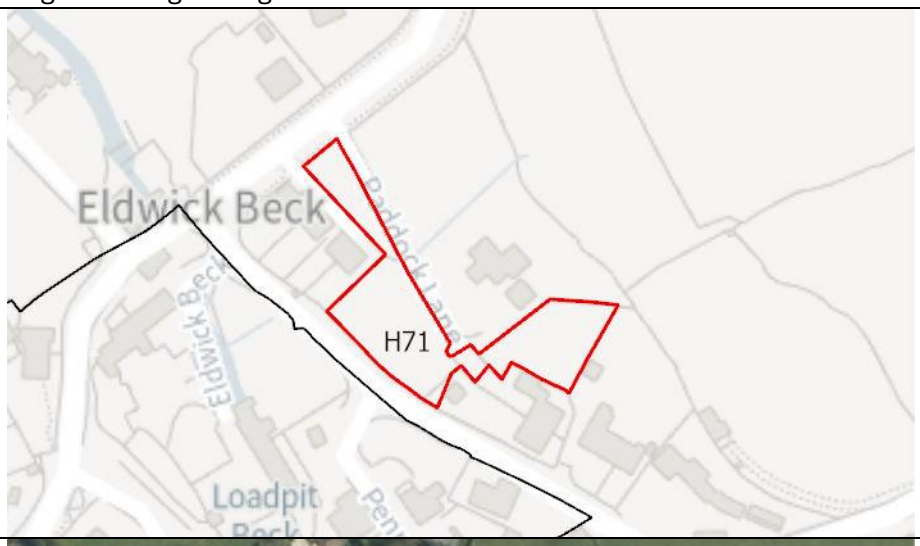
Bradford District Green Belt Assessment

Appendix C3 – Bingley

Site Information	
Site Reference:	H71
Site Name:	Spring Lane/Saltaire Road
Settlement:	Bingley
Sub-Area:	Airedale
Size (ha):	0.23
Site Description:	The site consists of several mainly areas of open land/garden land adjacent to a number of residential properties located off Otley Road, Spring Lane and Paddock Lane on the eastern edge of the Eldwick area of Bingley. This area of Eldwick is washed over by the Green Belt. It includes a number of trees/wooded areas within the site as well as along its boundaries. The eastern section appears overgrown. The site is bounded to the north, west and south by residential properties with the garden to a large dwelling and agricultural land to the east
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	The physical features that could restrain development are Otley Road to the north and Paddock Lane to the east that are considered strong and defensive. Parts of the eastern and southern boundaries are formed by residential gardens (weak).
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bingley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site is located to the east Bingley and outside of its existing built up area. It will result in incongruous pattern of development amongst other existing residential units that are washed over in the Green Belt.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site is located within proximity to other existing dwellings that fall within an area that is washed up with Green Belt and may impact the openness of the designation.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The existing Green Belt boundary consists of a minor road (Spring Lane). This is considered to be a strong, defensible boundary for preventing the outward, irregular spread of the large built up area.
How is the site connected to the large built-up area? (PAQ7)	The site's western boundary is connected to the existing built up area of Bingley, on the opposite side of Spring Lane.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It consists of open land and garden land among existing residential development, opposite the built-up area of Bingley across Spring Lane. Development would extend the settlement eastwards beyond the strong boundary formed by Spring Lane and could appear incongruous.

Purpose a)	To check the unrestricted sprawl of large built-up areas
	However, existing residential development partly contains the site and reduces its contribution to preventing sprawl.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bingley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Baildon (circa 1.6km, south east)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Largely essential or wide gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	The site is located on the lower slopes of the wider undulating rural landscape. It has gently slopes that flows downwards from east to west (i.e. 185m to 175m). But as the site is located within proximity to existing dwelling of a washed up settlement and vegetation along its eastern boundary and the distance between Bingley and the nearest town Baildon (.i.e. circa 1.6km, south east) , there is unlikely to be any intervisibility between these or any potential impact on the visual openness. This would not result in a reduction in the actually or perceived distance between the settlements.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). Existing dwellings and vegetation in the surrounding area, together with the distance of approximately 1.6km from the nearest neighbouring town, limit intervisibility. Development is unlikely to reduce the actual or perceived separation between towns.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a semi-rural character, comprising open land, garden land, trees and overgrown areas without built form.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential properties and associated gardens surround much of the site to the north, west and south, with a further large dwelling immediately to the east. These domestic influences substantially enclose the site and weaken its relationship with the wider countryside.
Purpose c) comment (PCC)	The site makes a weak contribution to purpose c). Although the site remains undeveloped and contains vegetation, its character is strongly influenced by the surrounding washed-over residential development and associated garden land.
Purpose c) outcome (PCO)	**Weak**

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

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts)
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
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

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	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 adjacent to its southern boundary. A Grade II Listed building is located within proximity to it, towards the north east (circa 283m). The site is wholly within the Eldwick Beck conservation area.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Yes The proximity of this site to the range of heritage assets and the potential impact of it on their significance is such that it is likely to provide a strong reason for restrict or refusing development.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The site falls within an that is impacted by ground water flooding (.i.e. at least0.5m and 5m below ground surface), but flooding from such source is not likely.
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 a moderate contribution to purpose a) and a weak contribution to purposes b) and d). There is a potential Footnote 7 asset in relation to designated habitat sites that require further investigation before determining whether it could provide a strong reason for refusing or restricting development. However, there are also issues in relation heritage assets which would provide a strong reason for refusing or restricting development and therefore the site cannot be considered as grey belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

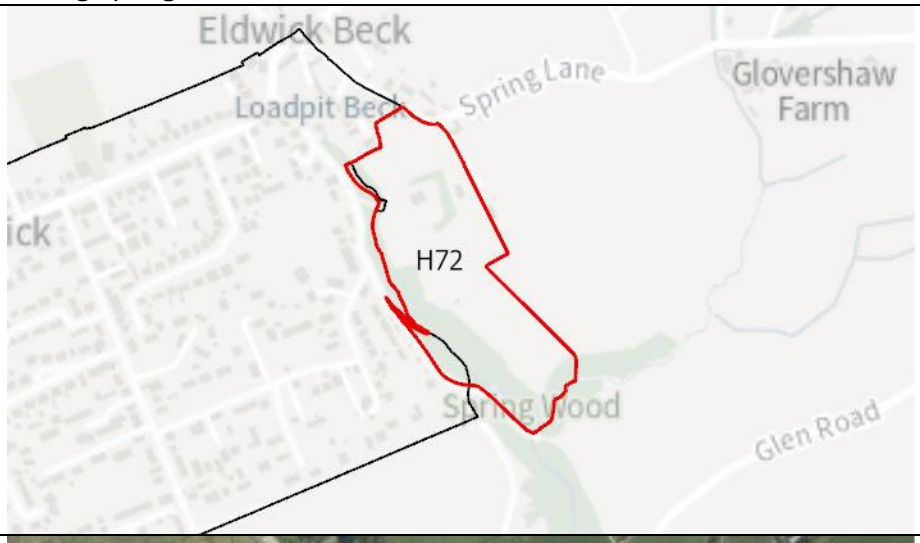
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing Green Belt boundary consists of a minor road (Spring Lane). This is considered to be a strong, defensible boundary
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow Otley Road, Paddock Lane and adjoining residential garden boundaries. Whilst the roads provide strong and identifiable features, the garden boundaries are less durable and some sections are poorly defined. Overall, the potential new boundary would be moderate.
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 along one side. The site is within a residential area that remains designated as Green Belt.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - boundary formed by Spring Lane, a made road.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundary formed by a mix of roads and residential garden boundaries.
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 along part of one side and is contained within a residential area that remains part of the Green Belt designation. The existing inner Green Belt boundary is strong and would help prevent sprawl. The potential new Green Belt boundary would be weaker and increase the risk of future sprawl. Development would not represent a logical rounding-off of the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	The site consists of open/garden land and it contains no development.
How visually prominent is the site? What is the visibility of the site and	The site is contained within surrounding residential development, with very limited views to and from the wider Green Belt.

views across to the wider Green Belt? (OpA2)	
Assessment of Openness (OpAsOv)	There is no built form on site. The site is contained and views to the wider Green Belt are very limited. Development would have a limited impact on Green Belt openness.
Impact on Openness: (OpAs)	**Low**

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

Site Information	
Site Reference:	H72
Site Name:	Spring Lane, Eldwick
Settlement:	Bingley
Sub-Area:	Airedale
Size (ha):	5.78
Site Description:	The site consists of several, mainly steeply sloping agricultural fields and areas of woodland adjacent to the Eldwick area of Bingley. It also includes several agricultural buildings forming the Royston Fold Farm complex as well as a menage. The site is bounded to the north by residential development (Spring Lane), with woodland and Loadpit Beck along the western edge, beyond which there is further residential development (Saltaire Road). The land to the east consists of a mixture of agricultural buildings and agricultural fields. The southern edge is formed by Glovershaw Beck and the northern edge of Shipley Glen.The site is partially (north western corner) within the Eldwick Conservation Area, whilst Shipley Glen Local Wildlife Site is adjacent to the south western boundary. A footpath runs within and adjacent to the eastern boundary linking Spring Lane with Glen Road.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The site consists of countryside uses in the form of farm buildings.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	There is a well formed woodland on the site's southern boundary and some loosely formed tree/hedge line along part of the sites north eastern boundary.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bingley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The northern boundary is formed by the edge of the residential gardens, a dwelling within a washed over settlement and is close to two isolated dwellings. These have a limited urban influence on the area.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The existing Green Belt boundary is formed by a watercourse, with vegetation either side of it and built up area of the settlement is located off Saltaire Road, to the west of the watercourse. It is considered to be of moderate strength and less defensible.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to Bingley (Eldwick) along its northern and its western boundaries. Part of the western boundary is formed by a woodland that is located outside of the Green Belt is directly opposite the built up area of the settlement.
Purpose a) comment (PAC)	The site makes a strong contribution to purpose a). It consists of agricultural fields, with agricultural buildings along its eastern boundary. Although its northern boundary adjoins the built-up area, the site is not fully contained by existing development. Release would extend Bingley eastwards beyond the existing settlement edge and the Green Belt boundary formed by

Purpose a)	To check the unrestricted sprawl of large built-up areas
	a watercourse and woodland, creating a poorly contained extension.
Purpose a) outcome (PAO)	**Strong**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The site consists of countryside uses in the form of farm buildings.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bingley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Baildon (circa 1.2km, south east)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	Yes
What type of gap does the site sit within? (PBQ2e)	Essential gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	The site forms part of the wider steep undulating landscape. It has a slightly steep slopes that flows downwards from the to south west direction towards the watercourse on its western boundary (i.e. 180m to 155m). The site is located within a essential gap between the towns. Given topography of the site/wider area , the distance between the two towns, areas of woodland between the two settlements, there is likely to be some/limited intervisibility from Baildon of the site, vice versa.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It lies within a gap between towns, in steep, undulating landscape sloping towards the watercourse on its western boundary. Topography, distance and intervening woodland limit intervisibility, so development would have a limited effect on the actual or perceived separation between towns.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a strongly rural character, comprising steeply sloping agricultural fields, woodland, farm buildings and a manège.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development adjoins the northern boundary and lies beyond woodland and Loadpit Beck to the west. These influences are concentrated at the edge of the site and are moderated by its topography, woodland and watercourses.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). Its agricultural, woodland and rural land uses give it an overwhelmingly countryside character, and its release would constitute encroachment into a substantial area of undeveloped land.
Purpose c) outcome (PCO)	**Strong**

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

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

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts)
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
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)	Yes There are ancient woodlands along the sites southern and eastern boundaries.

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	Yes Further investigation is required to understand the potential impact.
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The Eldwick Beck conservation area located on the edge of the site's northern boundary. There is also a Grade II Listed building within proximity to the site boundary in this location and part of site falls within buffer for this to the north.
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 heritage assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The northern part of site falls within an area that is impacted by ground water flooding (.i.e. at least 5m below ground surface), but flooding from such source is not likely. Small part of site areas along the western boundary fall within flood zones, 2,3, 3b.
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 a strong contribution to purpose a) and a weak contribution to purposes b) and d). There are potential Footnote 7 asset issues in relation to habitat sites, irreplaceable habitats, heritage assets and flood risk which require further investigation before determining whether they would provide a strong reason for refusing or restricting development. However, the site makes a strong contribution to purpose a) so cannot be considered as grey belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

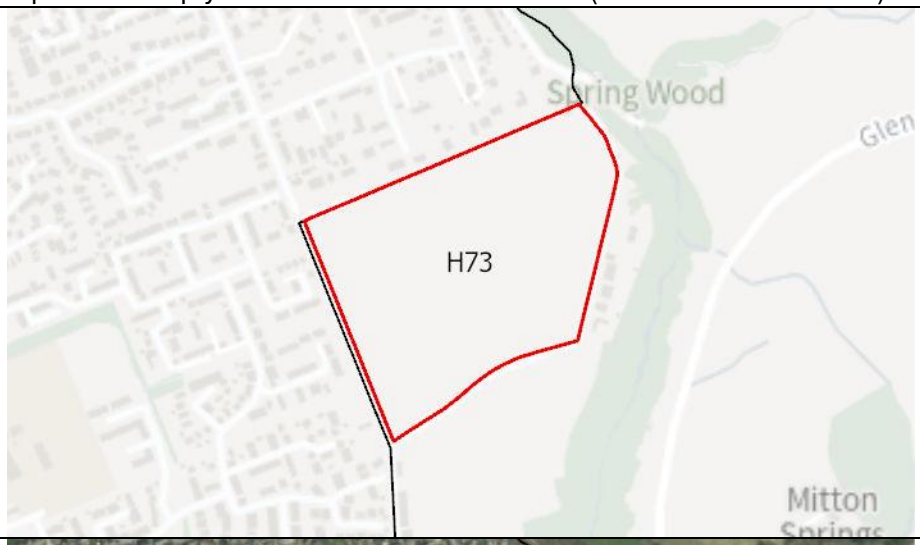
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing Green Belt boundary is formed by a watercourse, with vegetation either side of it and built up area of the settlement is located off Saltaire Road, to the west of the watercourse. This boundary is considered to be of moderate strength and less defensible.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow the eastern agricultural boundaries and the woodland and watercourses associated with Glovershaw Beck and Shipley Glen to the south. Whilst the watercourses and woodland provide substantial containment, other sections rely on less durable field boundaries. Overall, the potential new boundary would be moderate. The potential new Green Belt would largely formed by the boundary to the east, which is considered weak in strength and less durable. There is a risk that these would not prevent the outward, irregular spread of the large built up area.
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 but not contained.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundary formed by a watercourse and vegetation.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundary formed by a mix of woodland, watercourses and field boundaries.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would extend the settlement rather than round it off.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides but is not contained. The existing inner Green Belt boundary is moderate in strength and would increase the risk of sprawl. The potential new Green Belt boundary would also be moderate in strength and increase the risk of

	future sprawl. Development would extend the settlement rather than round it 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 the site, except for farm buildings.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	Views into the site are available from the wider Green Belt, particularly to the east and south east. Views out are more restricted by topography and tree planting.
Assessment of Openness (OpAsOv)	The site contains farm buildings, with the remaining land largely open. Development would affect the site's openness and have a moderate impact on the wider Green Belt.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a strong contribution to purpose a), a weak contribution to purpose b), a moderate contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a moderate impact on openness. Both the existing inner Green Belt boundary and potential new Green Belt boundary are moderate. Although the site makes a strong contribution to purpose a), its remaining assessment outputs are predominantly moderate or weak. Based on these assessment outputs and planning judgement, the site is considered to make a moderate contribution to the Green Belt overall.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H73
Site Name:	Sherrif Lane, Eldwick (1)
Settlement:	Bingley
Sub-Area:	Airedale
Size (ha):	10.59
Site Description:	The site consists of five agricultural fields on the eastern edge of the Eldwick area of Bingley separated by dry stone walling. It is bounded to the north by a road (Woodland Road) and residential development with Sherrif Lane to the west, beyond which lies further residential development. The eastern and southern boundaries are formed by Lode Pit Lane, beyond which lie a row of single dwellings and agricultural fields respectively. Shipley Glen is situated further to the south east. The site mainly slopes gently from north to south/south east (from the northern edge towards Lode Pit Lane). At the north east corner, the direction of slope changes to dip more steeply downwards to the north east (towards Lode Pit Lane).
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	There is a limited number of dwellings on the eastern boundary that is within proximity to a well formed woodland/vegetation near the eastern boundary that could help restrict further development.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bingley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	There are a some single storey dwellings near the eastern boundary. But the potential urban influence of these is likely to be limited due to the topography of the site, single storey height and vegetation near these. There are also residential gardens, with vegetation, along the western and northern boundaries. The potential urbanising impact of these is limited.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The existing Green Belt boundary is formed by Woodlands Road (made road) to the north (strong and defensible) and the residential gardens off Sheriffs Lane (unmade road) to the west of the site (weak and less durable).
How is the site connected to the large built-up area? (PAQ7)	The site's northern and western boundaries are connected to the existing built up area of Bingley.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It consists of agricultural fields with limited urban influences and is connected to the built-up area along its northern and western boundaries. Existing

Purpose a)	To check the unrestricted sprawl of large built-up areas
	development and a watercourse with established vegetation to the east provide some containment. Development would extend beyond the existing Green Belt boundary, but the site is relatively well contained by the settlement edge.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bingley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Baildon (circa 1.2km, south east) and Shipley (circa 1.6km, south)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	Yes
What type of gap does the site sit within? (PBQ2e)	Essential gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	Yes
Details of the loss of visual separation (PBQ3b)	The site forms part of the wider steep undulating landscape. It has a slightly steep slopes that flows downwards from the north west to south east direction towards the watercourse on its eastern boundary (i.e. 160m to 175m). The site is located within a essential gap between the towns of Bingley with Shipley and Baildon. Given topography of the site/wider area , the distance between the two towns, areas of woodland between the settlements, there is likely to be some/limited intervisibility from the site, vice versa.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It lies within a gap between towns, in steep, undulating landscape sloping towards the watercourse on its eastern boundary. Topography, distance and intervening woodland limit intervisibility, so development would

Purpose b)	To prevent neighbouring towns merging into one another
	have a limited effect on the actual or perceived separation between towns.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a predominantly rural character, comprising five undeveloped agricultural fields divided by dry-stone walls.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development adjoins the northern and western edges, with a more dispersed row of dwellings beyond Lode Pit Lane to the east. These influences are most apparent at the settlement-facing boundaries, whilst the site remains connected to agricultural land and woodland to the east and south.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site retains an open agricultural character and forms a clear part of the countryside extending eastwards from Eldwick, despite development along parts of its perimeter.
Purpose c) outcome (PCO)	**Strong**

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

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

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts)
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
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

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	No
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	Yes Its eastern corner is adjacent to a irreplaceable habitat.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	Yes Further investigation is required to understand the potential impact.
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 The site falls within an area that is impacted by ground water flooding (.i.e. at least 5m below ground surface), but flooding from such source is not likely.
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 a moderate contribution to purpose a) and a weak contribution to purposes b) and d). There is a potential Footnote 7 asset issue in relation to 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:	Moderate: less defensible boundary The existing inner Green Belt boundary is formed by dry stone walling adjoining Woodlands Road and residential gardens along the settlement edge. Whilst the made road provides a strong feature, the residential garden boundaries are less defensible. Overall, the existing boundary would be moderate
Boundary Strength – Potential new boundary:	Strong: defensible boundary

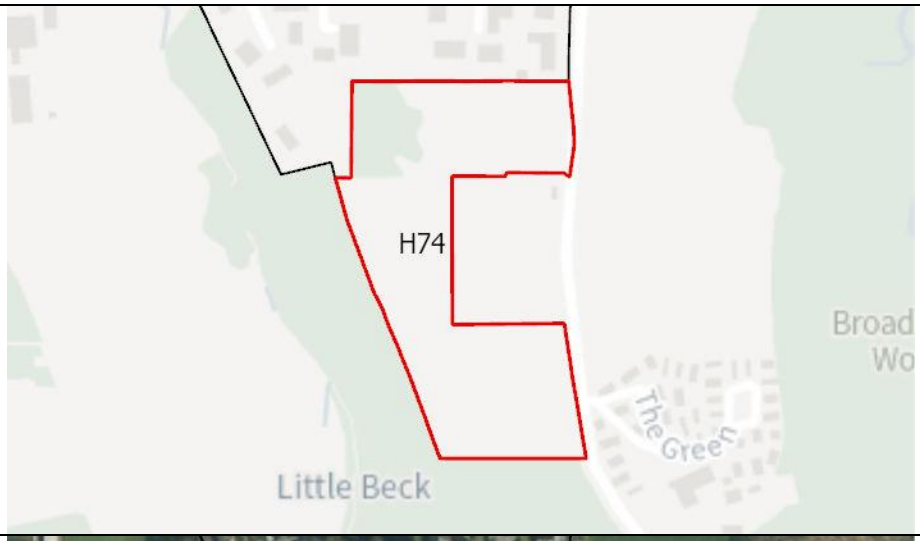
	The potential new Green Belt boundary would follow Lodepit Lane along the southern and eastern edges of the site. The lane provides a continuous and identifiable physical feature separating the site from adjoining countryside. Overall, the potential new boundary would be strong.
Boundary Strength – could 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 potential new 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 and not contained by the existing built-up area.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundary formed by a mix of Woodlands Road, residential gardens and Sheriff Lane.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundary formed by a mix of roads, vegetation and field boundaries.
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 and is not contained by the existing built-up area. The existing inner Green Belt boundary is mixed in strength and would allow some potential for sprawl. The potential new Green Belt boundary would be stronger and more defensible. Development would not represent a logical rounding-off of the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is very limited built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is visible from nearby roads and residential areas. There are wide views across the site and into the wider Green Belt, particularly to the south and east.
Assessment of Openness (OpAsOv)	There is very limited built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would have a visual and spatial impact on Green Belt openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a

	moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a high impact on openness. The existing inner Green Belt boundary is moderate and the potential new Green Belt boundary is strong. The strong contribution to purpose c) and high impact on openness are determining factors in the overall assessment. Based on these assessment outputs and planning judgement, the site is considered to make a strong contribution to the Green Belt overall.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H74
Site Name:	Sherrif Lane, Eldwick (2)
Settlement:	Bingley
Sub-Area:	Airedale
Size (ha):	2.45
Site Description:	The site consists of several agricultural fields surrounding a residential property on the eastern edge of the Gilstead/Eldwick area of Bingley. Areas of woodland and trees are present within the northern and central sections of the site, with further woodland adjacent to the western and southern boundaries. It is bounded to the north by residential development (Gilstead Lane, Spire Heights & Sheriff Lane), with Delph Wood and Little Beck to the west. There is further woodland to the south. To the east of Sheriff Lane there are several agricultural fields, beyond which lies Shipley Glen. A Park Home Estate (Broadstones Park) is located close to south eastern edge of the site. Parts of the southern and northern sections of the site are generally level, although there is a slight slope running from north to south/south west. The site becomes steeper towards its western edge as the landscape dips towards the valley of Little Beck.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	The site's western and southern boundaries are well formed dense woodland. The eastern boundary is formed by a unmade road.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bingley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	There is a residential dwelling on the eastern boundary, though the urban influence impact is likely to be limited due the mature vegetation within its curtilage. There is park homes sites, to east of the southern boundary that contains single storey units, which are washed Green Belt. The potential urbanising effect of these is limited
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The existing (inner) Green Belt boundary consists of a mix of dry stone walling, hedgerows and trees beyond which are the rear gardens of residential properties on Gilstead Lane and Delph Wood Close. These boundaries are considered to be weak and lacking in durability.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the built up area of Bingley along its northern boundary and small part of its western boundary.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It consists of agricultural fields, with a dwelling on its eastern boundary and park homes nearby to the south. The site adjoins the built-up area to the north and along part of its western boundary, but is not contained by

Purpose a)	To check the unrestricted sprawl of large built-up areas
	existing development. Woodland defines its western and southern boundaries, although development would extend southwards beyond the existing Green Belt boundary.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bingley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Baildon (circa 700m, east) and Shipley (circa 1km, south)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	Yes
What type of gap does the site sit within? (PBQ2e)	Essential gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	Yes
Details of the loss of visual separation (PBQ3b)	The site forms part of the wider steep undulating landscape. It has a slightly steep slopes that flows downwards from the north to south near (north) and north west to south east direction towards the watercourse on its eastern boundary (i.e. 130m to 145m). The site is located within a essential gap between the towns of Bingley with Baildon and Shipley. Given topography of the site/wider area , the distance between the two towns (particularly Baildon to the east that is formed by steep rural landscape), taking account of woodland areas , there is likely to be some intervisibility from the site, vice versa. The release of the site will particularly result in the loss of visual separation between Bingley and Baildon that has steep undulating topography and is located on higher ground.

Purpose b)	To prevent neighbouring towns merging into one another
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It lies within a gap between towns in steep, undulating landscape. Some intervisibility is possible across the higher surrounding land, and development could reduce visual separation to a degree. However, topography and woodland limit the extent of this effect.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a predominantly rural and wooded character, comprising agricultural fields, trees and woodland without built form.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development lies along the northern boundary, with a dwelling to the east and a park-home estate near the southeastern edge. These are localised influences, and woodland along the western and southern edges provides separation from surrounding development.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). Its agricultural and wooded character remains predominant, and the site forms part of the wider countryside associated with Delph Wood and Little Beck
Purpose c) outcome (PCO)	**Strong**

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

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
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 This site falls within the World Heritage Site buffer.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further assessment will be required to understand the potential impact of development on the significance of the heritage assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The site falls within an that is impacted by ground water flooding (i.e. at least 5m below ground surface), but flooding from such source is not likely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to any of purposes a), b) or d). There is a potential Footnote 7 asset in relation to heritage assets 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)**

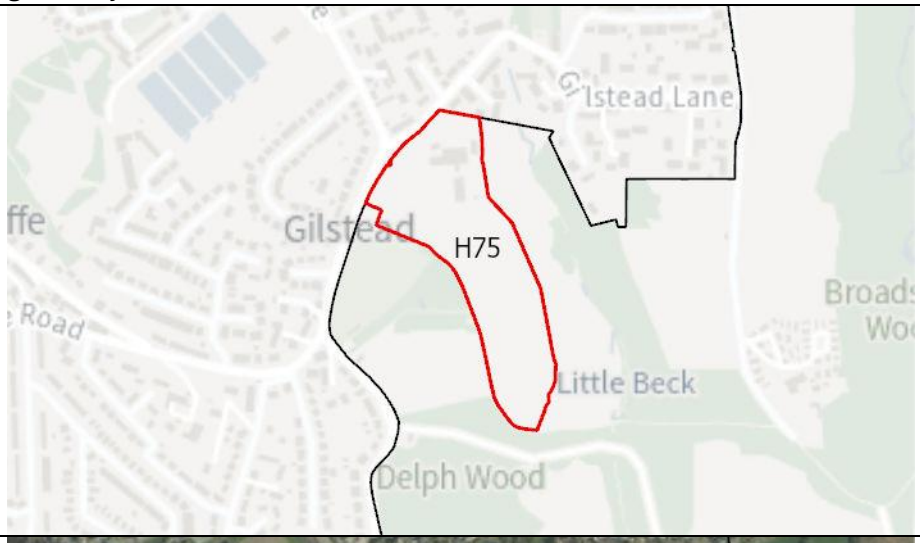
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing (inner) Green Belt boundary consists of a mix of dry stone walling, hedgerows and trees beyond which are the rear gardens of residential properties on Gilstead Lane and Delph Wood Close. These boundaries are considered to be weak and lacking in durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary

	The potential new Green Belt boundary would follow dry stone walling, established woodland and the adjoining field boundaries. Whilst the woodland provides some containment, other sections rely on less durable walls and vegetation. Overall, the potential new boundary would be moderate. Hence, the overall strength of the boundaries will be moderate and lacking durability in places.
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 potential new 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 but not contained.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - boundary formed by a mix of walls, hedgerows and trees beside residential gardens.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundary formed by a mix of woodland and an unmade road.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would extend the settlement rather than round it off.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides but is not contained. The existing inner Green Belt boundary is weak and would increase the risk of sprawl. The potential new Green Belt boundary would be slightly stronger but would still include weaker sections. Development would extend the settlement rather than round it off.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is not any built form on the site, with the exception of a residential dwelling on its eastern boundary.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The open site is visible from the east, including views towards higher ground at Baildon. Woodland limits views in other directions.
Assessment of Openness (OpAsOv)	There is limited built form on site. Views across it and towards the wider Green Belt are available, particularly to the east, although woodland screens other directions. Development would have a moderate impact on Green Belt openness.
Impact on Openness: (OpAs)	**Moderate**

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

Site Information	
Site Reference:	H75
Site Name:	Gilstead Lane
Settlement:	Bingley
Sub-Area:	Airedale
Size (ha):	4.42
Site Description:	The site consists of a number of farm buildings (Lane End Farm) and several agricultural fields in the Gilstead area of Bingley. The farm complex is located within the northern section of the site, with the fields to the south. Gilstead Lane forms the northern and north western boundaries beyond which lie a number of residential properties. To the east lies further agricultural fields, Delph Wood and Little Beck. The woodland area continues adjacent to the southern edge. There is area of open land (Site ref: H85) and further woodland adjacent to the western boundary as well as an area of public opens space (football pitch and children's play area). The area occupied by the farm and field, adjacent to Gilstead Lane, is generally level.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The Lane End Farm complex is located in the northern part of the site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	There is well formed woodland on the southern boundary and parts of the western boundary. There is also a woodland located within proximity to the sites eastern boundary (circa 60m), outside of its area.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bingley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Development would extend the settlement southwards, beyond the existing built up area edge area boundary of it that is formed by Gilstead Lane, and would not be contained by existing development.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There is a farm house and agricultural buildings on a small part of the site area, to the north. These are considered appropriate developments within the Green Belt.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The existing boundary is formed by Gilstead Lane and a small part of it is formed by the gardens of two dwellings. It is overall considered strong and defensible for preventing the outward, irregular spread of the large built up area.
How is the site connected to the large built-up area? (PAQ7)	The site's northern boundary is connected the existing built up area of Bingley.
Purpose a) comment (PAC)	The site makes a strong contribution to purpose a). It consists of agricultural fields and buildings with a rural character and no significant urban influences. Development would extend the settlement southwards beyond the strong, defensible boundary formed by Gilstead Lane. The site is not contained by existing development and release would create an incongruous pattern, poorly related to the settlement.

Purpose a)	To check the unrestricted sprawl of large built-up areas
Purpose a) outcome (PAO)	**Strong**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The Lane End Farm complex if located in the northern part of the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bingley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Baildon (circa 959m, east) and Shipley (circa 900m, south)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	Yes
What type of gap does the site sit within? (PBQ2e)	Essential gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	The site forms part of the wider steep undulating landscape. It has slightly steep slopes that flows downwards from the north to south (i.e. 155m to 125m). The site is located within a essential gap between the towns of Bingley with Baildon and Shipley. Given topography of the site/wider area, the distance between the two towns, taking account of woodland areas within proximity/wider areas, there is likely to be limited intervisibility of the site from the wider area in neighbouring towns, vice versa.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It lies within a gap between towns on steep, undulating slopes. The distance between the towns, the landform and surrounding woodland limit intervisibility, so development would have a limited effect on their actual or perceived separation.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a predominantly rural character, comprising agricultural fields and the Lane End Farm complex.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential properties lie beyond Gilstead Lane, with a recreation ground and associated play facilities to the west. These influences affect the northern and western edges but do not substantially alter the rural character created by the agricultural land, farm buildings and adjoining woodland.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The farm buildings represent a rural land use, and the site remains clearly associated with the surrounding agricultural and wooded landscape.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PDQ1b)	The Lane End Farm complex if located in the northern part of the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bingley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are no views from the site into the historic core or from the historic core into the site. The site does not have any tangible visual, physical or experiential connections to the historic aspects of the town. There are some longer distance views across to Shipley/Saltaire, however, there is significance separation and vegetation which reduces any visual relationship with the historic town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bingley but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is located in the buffer zone for the Saltaire World Heritage Site. The site is also within 140m of the Grade II Listed Manor House.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further assessment will be required to understand the potential impact of development on the significance of the heritage assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The is in an area where groundwater levels are below 5m and flooding from groundwater is unlikely. There is a small area of low, medium and high surface water flood risk in the centre of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

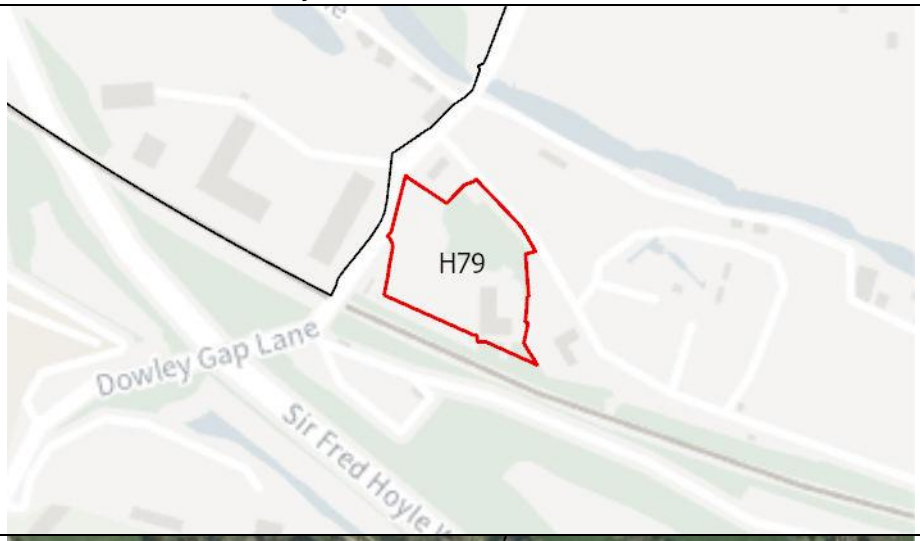
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary is formed by Gilstead Lane, a made road, together with dry stone walling adjoining residential gardens on Garden Lane. Whilst the road provides a strong and defensible feature, the residential garden boundaries are weaker. Overall, the existing boundary would be moderate.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary

	The potential new Green Belt boundary would follow established woodland, dry stone walls and field boundaries around the eastern, southern and western edges. Whilst the woodland provides some containment, the remaining boundaries are less durable and would be more vulnerable to outward development. Overall, the potential new boundary would be moderate. The overall strength of the new boundary would be generally weak.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the potential new 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 and not contained.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundary formed by a mix of Gilstead Lane and residential garden boundaries.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundary formed by a mix of woodland and field boundaries.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would extend the settlement rather than round it off.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides and is not contained. The existing inner Green Belt boundary is mixed in strength and would partly limit sprawl. The potential new Green Belt boundary would be weaker and increase the risk of future sprawl. Development would extend the settlement rather than round it off. The potential new Green Belt boundary, if this site was released, would be weaker than the existing, particularly along the eastern boundary that would be undefined in places. There is a high risk that this will not prevent the outward , irregular spread/sprawl of the large built up area. Overall, it is considered that the potential release of this site will have a high risk of unrestricted urban sprawl and urbanising impact on the adjacent neighbouring fields.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is built form on site, including the Lane End Farm complex.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	Views from the site extend into the wider Green Belt, while woodland restricts views into the site.
Assessment of Openness (OpAsOv)	The site includes farm buildings, with the remainder largely open. Woodland restricts views into parts of the site. Development would have a moderate impact on Green Belt openness.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a strong contribution to purpose a), a weak contribution to purpose b), a moderate contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a moderate impact on openness. Both the existing inner Green Belt boundary and potential new Green Belt boundary are moderate. Although the site makes a strong contribution to purpose a), its remaining assessment outputs are predominantly moderate or weak. Based on these assessment outputs and planning judgement, the site is considered to make a moderate contribution to the Green Belt overall.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H79
Site Name:	Dowley Gap Lane (1)
Settlement:	Bingley
Sub-Area:	Airedale
Size (ha):	0.79
Site Description:	The site consists of a mix of trees/woodland and scrubland and former farm buildings on the eastern edge of Bingley. It is bounded to the east by the Dowley Gap Waste Water Treatment Works and the south by a tree belt, beyond which lies the Leeds/Bradford to Skipton railway. Dowley Gap Lane is the western boundary beyond which lies a public house (The Fishermans) and a business park. There are also two residential properties adjacent to the north west edge. The area to the north is consists of the access to the waste water treatment works and land for grazing. The Dowley Gap Household Waste Recycling Centre is to the south of the railway line. The Leeds and Liverpool Canal and the Dowley Gap Locks are further to the north. The canal conservation area adjoins the north west boundary.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	There are some former farm buildings located near the site's eastern boundary.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	There is an embankment/railway line along the southern boundary. There is an access track to the sewage works to the north and east.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bingley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site would protrude out from the existing settlement edge and not follow the existing pattern of development. However, there are containing features and existing development both within the site and adjacent to the site in the wider Green Belt which would mean that the development of the site would not necessarily be incongruous.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	There are two dwellings near the site's western boundary, but the potential urban influence of this is minimised by the vegetation within the curtilage of it. The agricultural buildings/structures are appropriate development within the Green Belt. The site is also adjacent to a railway line, sewage works and a business park.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The existing (inner) Green Belt consists of a made road (Dowley Gap Lane). This is considered to a strong, defensible boundary.
How is the site connected to the large built-up area? (PAQ7)	Part of the site's western boundary is connected to the large built-up area along Dowley Gap Lane.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It includes former farm buildings and is adjacent to a business park, railway and sewage works, which

Purpose a)	To check the unrestricted sprawl of large built-up areas
	influence its character and partly contain it. The site adjoins Bingley and is connected to the built-up area along one boundary. Dowley Gap Lane forms a strong existing Green Belt boundary, and the surrounding urban influences reduce the site's contribution to preventing sprawl.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The are former agricultural buildings on parts of the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bingley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Baildon (circa1.3km, north east) and Shipley (circa 680m, south east)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	Yes
What type of gap does the site sit within? (PBQ2e)	Essential gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	Yes
Details of the loss of visual separation (PBQ3b)	The position of the site in the landscape is such that it is located in an area of lower elevation. The intervening vegetation between the site and the towns of Baildon and Shipley means there is limited intervisibility. There are some long distance views across to Shipley however, there is significant intervening vegetation so the views are mainly of the woodland north of the settlement. There would be limited loss of visual separation.
Purpose b) comment (PBC)	The site makes a moderate contribution to purpose b). Its lower position in the landscape and the intervening vegetation limit intervisibility. Some longer-distance views are possible, but these are largely of woodland.

Purpose b)	To prevent neighbouring towns merging into one another
	Development would therefore result in only a limited loss of visual separation between towns.
Purpose b) outcome (PBO)	**Moderate**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a semi-rural, urban-fringe character, comprising woodland, scrubland and former farm buildings.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The site is affected by the adjoining wastewater-treatment works, nearby business park, railway, recycling centre, access infrastructure and scattered residential and commercial development. Collectively, these uses materially influence its character, although vegetation and former rural uses remain evident.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). The woodland and scrub retain countryside characteristics, but these are appreciably weakened by the concentration of infrastructure and developed uses surrounding the site.
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PDQ1b)	There are some former farm building located near the site's eastern boundary.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bingley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are no views from the site into the historic core or from the historic core into the site. The site does not have any tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bingley but is separated and screened from the historic core. It has very limited, if any, visual, physical or experiential

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
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 the Leeds and Liverpool Canal conservation area.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further assessment will be required to understand the potential impact of development on the significance of the heritage assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The site is wholly within Flood Zone 2.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary is formed by Dowley Gap Lane, a made road adjoining the site. This provides a clearly defined and durable boundary and is strong overall.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow the railway embankment and boundaries associated with the adjoining wastewater treatment works. Whilst the railway provides a strong and durable feature, the remaining

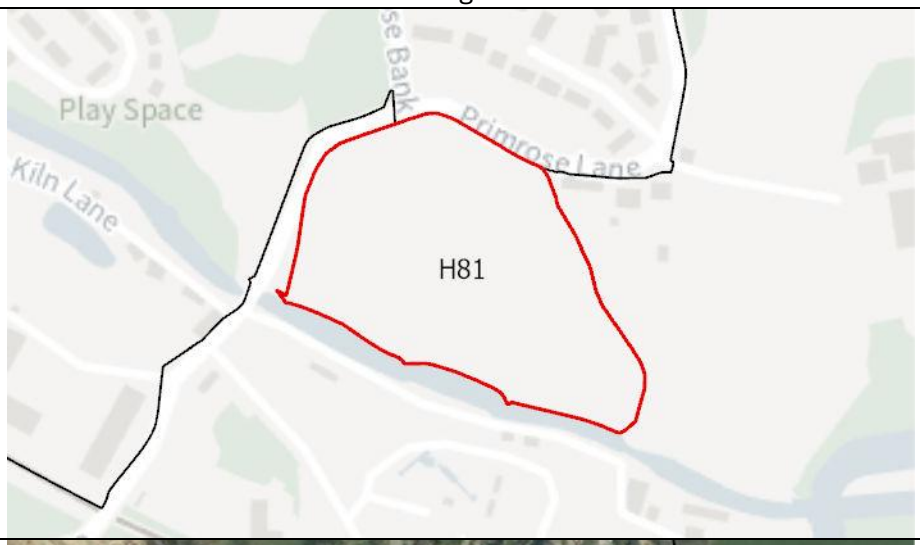
	boundaries are less substantial. Overall, the potential new boundary would be moderate. Overall, the potential new Green Belt boundary would be weaker than the existing in terms of preventing the outward irregular spread of the large built up area of the settlement eastwards of the site and result in denser, visually prominent development.
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 - boundary formed by Dowley Gap Lane, a made road.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundary formed by a mix of the railway, access tracks and vegetation.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would extend the settlement rather than round it off.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is strong and would help prevent sprawl. The potential new Green Belt boundary would be moderate in strength and increase the risk of future sprawl. Development would extend the settlement rather than round it off.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is built form on site, including a farm complex
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	Trees and woodland screen much of the site. Some long-distance views extend towards Shipley, although these are mainly of woodland north of its built-up area.
Assessment of Openness (OpAsOv)	The farm complex and tree cover limit the site's openness. Views from and into the wider Green Belt are limited, so development would have a moderate impact on its openness.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a moderate contribution to purpose b), a strong contribution to purpose c), a weak contribution to

	purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a moderate impact on openness. The existing inner Green Belt boundary is strong and the potential new Green Belt boundary is moderate. Although the site makes a strong contribution to purpose c), its remaining assessment outputs are predominantly moderate. Based on these assessment outputs and planning judgement, the site is considered to make a moderate contribution to the Green Belt overall.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H81
Site Name:	Dowley Gap Lane (2)
Settlement:	Bingley
Sub-Area:	Airedale
Size (ha):	3.01
Site Description:	The site consists of a single field used for animal grazing. It contains a copse of tree in the centre with areas of woodland and mature trees around its boundaries. Primrose Lane forms the western and northern boundaries. The land to the west of Primrose Lane is an area of open space, part of which surrounds a Scheduled Monument (Late prehistoric enclosed settlement in Crosley Wood), whilst to the north is a residential area. There is also residential uses near the norther part of the eastern boundary. A footpath, leading to Dowley Gap bridge, runs along the eastern edge, within the Leeds & Liverpool Canal and Dowley Gap Locks to the south. The sites slopes from north to south (from Primrose Lane towards the Leeds & Liverpool Canal). The upper section of the slope is steeper, with lower being more gentle and level in places. The entire site is within the Leeds & Liverpool Canal Conservation Area and is adjacent to a Grade II Listed Building (Dowley Gap Locks). Scrorer Bridge, to the south west is also a Grade II Listed Building.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	There is a canal along the southern boundary, with vegetation along it. A footpath runs along the eastern boundary with vegetation along it.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bingley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site would protrude from the settlement edge eastward just slightly past the existing settlement limits. However, the canal to the south contains the site and other development within the Green Belt and a notable tree line would round off the settlement. Therefore the site would not be wholly incongruous.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	There a row of dwellings near the northern part of the eastern site boundary that are washed over with Green Belt. But the potential impact of these on the openness of the Green Belt is minimised by the vegetation within proximity to these and the footpath that runs adjacent to the eastern boundary.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The existing boundary is formed by Primrose Lane (made road). This is considered a strong and defensible boundary for preventing the outward, irregular spread of the large built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the large built-up area along its northern and western boundaries. There are gardens of residential properties on the opposite side of northern boundary and an open space opposite the site on the western boundary.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It consists of an agricultural field and is connected to the

Purpose a)	To check the unrestricted sprawl of large built-up areas
	built-up area along its northern and western boundaries. Nearby dwellings to the east have limited influence because of vegetation. Development would extend the settlement edge slightly eastwards, but the canal and tree line would partly contain and round off the settlement.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bingley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Baildon (circa1.3km, north east) and Shipley (circa 500m, south east)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	Yes
What type of gap does the site sit within? (PBQ2e)	Essential gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	Yes
Details of the loss of visual separation (PBQ3b)	The site forms part of the wider steep undulating landscape. It has a slight slope that flows downwards from the north to south (i.e. 95m to 75m). The site is located within an essential gap between Bingley and the towns of Baildon and Shipley. There is likely to be limited long distance views/intervisibility of the site from the town Baildon. This is due to the site's topography and wider area, the distance of the gap with Baildon, and the dense woodland and vegetation in the gap. Therefore, the release of this site may have a potential limited impact on the loss of physical separation between Bingley and Baildon. There are some minor long distance views/intervisibility from the site to Shipley. This is due to factors such as: the topography of the site and the

Purpose b)	To prevent neighbouring towns merging into one another
	undulating landscape between it and Shipley that is steep in places. Therefore, the potential development of the site is likely to result in a small loss of physical separation but limited visual impacts given the surrounding development and vegetation.
Purpose b) comment (PBC)	The site makes a moderate contribution to purpose b). It lies within a gap between towns, where topography and dense woodland limit longer-distance views. Some intervisibility is possible, and development could cause a small loss of physical separation, although visual effects would be limited by the surrounding development and vegetation.
Purpose b) outcome (PBO)	**Moderate**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a predominantly rural character, comprising an undeveloped grazing field with mature boundary vegetation and a central group of trees.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development lies to the north and near part of the eastern boundary, whilst Primrose Lane, public open space and the canal define the other edges. Vegetation limits the influence of nearby dwellings, and the canal and open space reinforce rather than erode the site's open character.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site remains an open grazing field with a clear countryside character, and the nearby residential development does not materially dominate the site.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	There is no built form on site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bingley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No

Purpose d):	To preserve the setting and special character of historic towns
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are no views from the site into the historic core or from the historic core into the site. The site does not have any tangible visual, physical or experiential connections to the historic aspects of the town. There are some longer distance views across to Shipley/Saltaire, however, there is significance separation and vegetation which reduces any visual relationship with the historic town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bingley but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is fully within the Leeds and Liverpool Canal conservation area and adjacent to the Grade II* Listed Dowley Gap locks and adjacent to the Grade II Listed Scourer Bridge.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Yes The impact on the heritage assets is likely to provide a strong reason for restricting or refusing development.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Part of the site is in an area where groundwater levels are between 0.025m and 0.5m below the surface and there is a possibility of groundwater emerging at the surface. There are also areas of low, medium and high surface water flood risk within the western part of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

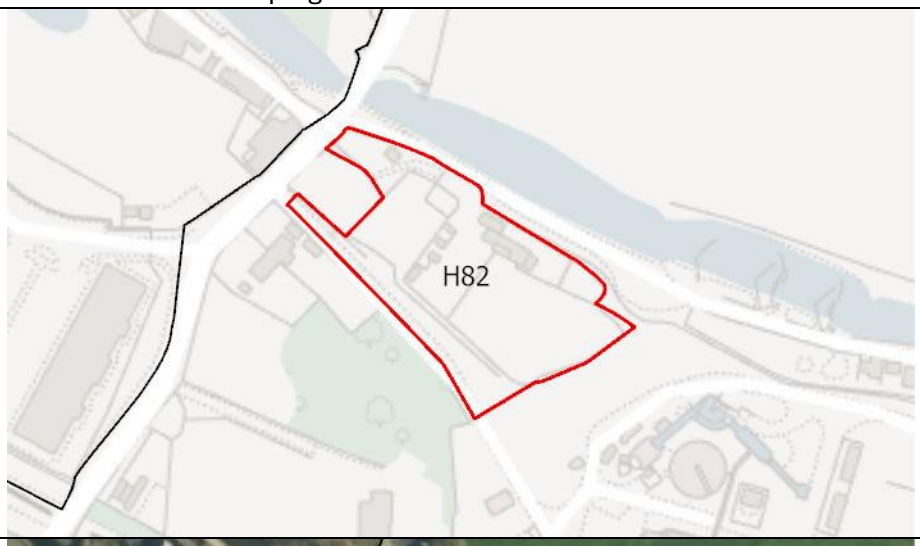
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing boundary is formed by Primrose Lane (made road). This is considered strong and defensible.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow the Leeds and Liverpool Canal to the south, together with the footpath and vegetation along the eastern edge. Whilst the canal provides a strong and permanent boundary, the eastern boundary is less durable. Overall, the potential new boundary would be moderate.
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 and partly contained.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - boundary formed by Primrose Lane, a made road.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundary formed by a mix of the canal, footpath and vegetation.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would extend the settlement rather than round it off.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides and is partly contained. The existing inner Green Belt boundary is strong and would help prevent sprawl. The potential new Green Belt boundary would be moderate in strength and increase the risk of future sprawl.

	Development would extend the settlement rather than round it off.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is not any built form on the site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is visible from the wider Green Belt, particularly to the south and south west, and from nearby roads and dwellings.
Assessment of Openness (OpAsOv)	There is no built form on site. Wide views extend across the site and into adjoining Green Belt, particularly to the south and south west. Development would have a visual and spatial impact on its openness.
Impact on Openness: (OpAs)	**High**

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

Site Information	
Site Reference:	H82
Site Name:	Dowley Gap Lane (3)
Settlement:	Bingley
Sub-Area:	Airedale
Size (ha):	0.47
Site Description:	The site consists of garden land/former allotments to the rear a public house car park and south of the canal towpath. The site is bounded to the west by Dowley Gap Lane and the car park for the nearby public house (The Fishermans). There are two residential properties to the south west. Dowley Gap Waste Water Treatment Works is located to the east, with its access forming the southern edge of the site. Beyond this lies SHLAA site BI/027. The Leeds and Liverpool Canal is to the north. The site consists of a mix of level and sloping areas of land.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	There are a number shed and garage buildings on the site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	There is a canal towpath along the northern boundary, loosely formed vegetation on its eastern boundary, and an access road to the sewage works along its southern boundary
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bingley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site protrudes from the settlement edge towards to the east. However, the site is contained to the north by the canal and to the south by an access road. The trees, vegetation and waste water treatment works to the east also provide containing features which would mean the development of the site would not be particularly incongruous.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	The site is adjacent to a car park nearby public house. There are some existing residential properties close by as well as the canal towpath, all of which would offer limited urbanising influences.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is essentially formed of Dowley Gap Lane along the site's western boundary. However there is a slight gap (the width of the road) between the settlement edge and the site boundary. Dowley Gap Lane is a made road and would provide a strong boundary which would prevent the outward, irregular spread of the large built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is directly adjacent to the large built-up area but is slightly separated from the settlement by Dowley Gap Lane. The site's western boundary is the closest to the large built-up area.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It contains shed structures along its northern edge and is separated from the built-up area by Dowley Gap Lane.

Purpose a)	To check the unrestricted sprawl of large built-up areas
	Features to the north and south, and partly to the east, could help contain development. The strong road boundary and nearby development would limit the risk of an incongruous pattern, although the site is not fully contained.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	There are a number shed and garage buildings on the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bingley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Baildon (circa1.3km, east) and Shipley (circa 635m, south east)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	Yes
What type of gap does the site sit within? (PBQ2e)	Essential gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	Yes
Details of the loss of visual separation (PBQ3b)	The position of the site in the landscape is such that it is located in an area of lower elevation. The intervening vegetation between the site and the towns of Baildon and Shipley means there is limited intervisibility. There are some long distance views across to Shipley however, there is significant intervening vegetation so the views are mainly of the woodland north of the settlement. There would be limited loss of visual separation.
Purpose b) comment (PBC)	The site makes a moderate contribution to purpose b). Its lower position in the landscape and the intervening vegetation limit intervisibility. Some longer-distance views are possible, but these are largely of woodland. Development would result in a limited loss of visual separation between towns.

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a semi-rural, urban-fringe character. Its garden land and former allotments remain predominantly open and vegetated, although the sheds and surrounding developed uses reduce its countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The public-house car park and residential properties to the west and south-west, together with the sewage-treatment works to the east, exert urbanising influence from several directions. The Leeds and Liverpool Canal and associated vegetation along the northern boundary provide a more rural edge.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). Although the site retains an open and vegetated character and forms part of the green corridor adjoining the canal, it is substantially influenced and partly contained by surrounding development and infrastructure. Its release would represent some encroachment into undeveloped land, but the effect on the wider countryside would be relatively contained.
Purpose c) outcome (PCO)	**Moderate**

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

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
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 fully within the Leeds and Liverpool Canal conservation area and close to the Grade II* Listed Dowley Gap locks and adjacent to the Grade II Listed Scourer Bridge.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Yes The impact on the heritage assets is likely to provide a strong reason for restricting or refusing development.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The southern part of the site is within Flood Zone 2.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing (inner) Green Belt consists of a made road (Dowley Gap Lane). This is considered to a strong, defensible boundary.

Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would follow the canal corridor and boundaries associated with the wastewater treatment works, together with vegetation along the eastern edge. Whilst the canal and access infrastructure provide identifiable features, the eastern boundary is less durable. Overall, the potential new boundary would be moderate. Overall, the potential new boundaries would be generally be of weak 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)	Adjacent to, but separated from, the settlement by Dowley Gap Lane.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - boundary formed by Dowley Gap Lane, a made road.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundary formed by a mix of the access road, canal towpath and vegetation.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would extend the settlement rather than round it off.
Assessment of Sprawl (SpAsOv)	The site is separated from the settlement by Dowley Gap Lane. The existing inner Green Belt boundary is strong and would help prevent sprawl. The potential new Green Belt boundary would be moderate in strength and increase the risk of future sprawl. Development would extend the settlement rather than round it off.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is built form on site, including sheds, a greenhouse and stable blocks.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	Established tree belts screen much of the site. Some long-distance views extend towards Shipley, although these are mainly of woodland north of its built-up area.
Assessment of Openness (OpAsOv)	The site contains built form and tree belts that limit views into and across it. Development would affect the site's openness, with a more limited impact on the wider Green Belt.

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

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a moderate contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a moderate impact on openness. The existing inner Green Belt boundary is strong and the potential new Green Belt boundary is moderate. Although the site makes a strong contribution to purpose c), its remaining assessment outputs are predominantly moderate. Based on these assessment outputs and planning judgement, the site is considered to make a moderate contribution to the Green Belt overall.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H85
Site Name:	Primrose Lane, Gilstead
Settlement:	Bingley
Sub-Area:	Airedale
Size (ha):	1.83
Site Description:	The site consists of an area of woodland, a paddock and the remains of the former kitchen gardens to Milner Fields House as well as a residential dwelling. The site is bounded to the west by Primrose Lane, beyond which lie a number of residential properties, whilst it is bounded to the north by Gilstead Lane Recreation Ground. The area to the south consists of woodland, whilst the land to east is in agricultural use
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	There is a single dwelling on a small part of the site, near the western boundary.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	There is well formed vegetation along the site's northern and southern boundaries.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bingley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The potential release of the site would result in incongruous development, as it would extend the settlement eastwards beyond the existing built up area of the settlement. It should be noted that there is woodlands/agricultural fields and no development to the east of the existing Green Belt boundary that is formed by Primrose Lane.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	There is a single dwelling and a garden near the site's western boundary. But this is unlikely to have a major urban influence impact due to size of site it covers and vegetation within proximity to it.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The existing boundary is formed by Primrose Lane, which is considered strong and defensible.
How is the site connected to the large built-up area? (PAQ7)	The site's western edge is connected to the existing built up area of Bingley.
Purpose a) comment (PAC)	The site makes a strong contribution to purpose a). It consists of a paddock, woodland and a residential property on the eastern edge of Bingley. Development would extend the settlement eastwards into the countryside beyond the existing built-up area. The site is not contained by development and there are few urban influences to the east of Primrose Lane. Release would

Purpose a)	To check the unrestricted sprawl of large built-up areas
	create an incongruous pattern, poorly related to the existing settlement.
Purpose a) outcome (PAO)	**Strong**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	There is a single dwelling on a small part of the site area, near the western boundary
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bingley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Baildon (circa1km, east) and Shipley (circa 975m, south)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	Yes
What type of gap does the site sit within? (PBQ2e)	Essential gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	The site forms part of the wider steep undulating landscape. It has a slight slope that flows downwards from the north west to south east (i.e. 145m to 135m). The site is located within a essential gap between the towns of Bingley with Baildon and Shipley. Given topography of the site/wider area , the distance between the towns , taking account of woodland areas within proximity/wider areas , there is likely to be limited intervisibility of the site from the wider area in neighbouring towns, vice versa.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It lies within a gap between towns on gently sloping land. The distance between the towns, topography and surrounding woodland limit intervisibility, so development would have a limited effect on their actual or perceived separation.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a predominantly rural and wooded character, comprising woodland, a paddock and the remains of a former kitchen garden, with one dwelling occupying a small part 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)	Residential development lies beyond Primrose Lane and a recreation ground adjoins the northern boundary. These influences are concentrated along the western and northern edges, whilst woodland and agricultural land continue to the south and east.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The limited dwelling does not displace the site's predominant paddock and woodland character, and the site remains physically and visually associated with the countryside to the east and south.
Purpose c) outcome (PCO)	**Strong**

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

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

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) outcome (PEO)	**Moderate**

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is located in the buffer zone for the Saltaire World Heritage Site. The site also contains the Grade II Listed Manor House and is close to three other Grade II Listed properties.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further assessment will be required to understand the potential impact of development on the significance of the heritage assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The is in an area where groundwater levels are below 5m and flooding from groundwater is unlikely. There areas of low, medium and high surface water flood risk in the centre of the site and to the north.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	
Footnote 7 Conclusion	**Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary is formed by dry stone walling adjoining Primrose Lane, a made road. This provides a clearly defined and durable boundary and is strong overall.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary

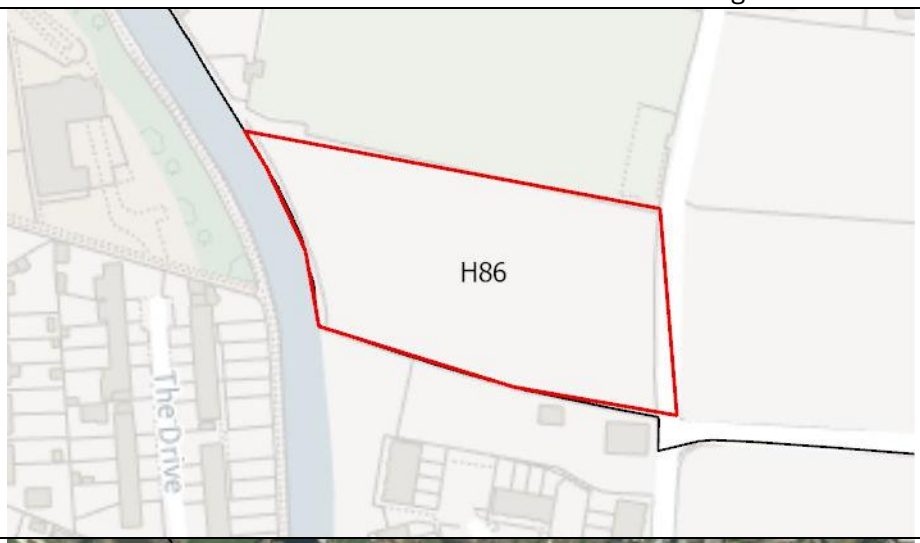
	The potential new Green Belt boundary would follow established woodland, dry stone walling and vegetation along the northern, southern and eastern edges. Whilst the woodland provides some containment, the remaining boundaries are less durable. Overall, the potential new boundary would be moderate.
Boundary 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 and not contained by existing development.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - boundary formed by Primrose Lane, a made road.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundary formed by a mix of woodland, vegetation and field boundaries.
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 resist outward sprawl. The potential new boundary would be moderate and would provide some containment. Development would extend into the countryside and would not logically round off the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is a single dwelling on a small part of the site, near the western boundary.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	Topography, trees and woodland limit views to and from the wider Green Belt.
Assessment of Openness (OpAsOv)	Built form and woodland reduce the openness of parts of the site. Views to and from the wider Green Belt are limited, so development would have a moderate impact on its openness.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a strong contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate

	potential for sprawl and development would have a moderate impact on openness. The existing inner Green Belt boundary is strong and the potential new Green Belt boundary is moderate. Based on these assessment outputs and planning judgement, the site is considered to make a strong contribution to the Green Belt overall.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H86
Site Name:	Micklethwaite Lane
Settlement:	Bingley
Sub-Area:	Airedale
Size (ha):	0.81
Site Description:	The site consists of a moderate to gently sloping, broadly rectangular-shaped area of agricultural land. It is between the settlement of Bingley (south); and the village of Micklethwaite that is a washed over settlement in the Green Belt, to the north. It is adjacent to the gardens of a new residential development to the south (off Micklewaite Lane and an allotment to the north. The Leeds and Liverpool Canal, with a towpath along it forms the sites western boundary. The site's eastern boundary if formed by the Micklewaite Lane that is close to the junction with Sty Lane and land to the south of latter has consent for 400 dwellings.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	To the north is a set of well established allotments. The boundary along this northern edge is formed of a mix of vegetation, trees and a dry-stone wall which are less durable. However, the established allotments provide a more substantial feature. To the east is Micklethwaite Lane, a made road which could restrict or contain development.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bingley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site's southern boundary is adjacent to residential dwellings, but the potential urbanising influence of these is minimised by vegetation and gardens of properties that form a significant part of that boundary. The allotments to the north of the site and the canal to the west offer further urbanising influences.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The existing (inner) Green Belt boundary consists of a dry-stone wall that separates the site from the rear garden of a larger property. This is weak boundary that lacks durability for preventing the outward, irregular spread of the large built-up area. However, the site's western boundary is formed by the canal which offers a strong physical feature which would prevent the outward, irregular spread of the large built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the large built-up area of Bingley along its southern and western boundaries. The site is partially contained by the settlement.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It is free from development and lies beside the built-up

Purpose a)	To check the unrestricted sprawl of large built-up areas
	area of Bingley. Micklethwaite Lane and the allotment gardens could partly restrict and contain development, while the canal and allotments provide some urbanising influence. The existing boundary comprises a mix of stronger and weaker features. The site adjoins the built-up area along two boundaries and would be partly contained if developed.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bingley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Ilkley (circa 6km, north)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Less essential or vast gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	The site is located on the lower slopes of the wider undulating rural landscape. It has a slightly steep slopes that flows downwards from east to west (i.e. 120m to 105m). But given the distance between Bingley and the nearest town Ilkley (.i.e. 6km+), there is unlikely to be any intervisibility between these or any potential impact on the visual openness. This would not result in a reduction in the actually or perceived distance between the settlements.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It lies on the lower slopes of the wider undulating landscape. The distance of more than 6km from the nearest neighbouring town means development is unlikely to

Purpose b)	To prevent neighbouring towns merging into one another
	create intervisibility or reduce the actual or perceived separation between towns.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a predominantly rural but enclosed edge-of-settlement character, comprising an undeveloped agricultural field between Bingley and Micklethwaite.
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)	New residential development adjoins the south, Micklethwaite lies to the east and allotments lie to the north. These uses influence several sides of the site, although the canal and continued agricultural use preserve a meaningful degree of openness.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). The site retains an agricultural character, but its position between existing and consented development, allotments and the washed-over settlement reduces its sense of being part of the wider countryside.
Purpose c) outcome (PCO)	**Moderate**

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

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

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts)
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
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site falls within Leeds and Liverpool Canal conservation area. Its northern boundary is located within proximity (circa 90m) to the Micklethwaite conservation area. The site is located within proximity to G2 Listed buildings to the north (circa 290m) and south east (cira90m) of it.
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 The sites western boundary is impacted by surface water risk.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), and a weak contribution to purposes b) and d). There are potential Footnote 7 asset issues in relation to habitat sites which require further investigation before determining whether they would provide a strong reason for refusing or restricting development. However, the site is also affected by heritage assets, being fully within the Leeds and Liverpool Canal conservation area. As such this is likely to provide a strong reason for refusing or restricting development and therefore the site cannot be considered as Grey Belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

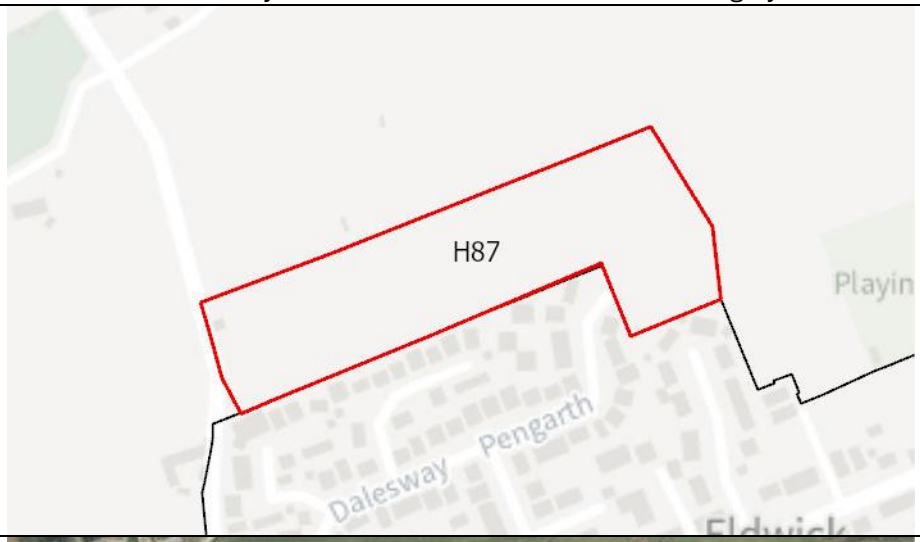
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed by a dry stone wall adjoining the rear garden of a residential property. Although this provides an identifiable boundary, it lacks the durability of a permanent road or watercourse. Overall, the existing boundary would be weak.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow Micklethwaite Lane and the northern boundary adjoining the allotments. Whilst Micklethwaite Lane provides a strong and defensible feature, the northern boundary relies on fencing and vegetation and is less durable. Overall, the potential new boundary would be moderate.
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 potential new 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 and partly contained.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundary formed by a mix of the dry-stone wall, canal and road.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundary formed by a mix of the canal, Micklethwaite Lane, allotments and vegetation.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would extend the settlement rather than round it off.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides and is partly contained. The existing inner Green Belt boundary is moderate in strength and would increase the risk of sprawl. The potential new Green Belt boundary would also be moderate in strength and help contain future development. Development would extend the settlement rather than round it off.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	The site is formed by an agricultural field and there is no existing built form on the site.
How visually prominent is the site? What is the visibility of the site and	The site is open, with wide views from it into the wider Green Belt to the north, west and east. Views into the

views across to the wider Green Belt? (OpA2)	site are more restricted by topography and surrounding development.
Assessment of Openness (OpAsOv)	There is no built form on site. Wide views extend across the site and into the wider Green Belt. Development would have a visual and spatial impact on its openness.
Impact on Openness: (OpAs)	**High**

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

Site Information	
Site Reference:	H87
Site Name:	Land off Pengarth, Eldwick
Settlement:	Bingley
Sub-Area:	Airedale
Size (ha):	2.80
Site Description:	The site consists of six agricultural fields separated by trees, hedgerows, and post and wire fences on the northern edge of the Eldwick area of Bingley. They are currently used for a mix of animal grazing and horse paddocks. The site is bounded to the north and east by agricultural fields, with residential development (Westway, Appleton Close & Pengarth) to the south. Heights Lane forms the western boundary of the site. The area to the west of Heights Lane is also agricultural land (Site ref: H94). The site is mainly level and undulating in places. The eastern section of the site slopes downwards from west to east, and provides views towards Baildon Moor and the countryside to the east and northeast of Bingley.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	There are some agricultural structures on the western part of the site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	Heights Lane to the west (strong and defensible), dry stone walls (north) and field fences. These are generally considered weak in strength and less durable.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bingley
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)	No
What are the urbanising influences? (PAQ5b)	
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The existing (inner) Green Belt boundary consists of the rear gardens of the residential properties on Westway, Appleton Close and Pengarth. It made up of a mix of fence, hedgerows and stone walls. It is considered a weak boundary that lacks durability for preventing the outward, irregular spread of development.
How is the site connected to the large built-up area? (PAQ7)	The site's southern boundary is adjacent to the existing built up area boundary of Bingley. A small part of the site area to the east is connected to the built up area of the settlement at two points (i.e. west and south of its boundaries).
Purpose a) comment (PAC)	The site makes a strong contribution to purpose a). It consists of undeveloped agricultural land on the northern edge of Bingley. Development would extend the built-up area northwards into the countryside and would contribute to preventing the unrestricted sprawl of the settlement.
Purpose a) outcome (PAO)	**Strong**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	There are some agricultural structures on the western part of the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bingley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Ilkley (circa 6km, north)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Less essential or vast gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	The site is located on the lower slopes of the wider undulating rural landscape. It is relatively flat, except for a small area near the eastern boundary that slopes in a eastward direction. Given the distance between Bingley and the nearest town Ilkley (.i.e. 6km+), there is unlikely to be any intervisibility between these or any potential impact on the visual openness. This would not result in a reduction in the actually or perceived distance between the settlements.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It is relatively flat, apart from a small area near its eastern boundary. The distance of more than 6km from the nearest neighbouring town means development is unlikely to create intervisibility or reduce the actual or perceived separation between towns.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a strongly rural character, comprising six agricultural fields used for grazing and horse paddocks, divided by trees, hedgerows and fencing.

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development adjoins the southern boundary, with limited agricultural structures in the western part of the site. The influence of the settlement is largely confined to the southern edge, and extensive agricultural land continues to the north, east and west.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). Its agricultural use, extensive openness and visual relationship with the wider landscape give the site an unequivocal countryside character.
Purpose c) outcome (PCO)	**Strong**

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts)
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 .
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 The site is located within proximity to a Grade II Listed

Footnote 7 Assessment Criteria	Yes / No and Comment
	Historic Park and Garden (Prince of Wales) circa 284m south west. It is unclear whether the new development will be visible due to existing development in between. There is also a Grade II Listed building located to the east of the site (circa 426m).
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 and Registered Park.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Site areas near the eastern boundary are impacted by ground water flooding (i.e. at least 5m below ground surface), but flooding from such source is not likely.
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 a strong contribution to purpose a) and a weak contribution to purposes b) and d). There are potential Footnote 7 asset issues in relation to habitat sites, heritage assets which require further investigation before determining whether they would provide a strong reason for refusing or restricting development. However, the site makes a strong contribution to purpose a) so cannot be considered as grey belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed by residential garden boundaries adjoining Westway, Appleton Close and Pengarth, comprising fencing, hedgerows and dry stone walling. These features are identifiable but lack durability. Overall, the existing boundary would be weak.

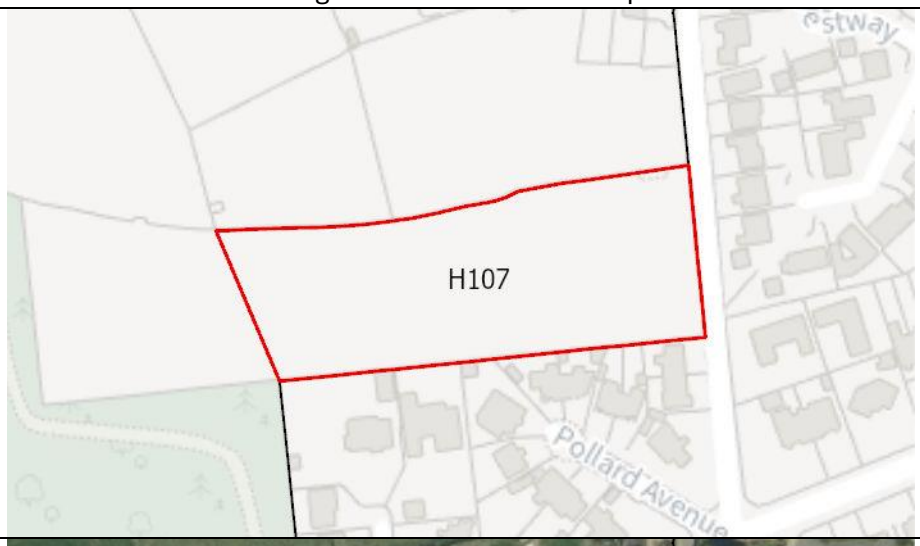
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow Heights Lane to the west and agricultural field boundaries to the north and east. Whilst Heights Lane provides a strong and defensible feature, the dry stone walls, hedgerows and fencing adjoining agricultural land are less durable. Overall, the potential new boundary would be moderate.
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 potential new 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 and not contained by existing development.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - boundary formed by residential gardens with a mix of fences, hedgerows and walls.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundary formed by a mix of Heights Lane, dry-stone walls and field boundaries. The potential new Green Belt boundaries would overall be of weak in strength and less durable,
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 weak and would increase the risk of sprawl. The potential new boundary would provide only partial containment. Development would extend northwards into open countryside and would not logically round off the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is very limited agricultural built form on site, which does not significantly reduce its openness.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	There are wide views to and from the wider Green Belt, particularly to the north and east.
Assessment of Openness (OpAsOv)	There is very limited built form on site. There are wide views across it and into adjoining Green Belt.

	Development would have a visual and spatial impact on its openness.
Impact on Openness: (OpAs)	**High**

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

Site Information	
Site Reference:	H107
Site Name:	West of Heights Lane, Eldwick
Settlement:	Bingley
Sub-Area:	Airedale
Size (ha):	0.78
Site Description:	The site consists of agricultural fields on the edge of Bingley. Its eastern and northern boundaries adjoin the existing built-up area. The western boundary is undefined, and there are few strong physical features to contain development. Existing dwellings and limited vegetation along the southern and eastern edges influence the site's open character.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	No
What are the physical features? (PAQ2b)	A made road forms the site's eastern boundary (strong). A dry stone wall along the northern boundary could play a role to restrict/contain development (weak, less durable). Western boundary is undefined but close to a woodland.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bingley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The existing residential units with a lack of vegetation in their gardens are clearly visible and have an urbanising effect near the site's southern and eastern boundaries and from across the wider area.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The existing (inner) Green Belt consists of a dry stone walling that forms the site's southern and eastern boundaries. Beyond the southern boundary lies the rear gardens of residential properties (Park Drive, Pollard Avenue and Heights Lane). It is a well-defined edge to the settlement and follows a regular and consistent pattern. To the east, beyond the wall lies Heights Lane, a minor road. The boundaries are considered weak and less durable to prevent the outward, irregular spread of development.
How is the site connected to the large built-up area? (PAQ7)	The site's eastern and southern boundaries are located on the edge of existing built up area settlement boundary.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It consists of agricultural fields on the edge of Bingley and is connected to the built-up area along its northern and

Purpose a)	To check the unrestricted sprawl of large built-up areas
	eastern boundaries. Development would extend the settlement northwards, but would be relatively contained by existing development and would not create an incongruous pattern. The site has few strong features to contain further development, and its western boundary is undefined.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bingley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Ilkley (circa 6km+, north)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Less essential or vast gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	The site is located on the lower slopes of the wider undulating rural landscape. It has a slightly steep slopes that flows downwards from north to south (i.e. 200m to 190m). But given the distance between Bingley and the nearest town Ilkley (.i.e. 6km+), there is unlikely to be any intervisibility between these or any potential impact on the visual openness. This would not result in a reduction in the actually or perceived distance between the settlements.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It lies on the lower slopes of the wider undulating landscape. The distance of more than 6km from the nearest neighbouring town means development is unlikely to create intervisibility or reduce the actual or perceived separation between towns.

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a predominantly rural character, comprising an undeveloped grazing field adjoining agricultural land and historic parkland.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development adjoins the southern boundary and lies beyond Heights Lane to the east. These influences affect two sides, but the field remains open towards the north and west and retains a clear relationship with the surrounding countryside and Prince of Wales Park.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site retains an open agricultural character and forms part of the countryside extending northwards from the settlement edge, notwithstanding development along its southern and eastern boundaries.
Purpose c) outcome (PCO)	**Strong**

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

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts) A SSSI is located 1.9km to the north 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
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

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	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 West Yorkshire Archaeology Site that is located circa 70m to the east of the site . There is a G2 Listed Historic Park and Garden (Prince of Wales) to the east of the sites. Part of this falls within the south western corner of 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)	Yes Further assessment will be required to understand the potential impact of development on the significance of the heritage assets within/proximity to it
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The site falls within an area that is impacted by ground water flooding (.i.e. at least 0.5m and 5m below ground surface), but flooding from such source is not likely.
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 a moderate contribution to purpose a) and a weak contribution to purposes b) and d). There is a potential Footnote 7 asset in relation to designated 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:	Moderate: less defensible boundary

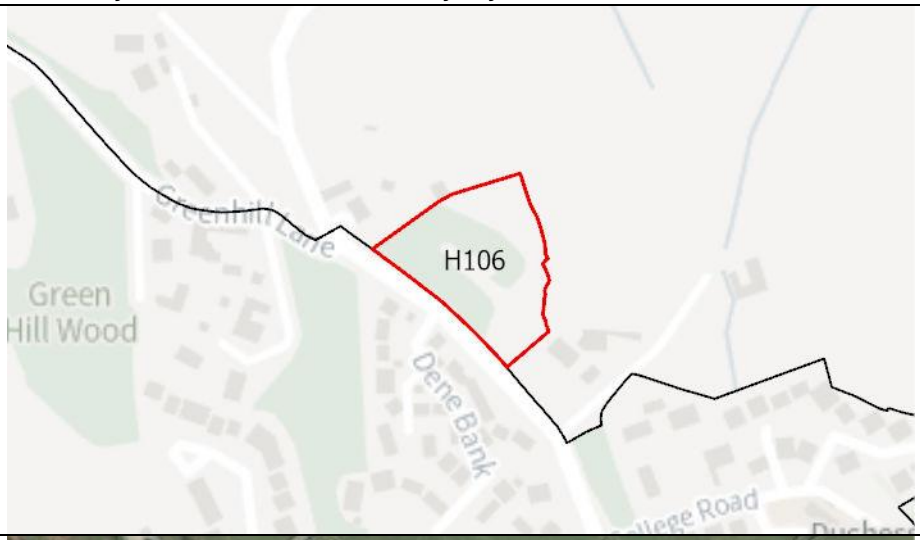
	The existing inner Green Belt boundary is formed by dry stone walling adjoining residential gardens along the southern edge, together with Heights Lane to the east. This provides a mixture of moderate and strong boundary features and is moderate overall.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would follow the dry stone wall separating the site from agricultural land to the north, whilst the western boundary is undefined. The northern field boundary lacks durability and the absence of a defined western feature would provide limited containment. Overall, the potential new boundary would be weak.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the built-up area on two sides and partly contained.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundary formed by a mix of roads, walls and residential garden boundaries.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundary formed by field boundaries and an undefined section.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would extend the built-up area and would not round off the existing pattern.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides and is partly contained. The existing inner Green Belt boundary is moderate in strength and would increase the risk of sprawl. The potential new Green Belt boundary would be weak and increase the risk of future sprawl. Development would extend the settlement rather than round it 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 open grassland, but surrounding development and topography limit views to and from the wider Green Belt.

Assessment of Openness (OpAsOv)	There is no built form on site. Views into the site and across to the wider Green Belt are limited by surrounding development and topography. Development would affect the site's openness, with a more limited impact on the wider Green Belt.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a moderate impact on openness. The existing inner Green Belt boundary is moderate and the potential new Green Belt boundary is weak. Although the site makes a strong contribution to purpose c), its remaining assessment outputs are predominantly moderate or weak. Based on these assessment outputs and planning judgement, the site is considered to make a moderate contribution to the Green Belt overall.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H106
Site Name:	Greenhill Barn, Lady Lane
Settlement:	Bingley
Sub-Area:	Airedale
Size (ha):	0.78
Site Description:	The site consists of an area of sloping scrubland (200-195m) the majority of which is planted with conifer trees on the northern edge of Bingley. It is bounded to the north/north east by agricultural fields, with residential development to the south east and west. Lady Lane is the western boundary. The site is surrounded by dry stone walls.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	Dry stone wall that forms the site boundary (weak in strength and less durable). There are also residential access roads running near/close to parts of the site boundaries.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bingley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	N/A
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site is located off Lady Lane, opposite residential dwellings. There are also isolated dwellings off Lady Lane near the north western and south eastern edge of the boundary, but the potential urbanising effect of these is limited as the site contains tall dense vegetation
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The existing Green Belt boundary is formed by a stone wall which separates it from a made road (Lady Lane). This is strong, defensible boundary for preventing outward, irregular spread of the settlement.
How is the site connected to the large built-up area? (PAQ7)	The site's south western boundary is adjacent to the settlement boundary formed by residential units on the opposite side of Lady Lane.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It consists of scrubland with planted conifer trees, beyond which are open agricultural fields. The trees and existing vegetation limit the influence of nearby dwellings. Development would extend Bingley northwards beyond the existing defensible boundary, but would remain relatively well related to the existing built form.

Purpose a)	To check the unrestricted sprawl of large built-up areas
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bingley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Ilkley (6km, north)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Less essential or vast gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	The site is located on the lower slopes of the wider undulating rural landscape. It has a slightly steep slopes that flows downwards from north to south (i.e. 200m to 190m). But given the distance between Bingley and the nearest town Ilkley (.i.e. 6km+), there is unlikely to be any intervisibility between these or any potential impact on the visual openness. This would not result in a reduction in the actually or perceived distance between the settlements.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It lies on the lower slopes of the wider undulating landscape. The distance of more than 6km from the nearest neighbouring town means development is unlikely to create intervisibility or reduce the actual or perceived separation between towns.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a predominantly rural and wooded character, comprising sloping scrubland planted with dense conifer trees and without built form.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential properties lie opposite the site on Lady Lane, with isolated dwellings near its northwestern and southeastern edges. Their influence is limited by the site's dense vegetation and the continued agricultural landscape beyond.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site remains undeveloped and closely associated with the surrounding countryside, whilst the nearby dwellings exert only a limited influence on its character.
Purpose c) outcome (PCO)	**Strong**

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts) The South Pennine Moors SSSI (also SPA) is located 1.4km to the north 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
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

Footnote 7 Assessment Criteria	Yes / No and Comment
	There are Grade II Listed buildings within proximity to the sites south eastern (circa 30m) and north western(circa 30m) boundaries.
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 Site areas near the eastern boundary are impacted by ground water flooding (.i.e. at least 5m below ground surface), but flooding from such source is not likely.
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 a moderate contribution purpose a) and a weak contribution to purposes b) and d). There is a potential Footnote 7 asset in relation to designated 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)**

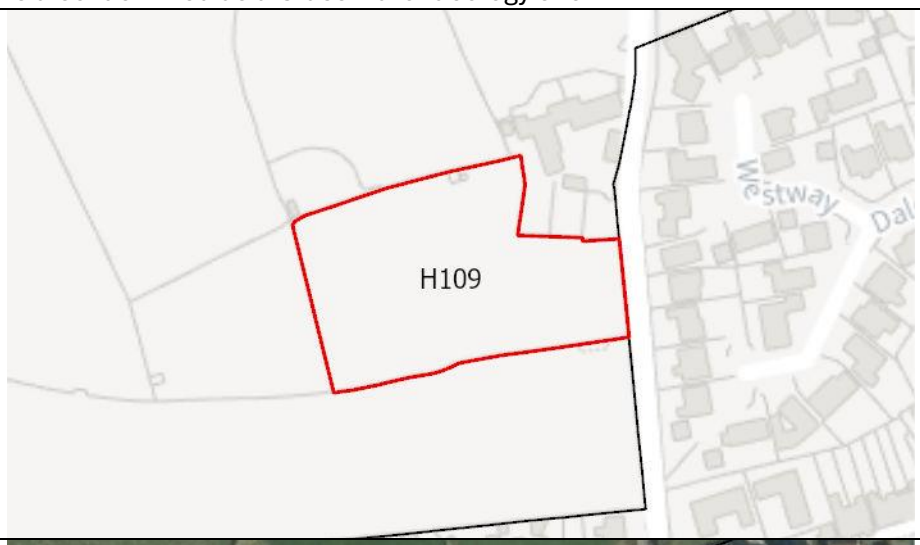
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary is formed by Lady Lane, a made road, together with adjoining dry stone walling. This provides a clearly defined and durable boundary and is strong overall.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would follow dry stone walls and residential garden boundaries along the northern, eastern and southern edges. Whilst these provide identifiable boundaries, they lack durability and

	would be less defensible than Lady Lane. 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?:	Weak: boundaries lacking in durability 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 and not contained by existing development..
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the existing boundary follows Lady Lane, a made road.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - the potential new boundary would follow less durable field boundaries.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would extend the built-up area northwards and would not round off the existing pattern.
Assessment of Sprawl (SpAsOv)	The site is connected to the built-up area on one side. The existing inner Green Belt boundary is strong and would help prevent sprawl. The potential new Green Belt boundary would be weak and increase the risk of future sprawl. Development would extend the built-up area rather than round it off. The site is connected to the settlement on one side. The existing inner Green Belt boundary is strong and would help prevent sprawl. The potential new Green Belt boundary would be weak and increase the risk of future sprawl. Development would extend the settlement rather than round it off.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no existing built form on the site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is largely covered by trees, which limit views across it and into the wider Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site, but tree cover limits its visual openness. Development would affect the site spatially, with a more limited visual impact on the wider Green Belt.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a moderate impact on openness. The existing inner Green Belt boundary is strong and the potential new Green Belt boundary is weak. The strong existing boundary, weaker potential new boundary and strong contribution to purpose c) are determining factors in the overall assessment. Based on these assessment outputs and planning judgement, the site is considered to make a strong contribution to the Green Belt overall.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H109
Site Name:	West of Heights Lane, Eldwick
Settlement:	Bingley
Sub-Area:	Airedale
Size (ha):	0.56
Site Description:	The site consists of a single agricultural field to the south/southwest of a complex of buildings known as Dunnock Farm on the northern edge of the Eldwick area of Bingley. It is part It is a smaller section of the Site H94, occupying the majority of its southern portion. It is bounded to the north, south and west by stone walls beyond which lie further agricultural fields – the area to the south form part of Site H107, whilst the area to the north is the remainder of H94. It is bounded to the east by Heights Lane, a minor road, beyond which lies a residential area (Dalesway and Westway). Dunnock Farm is immediately adjacent to the north east corner of the site. The site is generally level, however, there is evidence of a gentle slope running from north to south. Princes of Wales Park (a Grade II Listed Historic Park/Garden) is located around 130m to the south west. This park is also identified as a Class II archaeology site.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	No
What are the physical features? (PAQ2b)	The site boundaries are formed by dry stone walls, which are weak in strength and less durable to restrict or contain development.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bingley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site is located to the west and north of the existing built up area of the settlement. Its eastern boundary would be connected to the existing built up area boundary that is formed by gardens of residential properties on the opposite side of Heights Lane. It would be adjacent to agricultural fields, to the north, south and west, as well as farm house/agricultural buildings on the north west corner. The potential release of the site will result in incongruous ribbon development that would be poorly related to the existing settlement pattern.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The existing residential units with a lack of vegetation in their gardens have some urban influence impact on the open rural character of the Green Belt.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The existing (inner) Green Belt boundary consists of a dry stone wall, beyond which is a made road (Heights Lane). This is a strong, defensible boundary.
How is the site connected to the large built-up area? (PAQ7)	The site's eastern boundary is connected onto the existing built up area boundary that is formed by Heights Lane

Purpose a)	To check the unrestricted sprawl of large built-up areas
Purpose a) comment (PAC)	The site makes a strong contribution to purpose a). It consists of agricultural fields on the western edge of Bingley, with further fields to the north, south and west. Development would extend the built-up area into the countryside beyond the existing boundary at Heights Lane. The site is not contained by existing development and its release would create an incongruous projection that is poorly related to the settlement pattern.
Purpose a) outcome (PAO)	**Strong**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bingley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Ilkley (circa 6km+, north)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Less essential or vast gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	The site is located on the lower slopes of the wider undulating rural landscape. It has a slightly steep slopes that flows downwards from north to south (i.e. 200m to 190m). But given the distance between Bingley and the nearest town Ilkley (.i.e. 6km+), there is unlikely to be any intervisibility between these or any potential impact on the visual openness. This would not result in a reduction in the actually or perceived distance between the settlements.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It lies on the lower slopes of the wider undulating landscape. The distance of more than 6km from the nearest neighbouring town means development is unlikely to

Purpose b)	To prevent neighbouring towns merging into one another
	create intervisibility or reduce the actual or perceived separation between towns.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a strongly rural character, comprising an undeveloped agricultural field surrounded principally by further farmland.
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)	Dunnock Farm lies immediately to the northeast, and residential development is present beyond Heights Lane to the east. These influences are limited in extent and do not materially affect the site's open agricultural character.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site is closely integrated with the wider agricultural landscape to the north, south and west, and its release would constitute clear encroachment into the countryside.
Purpose c) outcome (PCO)	**Strong**

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

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

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts) A SSSI is located 1.9km to the north 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
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

Footnote 7 Assessment Criteria	Yes / No and Comment
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 Historic Park and Garden (Prince of Wales) located within proximity to the site (circa 80m, 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 heritage assets within/proximity to it
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The site falls within an area that is impacted by ground water flooding (.i.e. at least 0.5m and 5m below ground surface), but flooding from such source is not likely.
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 a strong contribution to purpose a) and a weak contribution to purposes b) and d). There are potential Footnote 7 asset issues in relation to habitat sites, heritage assets which require further investigation before determining whether they would provide a strong reason for refusing or restricting development. However, the site makes a strong contribution to purpose a) so cannot be considered as grey belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

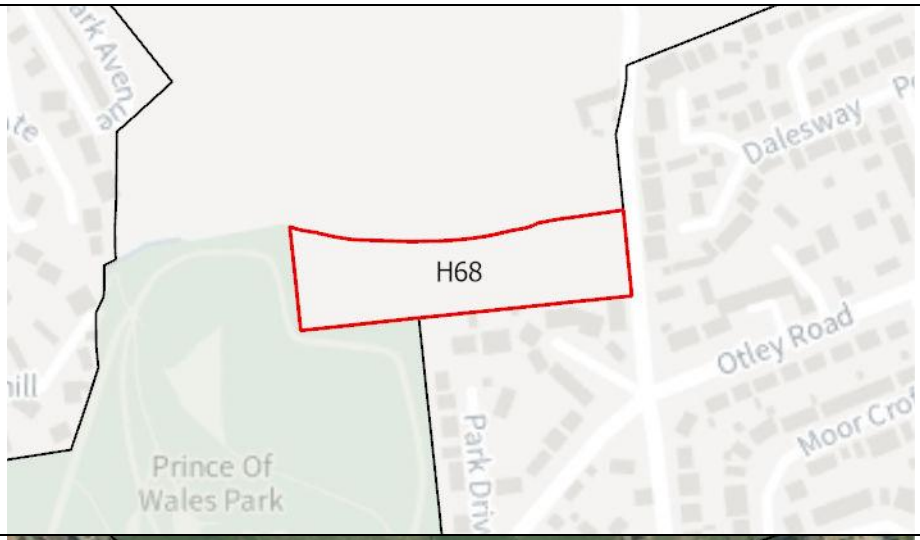
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary is formed by Heights Lane, a made road, together with adjoining dry

	stone walling. This provides a clearly defined and durable boundary and is strong overall.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would follow dry stone walls along the northern, southern and western edges of the site, adjoining further agricultural land. Whilst these provide identifiable field boundaries, they lack durability and would be less defensible than Heights Lane. Overall, the potential new boundary would be weak.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement along part of one side and not contained by existing development.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - boundary formed by Heights Lane, a made road.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundary formed mainly by dry-stone walls and field boundaries.
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 resist outward sprawl. The potential new boundary would be weak and would increase the risk of further sprawl. Development would form a finger extending into open countryside and would not logically round off the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is open, with wide views to and from the wider Green Belt, particularly to the north, west and east.
Assessment of Openness (OpAsOv)	There is no built form on site. Wide views extend across the site and into the wider Green Belt. Development would have a visual and spatial impact on its openness.
Impact on Openness: (OpAs)	**High**

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

Site Information	
Site Reference:	H68
Site Name:	West of Heights Lane, Eldwick
Settlement:	Bingley
Sub-Area:	Airedale
Size (ha):	1.19
Site Description:	The site consists of a mainly level agricultural located on the northern edge of the Eldwick area of Bingley. It is bounded to the west and southwest by an area of woodland and Prince of Wales Park (a Grade II Listed Historic Park and Class II archaeology site). Residential development (Park Drive & Pollard Avenue) is located to the south. Heights Lane forms the eastern boundary, beyond which lies further residential development (Dalesway & Westway). The land to the north consists of agricultural f. The western of the site slopes towards the north west corner. .
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	Made road forming the site's eastern boundary (strong). A dry stone wall along the northern boundary that could play a role to restrict/contain development (weak, less durable). Western boundary and part of the southern defined by a well formed woodland.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bingley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The existing residential units with a lack of vegetation in their gardens are clearly visible and have an urbanising effect near the site's southern and eastern boundaries.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The existing (inner) Green Belt consists of a dry stone walling that forms the site's southern and eastern boundaries. Beyond the southern boundary lies the rear gardens of residential properties (Park Drive, Pollard Avenue and Heights Lane). It is a well-defined edge to the settlement and follows a regular and consistent pattern. To the east, beyond the wall lies Heights Lane, a minor road. The boundaries are considered weak and less durable to prevent the outward, irregular spread of development.
How is the site connected to the large built-up area? (PAQ7)	The site's eastern and southern boundaries are located on the edge of existing built up area settlement boundary.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It consists of agricultural fields on the edge of Bingley and is connected to the built-up area along its northern and eastern boundaries. Woodland defines its western

Purpose a)	To check the unrestricted sprawl of large built-up areas
	boundary, but there are few strong features along the northern boundary to contain further development. Development would extend the settlement northwards, but would remain relatively contained by existing development.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bingley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Less essential or vast gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	The site is located on the lower slopes of the wider undulating rural landscape. It has a slightly steep slopes that flows downwards from north to south (i.e. 200m to 190m). But given the distance between Bingley and the nearest town Ilkley (.i.e. 6km+), there is unlikely to be any intervisibility between these or any potential impact on the visual openness. This would not result in a reduction in the actually or perceived distance between the settlements.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It lies on the lower slopes of the wider undulating landscape. The distance of more than 6km from the nearest neighbouring town means development is unlikely to create intervisibility or reduce the actual or perceived separation between towns.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a predominantly rural character, comprising an undeveloped agricultural field connected to farmland to the north and woodland and parkland to the west.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development adjoins the southern boundary and lies beyond Heights Lane to the east. These influences affect the eastern and southern edges but do not dominate the open agricultural character of the site.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site retains a clear countryside character and forms part of the transition from Eldwick into the agricultural landscape to the north, notwithstanding residential influences along two boundaries.
Purpose c) outcome (PCO)	**Strong**

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

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts)
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
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

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	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 West Yorkshire Archaeology Site that is located circa 70m to the east of the site . There is a G2 Listed Historic Park and Garden (Prince of Wales) to the east of the sites. Part of this falls within the south western corner of 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)	Yes Further assessment will be required to understand the potential impact of development on the significance of the heritage assets within/proximity to it
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The site falls within an area that is impacted by ground water flooding (.i.e. at least 0.5m and 5m below ground surface), but flooding from such source is not likely.
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 a moderate contribution to purpose a) and a weak contribution to purpose b) and d). There is a potential Footnote 7 asset in relation to designated 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:	Moderate: less defensible boundary

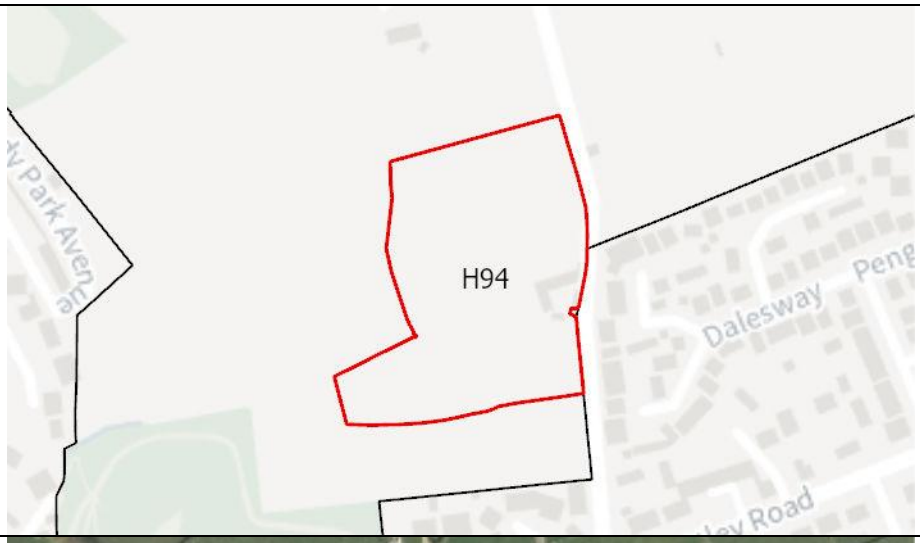
	The existing inner Green Belt boundary is formed by dry stone walling adjoining residential gardens along Park Drive and Pollard Avenue, together with Heights Lane to the east. This provides a mixture of moderate and strong boundary features and is moderate overall.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow the dry stone wall along the northern edge and the woodland adjoining Prince of Wales Park to the west. Whilst the woodland provides a relatively durable feature, the northern field boundary is less defensible. Overall, the potential new boundary would be moderate.
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 and partly contained.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundary formed by a mix of dry-stone walls, Heights Lane and woodland.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundary formed by a mix of woodland and field boundaries.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would result in a reasonable rounding-off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides and is partly contained. The existing inner Green Belt boundary is moderate in strength and would increase the risk of sprawl. The potential new Green Belt boundary would be moderate in strength and partly restrict future sprawl. Development would represent a reasonable rounding-off of the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	Views across the site and to the wider Green Belt are limited by surrounding development, woodland and topography.
Assessment of Openness (OpAsOv)	There is no built form on site. Views across the site and to the wider Green Belt are limited. Development would

	affect the site's openness, with a more limited impact on the wider Green Belt.
Impact on Openness: (OpAs)	**Moderate**

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

Site Information	
Site Reference:	H94
Site Name:	West of Heights Lane, Eldwick
Settlement:	Bingley
Sub-Area:	Airedale
Size (ha):	2.36
Site Description:	The site consists of four agricultural fields that surround the complex of buildings known as Dunnock Farm on the northern edge of the Eldwick area of Bingley. It is bounded to north, west and south by agricultural fields. Heights Lane forms the eastern boundary, beyond which lie an area of residential development (Dalesway & Westway) and agricultural fields. The site is generally level, however, there is evidence of a gentle slope running from north to south. It is separated from the residential area (Pollard Avenue & Park Drive) to south by Site H107. Princes of Wales Park (a Grade II Listed Historic Park/Garden) is located further close to the south west corner. This park is also identified as a Class II archaeology site.
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)	Buildings associated with Dunnock Farm are present on the eastern part of the site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	No
What are the physical features? (PAQ2b)	The site boundaries are formed by dry stone walls, which are weak in strength and less durable to restrict or contain development. The northern boundary is undefined by physical features
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bingley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site is located to the west and north of the existing built up area of the settlement. Its eastern boundary would be connected to the existing built up area boundary that is formed by gardens of residential properties on the opposite side of Heights Lane. It would be adjacent to agricultural fields, to the north, south and west. The potential release of the site will result in incongruous ribbon development that would be poorly related to the existing settlement pattern.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The existing residential units with a lack of vegetation in their gardens have some urban influence impact on the open rural character of the Green Belt.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The existing (inner) Green Belt boundary consists of a dry stone wall, beyond which is a made road (Heights Lane). This is a strong, defensible boundary.
How is the site connected to the large built-up area? (PAQ7)	The site's eastern boundary is connected onto the existing built up area boundary that is formed by Heights Lane.

Purpose a)	To check the unrestricted sprawl of large built-up areas
Purpose a) comment (PAC)	The site makes a strong contribution to purpose a). It consists of agricultural fields on the western edge of Bingley, with further fields to the north, south and west. Heights Lane forms the existing strong, durable boundary. Development would extend the built-up area beyond this boundary into the countryside, where there are few urban influences or features to contain it. This would create an incongruous projection, poorly related to the existing settlement.
Purpose a) outcome (PAO)	**Strong**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	Buildings associated with Dunnock Farm are present on the east part of the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bingley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Ilkley (circa 6km+, north)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Less essential or vast gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	The site is located on the lower slopes of the wider undulating rural landscape. It has a slightly steep slopes that flows downwards from north to south (i.e. 200m to 190m). But given the distance between Bingley and the nearest town Ilkley (.i.e. 6km+), there is unlikely to be any intervisibility between these or any potential impact on the visual openness. This would not result in a reduction in the actually or perceived distance between the settlements.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It lies on the lower slopes of the wider undulating landscape. The distance of more than 6km from the nearest

Purpose b)	To prevent neighbouring towns merging into one another
	neighbouring town means development is unlikely to create intervisibility or reduce the actual or perceived separation between towns.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a strongly rural character, comprising agricultural fields surrounding Dunnock Farm and associated agricultural buildings.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development lies beyond Heights Lane to the east, but agricultural land surrounds the site to the north, west and south. The farm buildings are consistent with the rural use and character of the site rather than constituting a material urbanising influence.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site forms an integral part of an extensive agricultural landscape, and development would represent clear encroachment into countryside west of Heights Lane.
Purpose c) outcome (PCO)	**Strong**

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

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

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts)
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
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

Footnote 7 Assessment Criteria	Yes / No and Comment
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 Historic Park and Garden (Prince of Wales) located within proximity to the site (circa 80m, 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
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The site falls within an area that is impacted by ground water flooding (.i.e. at least 0.5m and 5m below ground
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 a strong contribution to purpose a) and a weak contribution to purposes b) and d). There are potential Footnote 7 asset issues in relation to habitat sites, heritage assets which require further investigation before determining whether they would provide a strong reason for refusing or restricting development. However, the site makes a strong contribution to purpose a) so cannot be considered as grey belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary is formed by Heights Lane, a made road, together with adjoining dry stone walling. This provides a clearly defined and durable boundary and is strong overall.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would follow dry stone walls and agricultural field boundaries along the northern, southern and western edges. Whilst these

	provide identifiable divisions between fields, they lack the durability of Heights Lane and would provide weaker containment. Overall, the potential new boundary would be weak.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement along part of one side and not contained by existing development.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - boundary formed by Heights Lane, a made road.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundary formed mainly by field boundaries and an undefined section.
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 along part of one side. The existing inner Green Belt boundary is strong and would resist outward sprawl. The potential new boundary would be weak and would increase the risk of further sprawl. Development would form an outward extension into open countryside rather than a logical rounding-off.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	Limited built form associated with Dunnock Farm is present within the site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is open, with wide views to and from the wider Green Belt, particularly to the north, west and east.
Assessment of Openness (OpAsOv)	The site is largely open despite the farm buildings. Wide views extend across it and into adjoining Green Belt. Development would have a significant visual and spatial impact on its openness.
Impact on Openness: (OpAs)	**High**

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

	boundary is strong and the potential new Green Belt boundary is weak. Based on these assessment outputs and planning judgement, the site is considered to make a strong contribution to the Green Belt overall.
Overall Green Belt Outcome: (OGrBO)	**Strong**