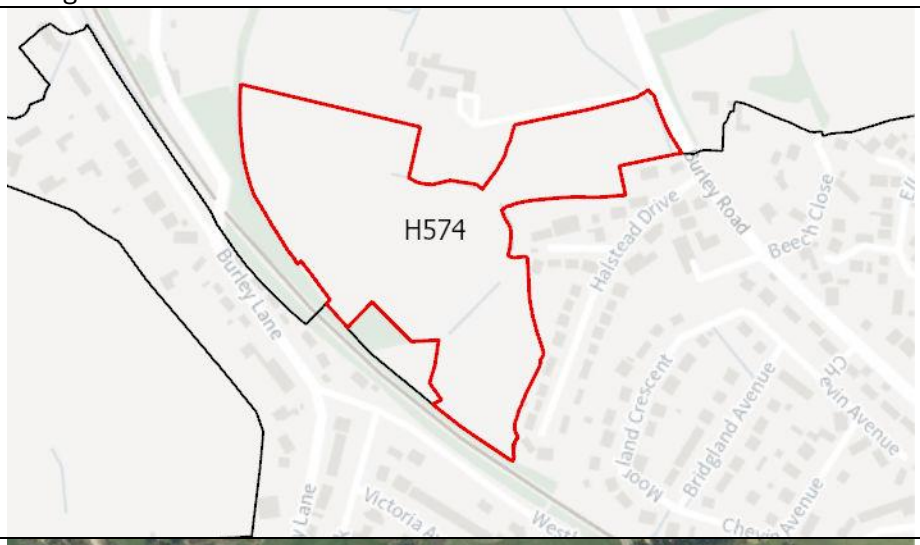
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary follows rear residential gardens and field boundaries. These are weak features lacking durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would include Derry Hill to the west, which is strong and defensible, but the southern boundary comprises a field boundary and is undefined in places. Overall, the potential new boundary would be weak in strength. 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.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - boundaries formed by residential gardens and field boundaries, which increase the risk of sprawl.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed by a mix of Derry Hill, field boundaries and undefined sections.

Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would partially round off the southern edge of the settlement, although development would extend into the adjoining countryside.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is weak in strength and increases the risk of sprawl. The potential new Green Belt boundary would also be weak overall, although Derry Hill would provide containment to the west. Development would partially round off the settlement but would extend built form into the countryside to the south.
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)	The sloping site forms part of the wider open countryside. There are moderate views across the site and adjoining Green Belt, with some screening provided by mature trees and topography.
Assessment of Openness (OpAsOv)	There is no built form on site. The site retains an open countryside character, although mature trees and the sloping landform provide some visual containment. Development would have a moderate visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes no contribution to purposes a), b) or d), 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. Both the existing inner Green Belt boundary and potential new boundary are weak overall, although Derry Hill would provide strong containment to the west. 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:	H574
Site Name:	Burley Road (2)
Settlement:	Menston
Sub-Area:	Wharfedale
Size (ha):	6.74
Site Description:	The site consists of undulating pasture fields with mature trees. It forms part of the wider slightly steep undulating landscape and is located on the slopes of a hill (e.g. AOD of Moor Road, to the west of it is 205m and this decreases to 105m within the site area). The site is adjacent the main road (A65) to the east and railway line to the west. There are residential uses to the south of the site with farm, agricultural buildings and open fields to the north. It adjoins the existing built up area of Menston to the north. There are small watercourses running within its boundaries and its part of its western boundary (northern part), with areas of mature trees along them.
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 purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is made up of a number of fields of an irregular shape, and divided by hedgerows, trees and drystone walls. 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)	There is no built form on the site. It is adjacent to the railway line to the west, residential properties to the south and a farm complex to the north. However, it still makes a strong contribution to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site is characteristically rural in nature being formed of agricultural fields, and with no built form on site. The site makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

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

Purpose d):	To preserve the setting and special character of historic towns
Does the site form part of the setting of an historic town? (PDQ2a)	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*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts) The South Pennines SSSI is located circa 1.9km to the west of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	Further assessment may be required to ascertain impacts on potentially functionally linked land.
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)	No
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)	No
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)	No
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes There is a Grade II Listed building located within proximity (76m) to the west of the site, near Burley Lane and Westbourne Drive. It is uncertain whether potential development of the site may impact the significance of the heritage asset (or its setting) that is located on the opposite side of the railway line and may be screened by vegetation along the railway line and within the site area.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	No Further assessment will be required to understand the potential impact of development on the significance of the Listed Building
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The areas on the edges of the site's eastern boundary fall within flood zones 2 and 3 (.i.e., circa

Footnote 7 Assessment Criteria	Yes / No and Comment
	5% of its area). The site is also effected by surface water flood risk within and the boundary edges where small watercourses flow. It also contains areas at risk of ground water flooding . Within this there is a risk of groundwater fooding to both surface and sub surface assets (.i.e. areas to the west and south west).
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.
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 the habitat sites, heritage assets and flood risk that require further investigation before determining whether it could provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary comprises rear residential gardens and the railway line. The railway is strong and defensible, while the residential garden boundaries are weaker. Overall, the boundary is moderate in strength.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include the A65 to the east and railway line to the west, which are strong and defensible. The northern boundary comprises a minor road, field boundaries and undefined sections. Overall, the potential new boundary would be moderate in strength.

	The northern boundary is currently comprised of a minor road leading to farm, fences and field boundaries and existing development (not strongly defined), and is entirely undefined in parts where is crosses a field and follows no recognisable features. A new strong durable defensible boundary along the north of the site may be difficult to achieve. It is currently entirely undefined in part. Therefore, a new boundary would need to be created along this part of the site edge. The site and adjoining Green Belt land to the north is comprised of open pasture fields, there is no major change in topography or existing landscape features which could potentially be used to create a new strong boundary using existing features. The use of significant landscape buffers in unlikely to be appropriate in this location.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

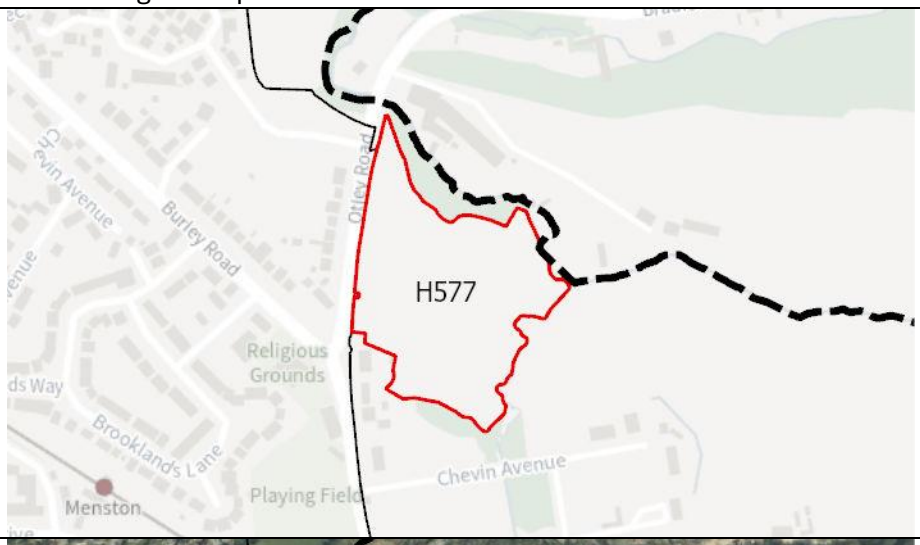
Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - the boundary is formed by a mix of the railway line and residential garden boundaries, providing partial containment against sprawl.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by a mix of the A65, railway line, a minor road, field boundaries and undefined sections. The northern boundary is currently comprised of a minor road leading to farm, fences and field boundaries and existing development (not strongly defined),

	and is entirely undefined in parts where is crosses a field and follows no recognisable features. These would represent weaker features which are lacking in durability and may easily be breached. A new strong durable defensible boundary along the north of the site may be difficult to achieve. A new boundary would need to be created along this part of the site edge. Therefore, the potential new boundary would be of moderate strength.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off of the settlement and would extend development northwards between the railway line and the A65.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is moderate in strength and provides some containment. The potential new Green Belt boundary would also be moderate in strength, with the railway line and A65 resisting lateral spread. However, development would extend the settlement northwards rather than form a logical rounding off.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is partly enclosed by woodland, trees and adjoining development. There are limited views across the site to the wider Green Belt.
Assessment of Openness (OpAsOv)	There is limited built form on site associated with its equestrian use. The remaining land comprises open grazing fields, although woodland, trees and adjoining development provide some visual containment. Development would have a moderate visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes no contribution to purposes a), b) or d), 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. Both the existing inner Green Belt boundary and potential new boundary

	are moderate in strength. Although the railway line and A65 would provide lateral containment, development would extend built form northwards into the Green Belt. Given the site's scale, open character and relationship with the wider countryside, 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:	H577
Site Name:	Otley Road
Settlement:	Menston
Sub-Area:	Wharfedale
Size (ha):	4.10
Site Description:	The site consists of undulating fields used for grazing, separated by mature trees and sloping down towards Mire Beck and Chevin Avenue. There are mature trees located within the site and along the site boundaries. Mire beck runs along Eastern Boundary edge of the site. The site is adjacent the A65 road to the west. To the south the site is bounded by Chevin Avenue and existing residential development. To the north the boundary is formed by Gill Beck (watercourse) and band of mature trees with former industrial mill in employment use beyond. The site adjoins the existing built up area of Menston to the east of the settlement.
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 purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site consists principally of three open agricultural fields separated by fencing, hedgerows and trees. It is part of a transitionary area between the urban edge of Menston and the wider rural countryside. 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)	The site comprises of countryside uses with no built form. The site therefore makes a strong contribution to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site forms part of the continuous agricultural landscape extending eastwards away from the village of Menston. The site is characteristically rural in nature being formed of agricultural fields and trees. The site makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

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

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) within 2.6km of the South Pennine Moor SSSI
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No

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)	No
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)	No
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)	No
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes There is a Grade II Listed building to the south of the site (circa 400m).There is vegetation and dwellings between the site and heritage assets.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Yes Further assessment will be required to understand the potential impact of development on the significance of the Listed Building
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Watercourse run along the site's eastern and northern boundaries. Areas along these fall within flood zones 2 and 3. There small areas effected by surface water flood near the western, eastern and southern boundaries. It also contains areas at risk of ground water flooding . Within

Footnote 7 Assessment Criteria	Yes / No and Comment
	this there is a risk of groundwater fooding to both surface and sub surface assets (.i.e. areas to the west and south west).
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.
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 flood risk and heritage assets that require further investigation before determining whether it could provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

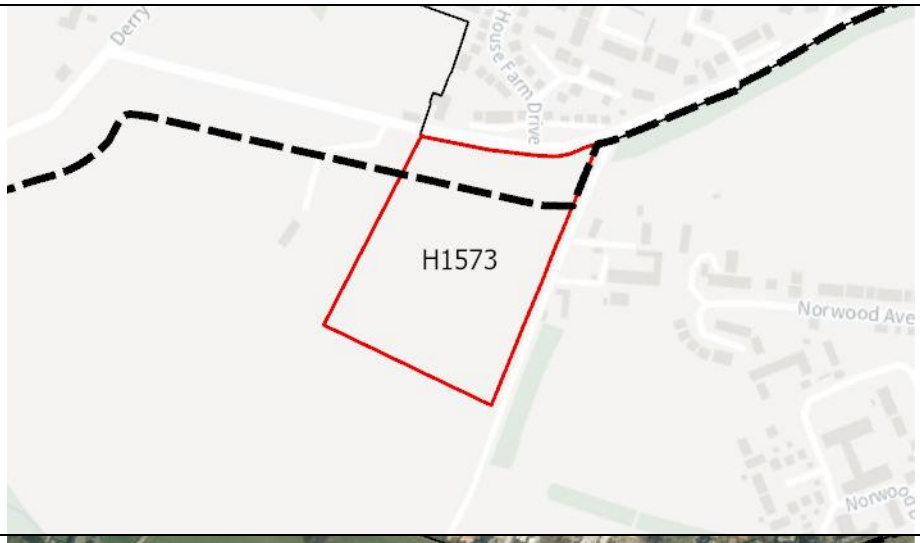
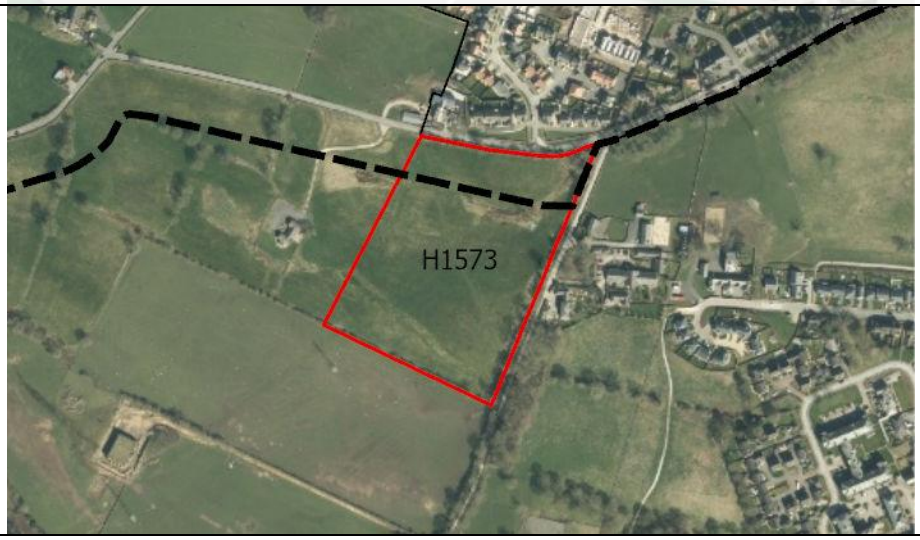
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary follows the A65. This is a strong, recognisable and defensible boundary that is likely to be durable.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow Gill Beck and an associated tree belt to the north, Mire Beck to the east and Chevin Avenue to the south. These are a mix of strong and moderate features, although some sections adjoining existing development are weaker. Overall, the potential new boundary would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	Moderate: less defensible boundary An alternative boundary could follow Mire Beck within the eastern part of the site. This would provide a recognisable watercourse boundary of moderate strength.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the boundary is formed by the A65, which would resist outward sprawl.

How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed principally by roads, becks and established tree belts, with some weaker sections.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off of the settlement and would extend development eastwards beyond the A65.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is strong in strength and currently resists outward sprawl. The potential new Green Belt boundary would be moderate in strength and would provide some containment. However, development would breach the A65 and extend built form eastwards rather than form a logical rounding off.
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 forms part of the wider open countryside, with views across the site and adjoining Green Belt. Topography, becks and established vegetation provide some visual containment.
Assessment of Openness (OpAsOv)	There is no built form on site. The open agricultural fields have a clear visual and spatial relationship with the adjoining countryside, notwithstanding some containment from vegetation and topography. Development would have a high visual and spatial 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), 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 strong, and the potential new boundary would be moderate in strength. Development would breach the strong boundary formed by the A65 and extend built form into open countryside to the east. 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:	H1573
Site Name:	Land at Beech Close
Settlement:	Menston
Sub-Area:	Wharfedale
Size (ha):	
Site Description:	The majority of this site falls outside of the District boundary of Bradford and is located in Leeds District. However, as small strip of land is within the district and will be assessed as part of the Green Belt review. The site is bounded to the north by a tree belt and Bingley Road. To the west the boundary is totally undefined. To the east the boundary is formed of a line of trees, beyond which is a well-defined track/road. The southern boundary within the district is denoted by an undulating topography but no defined feature.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	
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)	No
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 purpose a).
Purpose a) outcome (PAO)	**No Contribution**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	No

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)	N/A
What type of gap does the site sit within? (PBQ2e)	N/A
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A
Details of the loss of visual separation (PBQ3b)	
Purpose b) comment (PBC)	The site is not in a gap between two defined towns so makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	This site is part of a wider field complex located to the south of Menston. It is an open agricultural feel which is typically rural in its 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 site comprises of countryside uses with no built form. The site therefore makes a strong contribution to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site forms an important part of the continuous agricultural landscape extending southwards away from the village of Menston. The site is characteristically rural in nature being formed of agricultural fields and trees. The site makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

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

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 purpose d).
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*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts) The South Pennines SSSI is located circa 2.2km to the west of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	Further assessment may be required to ascertain impacts on potentially functionally linked land.
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 directly adjacent to a Grade II Listed historic park and garden (High Royds Hospital site).
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further investigation is required to understand the potential impacts of the site on the designated asset
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The site is in an area where groundwater levels are between 0.025m and 0.5m below the ground surface. There is a risk of groundwater flooding to both surface and subsurface assets.
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**

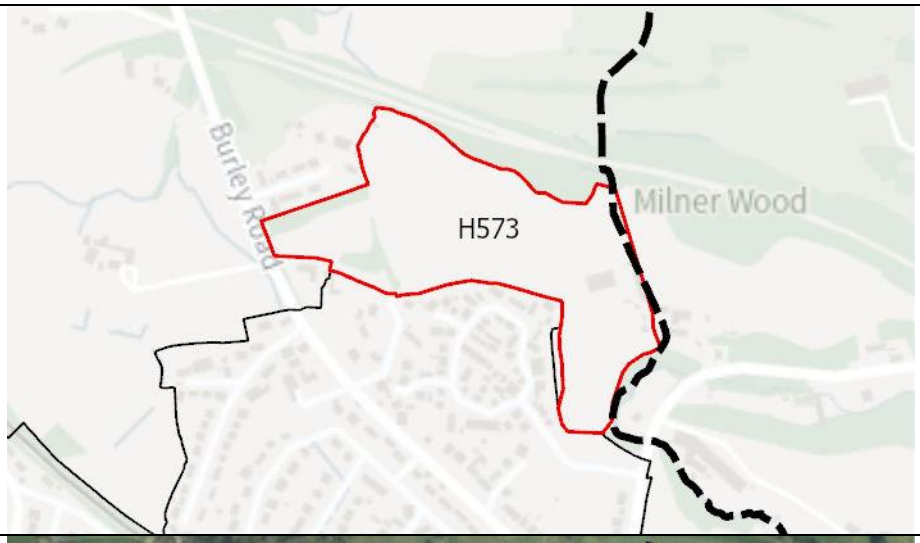
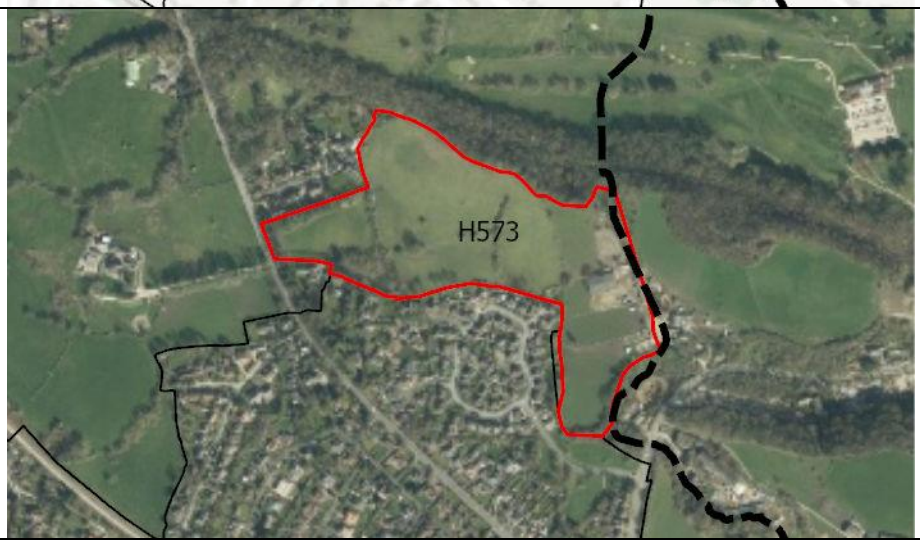
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to any of purposes a), b) or d). There are potential Footnote 7 asset issues in relation to the habitat sites, heritage assets and flood risk that require further investigation before determining whether it could provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary is formed by Bingley Road and an established tree belt. Bingley Road provides a strong and defensible boundary that is likely to be durable.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed by a line of trees and track to the east, whilst the western and southern sections do not follow defined physical features. Overall, the potential new boundary would be weak.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the part of the site in Bradford District which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the boundary is formed by Bingley Road and an established tree belt.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed by a tree line and track, with undefined sections to the west and south.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is strong and would restrict sprawl. The potential new Green Belt boundary would be weak and would increase the risk of future sprawl. Development would extend the settlement southwards beyond Bingley Road rather than round it off.
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 open and forms part of the wider agricultural landscape, with views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The site forms part of a wider open agricultural landscape. Development would have a high visual and spatial 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), 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 strong, and the potential new boundary would be weak. However, only a small part of the site lies within Bradford District and its release would therefore have a relatively localised effect on the wider Green Belt. 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:	H573
Site Name:	Beech Close (A and B) - North and South
Settlement:	Menston
Sub-Area:	Wharfedale
Size (ha):	8.81
Site Description:	The site consists of a large area of sloping open fields used for grazing. There is an existing equestrian centre, including some agricultural buildings located to east of site. The site is adjacent the main road (A65) to the west and there are residential uses to the north and south of the site with open field to the east. The site adjoins the existing built up area of Menston to the North of the settlement. There are areas of mature trees 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)	N/A
What type of gap does the site sit within? (PBQ2e)	N/A
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A
Details of the loss of visual separation (PBQ3b)	
Purpose b) comment (PBC)	The site is not in a gap between two defined towns so makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is formed of a field complex, partly enclosed by a woodland to the north and residential development to the northwest and south. The majority of the site is rural in nature with hedgerows and field trees present. There is an equestrian centre and associated land to the east of the site, which although are rural land uses slightly detract from the open form of the remainder of the site.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There are some buildings in the form of the equestrian centre in the eastern part of the site. However, given these are in a rural use and the remainder of the site is open, it would still make a strong contribution to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site is characteristically rural in nature and the built form on the eastern edge is made up rural uses (an equestrian centre). The site makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

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

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*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts) The South Pennines SSSI is located circa 2.2km to the west of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	Further assessment may be required to ascertain impacts on potentially functionally linked land.
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden*	No

Footnote 7 Assessment Criteria	Yes / No and Comment
Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	No
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)	No
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)	No
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)	No
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There are some surface water run impacting small areas of the site, to the north and south.
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 the habitat sites that require further investigation before determining whether it could provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is made up the rear gardens of properties on beech Close and Ellar gardens and strip of trees. These are weak in strength and lack durability/less defensible.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow the A65 to the west, which is strong and defensible, and a continuous tree belt to the north, which is moderate in strength. The eastern boundary comprises field boundaries and fencing and is undefined in places. Overall, the potential new boundary would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - boundaries formed by residential gardens and a strip of trees, which increase the risk of sprawl.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by a mix of the A65, a continuous tree belt, field boundaries and undefined sections.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off of the settlement and would extend development northwards along the A65.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is weak in strength and increases the risk of sprawl. The potential new Green Belt boundary would be moderate in strength, although the eastern section would provide limited containment. Development would extend the settlement northwards rather than form a logical rounding off.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is limited built form on site, comprising an equestrian centre and associated agricultural buildings

How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is partly enclosed by woodland, trees and adjoining development. There are limited views across the site to the wider Green Belt.
Assessment of Openness (OpAsOv)	There is limited built form on site associated with its equestrian use. The remaining land comprises open grazing fields, although woodland, trees and adjoining development provide some visual containment. Development would have a moderate visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes no contribution to purposes a), b) or d), 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 moderate impact on the openness of the Green Belt. The existing inner Green Belt boundary is weak, and the potential new boundary would be moderate in strength. Given the scale of the site and its one-sided connection to the settlement, release would result in a substantial northward extension of built form. Based on these assessment outputs and planning judgement, the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**