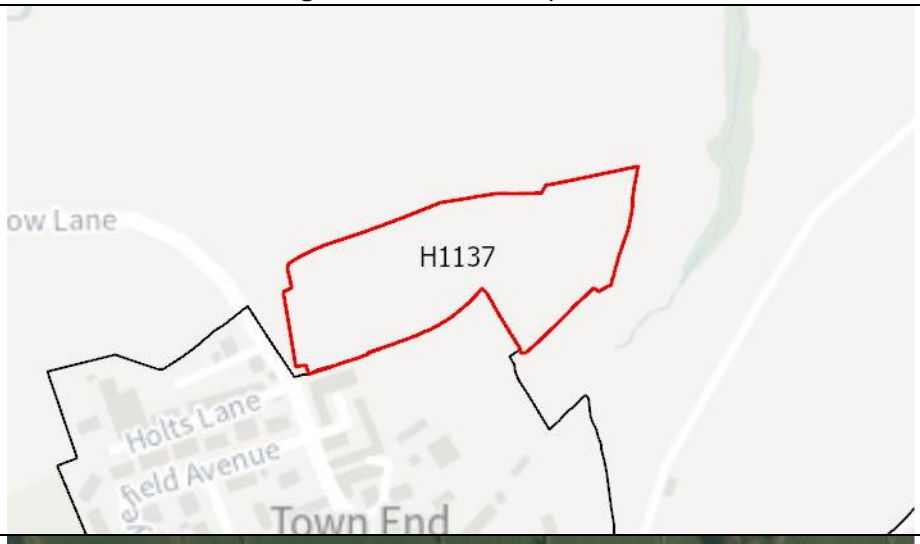
Bradford District Green Belt Assessment

Appendix C7 – Bradford South West

Site Information	
Site Reference:	H1137
Site Name:	Town End Road, Clayton
Settlement:	Bradford South West
Sub-Area:	Regional City
Size (ha):	1.81
Site Description:	The site comprises an irregular-shaped plot of greenfield land located north of the built-up edge of Clayton, Bradford. The site consists of two agricultural fields divided by a soft internal field line. The site is contiguous with the settlement boundary along its southern and south-western edge, sitting directly adjacent to where the main residential footprint of Town End, Clayton, spreads continuously to the south. Direct contact with the built-up edge is concentrated along the western-most portion of the southern boundary, where the field adjoins the rear curtilages of dwellings fronting The Maltings. The northern, eastern and remaining southern edges follow the low stone walls of agricultural field lines, with the northern and eastern boundaries surrounded entirely by open agricultural fields, signifying the site's position at the edge of the open countryside. Further east a tree-lined stream runs parallel to the site, which flows from Clayton Beck running west to east further north of the site. Low Lane runs diagonally north to south past the site's western boundary, to the west of which are more dwellings within the built-up area.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Site has no defensible boundaries. Within proximity are Low Lane to the west, Clayton Beck to the north, a tree-lined stream to the east and Deep Lane to the south east.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Development would form a wedge-shaped protrusion extending into open pasture, leaving the northern, eastern, and parts of the southern boundaries entirely uncontained. Because these parameters lack permanent infrastructure or durable physical features, a proposal would cut arbitrarily across open fields. This creates an irregular, uncontained urban edge that increases the risk of haphazard, non-linear sprawl into the surrounding countryside.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Abuts the rear domestic curtilages of residential dwellings fronting The Maltings and is also influenced by the continuous built-up urban framework of Clayton spreading extensively directly to the south. Low Lane and its associated traffic is nearby.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is formed by a domestic curtilage along its western tip where it adjoins houses at The Maltings, whilst the remaining shared southern edge follows traditional low agricultural drystone wall. The inner boundary does not form a uniform engineered edge capable of acting as an active physical barrier. Because the open agricultural fields sit directly against this line, it serves as an immediate launching point for outward expansion into the valley rather than a defensive barrier that stops the irregular spread of the built-up area.

Purpose a)	To check the unrestricted sprawl of large built-up areas
How is the site connected to the large built-up area? (PAQ7)	The site is contiguous with the large built-up area along its southern and south-western margins. Direct contact with the continuous urban footprint is restricted to the westernmost tip where it adjoins the settlement line at The Maltings.
Purpose a) comment (PAC)	The site makes a strong contribution to checking unrestricted sprawl. It consists of an irregular greenfield tract of open pasture that remains entirely free from permanent development or built footprints. Located directly adjacent to the northern settlement limit of Clayton, the site functions as a pristine buffer. The site's inner boundary is formed merely by domestic curtilages at The Maltings and low agricultural drystone walls, neither of which provide an engineered or durable physical barrier to stop expansion. Because these weak boundaries offer no active containment, the site itself acts as the primary defence against an outward breakthrough. While features such as Low Lane to the west, Clayton Beck to the north, a tree-lined stream to the east, and Deep Lane to the southeast are located within the wider proximity, they sit too far detached from the parcel to provide immediate or effective containment. Consequently, they fail to fully arrest outward growth, particularly towards the north. Without the site to act as a barrier, development would project an uncontained, wedge-shaped protrusion across open pasture, establishing a highly irregular urban edge and triggering haphazard, non-linear sprawl into the open valley.
Purpose a) outcome (PAO)	**Strong**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SW
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	
Does the site form a substantial part of a gap between these towns? (PBQ2d)	N/A
What type of gap does the site sit within? (PBQ2e)	N/A

Purpose b)	To prevent neighbouring towns merging into one another
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	
Details of the loss of visual separation (PBQ3b)	
Purpose b) comment (PBC)	This site sits in a gap between two parts of the defined town of Bradford and therefore makes no contribution to purpose d).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises two undeveloped agricultural fields in open pasture and forms part of the wider countryside extending north and east of Clayton.
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)	Rear residential curtilages adjoin part of the southern and south-western boundary. Their influence is confined to the site's settlement-facing edge and does not materially diminish its predominantly open, rural character.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It is undeveloped open pasture with a clear relationship to the wider agricultural landscape, whilst the adjoining residential development influences only a limited part of its southern edge. The site therefore retains a strong countryside character and directly safeguards the open land beyond Clayton from encroachment.
Purpose c) outcome (PCO)	**Strong**

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

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
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.	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes Within the setting of Grade II Listed buildings 12-22 Town End Road and Malt Kiln 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 information and assessment required
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes High risk of groundwater flooding to both surface and subsurface assets.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further information and assessment required
Footnote 7 Conclusion	**Footnote 7 Issues**

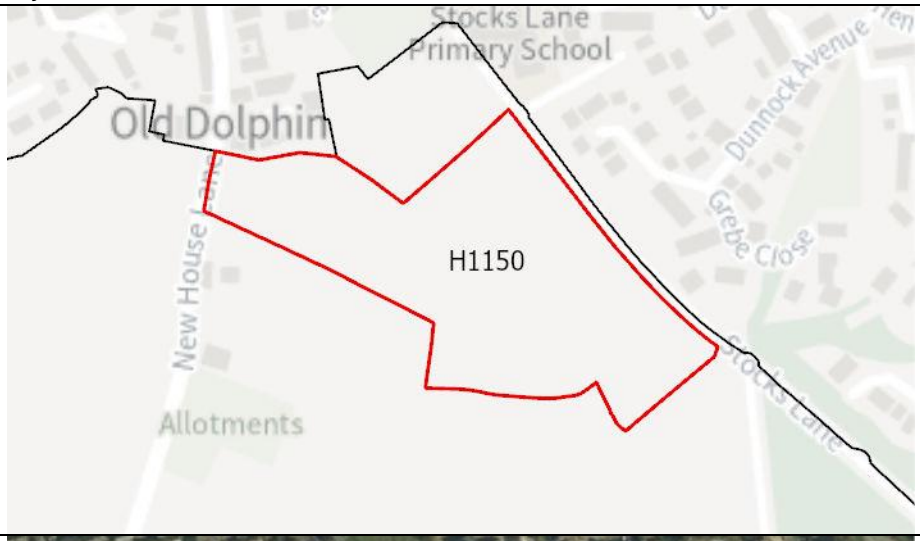
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), no contribution to purposes b), and a weak contribution to purpose d). There are potential Footnote 7 assets in relation to heritage assets and flood risk which required further investigation before determining whether they would provide a strong reason for refusing or restricting development. 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 comprises residential curtilages and low dry-stone field walls, which are weak and lacking in durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would follow low dry-stone field walls, with only a short section reinforced by trees.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	Strong: defensible boundary A stronger alternative boundary could be formed by extending the site westwards to Low Lane.

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.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - boundaries formed by residential curtilages and low dry-stone walls.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed mainly by low dry-stone walls, with a short section of trees.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding-off of the settlement and would project northwards into open countryside.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along part of one side. The existing inner Green Belt boundary is weak and increases the risk of sprawl. The potential new Green Belt boundary would also be weak and would not prevent further outward development. Development would not logically round off the settlement.
Potential for Sprawl: (SpAs)	**High**

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

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

Site Information	
Site Reference:	H1150
Site Name:	Stocks Lane, Clayton Heights
Settlement:	Bradford South West
Sub-Area:	Regional City
Size (ha):	3.23
Site Description:	The site comprises an irregular-shaped plot of greenfield land located south of the built-up edge of Clayton Heights, Bradford. The site consists of pastureland subdivided by an internal soft field line. The north-eastern boundary adjoins the settlement boundary along Stocks Lane, beyond which lies the built-up area of the settlement including dense housing estates and Stocks Lane Primary School. The northern boundary then wraps around an excluded agricultural field, before tracking westwards to rejoin the settlement boundary. It then follows the residential curtilages of dwellings fronting New House Lane, which runs north to south and briefly adjoins the site at its westernmost edge near the Old Dolphin area. The southern boundary is irregular, following the northern curtilage of North House Farm before cutting eastwards along soft agricultural field lines to rejoin Stocks Lane 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)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	The north-eastern boundary is defined by Stocks Lane. New House Lane runs north to south close to the site's western perimeter. The southern boundary cuts along soft agricultural lines that lack defensive physical containment features.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Development on this parcel would result in an irregular, sprawling extension that juts southward past the established linear alignment of Clayton Heights. Because the site wraps awkwardly around an excluded agricultural field and cuts across continuous open pasture to the south, introducing built form here creates a jagged urban bulge that breaches the uniform edge of the settlement rather than achieving a compact rounding off.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site adjoins active urban fringe edges, including Stocks Lane Primary School and dense residential housing estates to the north-east, as well as domestic curtilages near New House Lane and the Old Dolphin area to the north-west.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is a disjointed line split across two distinct sections of the site's perimeter. The north-western segment follows the curtilages of dwellings near the Old Dolphin area and New House Lane. The north-eastern segment follows the built road corridor of Stocks Lane, which represents a strong and defensible physical feature. Taken together, this mixed road-and-domestic boundary does not form a uniform or fully contiguous engineered barrier capable of actively checking sprawl. Because the open pastureland sits directly against these edges, the line acts as a direct

Purpose a)	To check the unrestricted sprawl of large built-up areas
	launching point for outward development onto the open plateau rather than a defensive barrier that effectively stops the irregular spread of the built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is contiguous across two separate perimeter segments: along its north-western edge where it directly adjoins residential curtilages, and along the north-eastern edge running alongside Stocks Lane.
Purpose a) comment (PAC)	The site makes a strong contribution to checking unrestricted sprawl. It consists of open greenfield pastureland that remains entirely free from permanent built development. Whilst its north-western and north-eastern margins run continuously along the Clayton Heights settlement boundary, a proposal here would result in an incongruous pattern of growth. Because the site boundary wraps around an excluded field, development would push southwards across open land, creating a jagged, irregular urban bulge in the countryside. The inner Green Belt boundary is a composite line formed by the strong road corridor of Stocks Lane and weak domestic curtilages, offering varying degrees of localised containment. Whilst the engineered corridor of New House Lane defines the western boundary of the site, it fails to provide any structural containment along the southern parameter. Without the open field to check development, outward growth would break past the existing baseline and run deeply southwards across soft, non-defensible field lines, triggering an uncontained and highly irregular expansion into the open countryside.
Purpose a) outcome (PAO)	**Strong**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SW
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Clayton (Bradford) and Queensbury
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Essential gap

Purpose b)	To prevent neighbouring towns merging into one another
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	Yes
Details of the loss of visual separation (PBQ3b)	The site occupies part of a gap between Clayton (Bradford) and Queensbury. Although the two towns are essentially already merged in this location along Calder Banks/Highgate Road there is still some separation. Whilst immediate ground-level views towards Queensbury are screened by the presence of existing development along New House Lane, the site itself covers a very wide geographic footprint. Because of its extensive width across the landscape, development would result in a noticeable physical reduction of this essential gap. Introducing built forms across a tract of land this size would visually and physically close down the remaining open space, alter the perception of openness across the wider valley.
Purpose b) comment (PBC)	The site makes a moderate contribution to preventing neighbouring towns from merging. It occupies a wide, expansive position within the highly compressed, essential Green Belt gap separating Queensbury from the Bradford conurbation at Clayton. Existing built form along New House Lane provides localised visual screening. However, because the site is of a significant width, development would result in a significant physical and perceptive reduction of the remaining open buffer. this wide tract would heavily weaken the long-term structural integrity of this essential gap.
Purpose b) outcome (PBO)	**Moderate**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises undeveloped pasture fields which form part of the open countryside extending southwards from Clayton Heights. It contains no built development and retains a predominantly rural and open character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development and a primary school adjoin parts of the northern and north-eastern edges. These influences are concentrated along the settlement-facing boundaries and do not materially alter the character of the site as open countryside.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It is undeveloped pasture with a clear relationship to the wider countryside to the south. Whilst built development influences parts of its northern edge, the site remains

Purpose c):	To assist in safeguarding the countryside from encroachment
	open and rural and performs a clear role in safeguarding the countryside beyond Clayton Heights from encroachment.
Purpose c) outcome (PCO)	**Strong**

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
• *Yeadon Brick Works SSSI*	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes Within the curtilage of Grade II Listed buildings 32-38 New House Lane.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further information and assessment required
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Medium risk of groundwater flooding to and subsurface assets. Some isolated high to

Footnote 7 Assessment Criteria	Yes / No and Comment
	medium risk of surface water flooding.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further information and assessment required
Footnote 7 Conclusion	**Footnote 7 Issues**

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

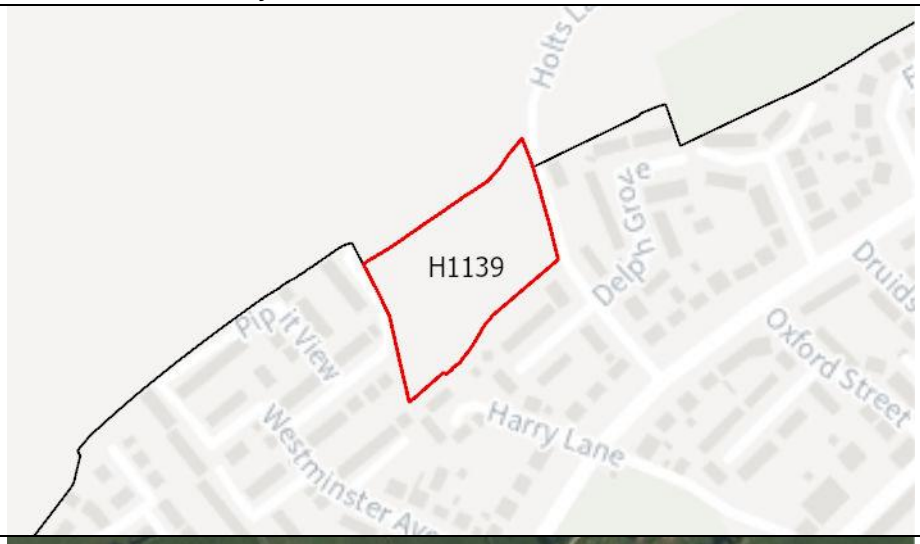
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary is principally formed by Stocks Lane, although a smaller section follows weaker residential boundaries.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would mainly follow low dry-stone walls and soft field boundaries, with only a short section formed by New House Lane
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 parts of two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the boundary is principally formed by Stocks Lane, with a weaker residential section.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed mainly by low dry-stone walls and soft field boundaries, with a short section of New House Lane.

Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding-off and would produce an irregular southward extension.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along parts of two sides. The existing inner Green Belt boundary is strong overall and resists sprawl. However, the potential new Green Belt boundary would be weak and increase the risk of further outward development. The site would not logically round off the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site comprises open pastureland with views across the site and adjoining countryside. Its broad geographic extent means development would be visually noticeable and reduce the openness of the wider area.
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact openness
Impact on Openness: (OpAs)	**High**

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

Site Information	
Site Reference:	H1139
Site Name:	Holts Lane, Clayton
Settlement:	Bradford South West
Sub-Area:	Regional City
Size (ha):	1.03
Site Description:	The site comprises a rectangular plot of greenfield land located north of the built-up residential edge of Clayton, Bradford. The site consists of a pasture field containing a Yorkshire Water pumping station facility enclosed in its north-eastern corner. The site is contiguous with the settlement boundary and built-up edge of Clayton on its eastern, southern and western edges. The southern boundary directly adjoins the rear domestic curtilages of residential dwellings, the eastern boundary follows the unmade track corridor of Holts Lane directly adjacent to a modern housing development, and the western boundary follows an unmarked pathway next to another housing development. The northern boundary is defined by a traditional post-and-rail perimeter fence, which divides the parcel from the open agricultural fields spreading northwards into the valley. Low Lane loops and runs west to east across the open countryside approximately 300m north of the site, beyond which sits the southern settlement boundary of Thornton.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	The site contains a permanent utility infrastructure asset (the pumping station) in its north-eastern corner.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	The site is structurally enclosed on three sides by housing boundaries. Low Lane loops across the open countryside 300m to the north, providing a strategic physical barrier in the wider landscape to contain outward urban expansion.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	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 experiences significant urban fringe influences, being directly enclosed on three sides by modern residential developments at Holts Lane, Rambling Walk and the surrounding estate curtilages. It also houses an active, operational Yorkshire Water utility compound.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is formed by a continuous line of permanent residential curtilages on three sides. Whilst these domestic structures form a highly durable physical edge, they do not serve as an active physical barrier to check sprawl. The open pasture field sits directly against these fences, causing the existing urban edge to act as a starting point for outward expansion rather than a defensive barrier that stops the outward spread of the built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is contiguous with the built-up area along its eastern, southern and western edges, directly adjoining established residential developments.
Purpose a) comment (PAC)	The site makes a moderate contribution to checking unrestricted sprawl. The site consists of an open pasture field containing a permanent utilities facility, and it shares continuous contiguity with the Clayton built-up

Purpose a)	To check the unrestricted sprawl of large built-up areas
	footprint on its eastern, southern and western boundaries. The land is heavily enclosed on three sides by the existing town and experiences direct urbanising influences from these bordering residential edges. Whilst the surrounding housing footprints represent the source of urban edge pressure, the compact positioning of the field within this deep urban indentation limits its capacity to function as a primary shield against outward expansion. Whilst the engineered road corridor of Low Lane runs east-to-west across the valley floor roughly 300m to the north, it is too distant to provide immediate containment. Any development stepping across the northern boundary remains highly uncontained, free to spread significantly across the expansive agricultural landscape and leak westwards across soft field lines due to the complete absence of immediate defensible features or secondary engineered barriers.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	The site contains a permanent utility infrastructure asset (the pumping station) in its north-eastern corner.
Is the site located on the edge of a defined town? (PBQ2a)	
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	
Does the site form a substantial part of a gap between these towns? (PBQ2d)	N/A
What type of gap does the site sit within? (PBQ2e)	
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A
Details of the loss of visual separation (PBQ3b)	

Purpose b)	To prevent neighbouring towns merging into one another
Purpose b) comment (PBC)	This site sits in a gap between two parts of the defined town of Bradford and therefore makes no contribution to purpose d).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises an open pasture field with a small pumping station in its north-eastern corner. It remains undeveloped apart from this utility infrastructure and connects with open agricultural land to the north.
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)	Modern residential development encloses the site on its eastern, southern and western sides, creating a substantial urban-fringe influence. The pumping station introduces additional built infrastructure, although it occupies only a small part of the site.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). It retains an open pastoral character and provides a transition to the wider countryside to the north. However, its enclosure by residential development on three sides materially influences its character and gives it the appearance of a remaining open indentation within the urban edge, reducing its role in safeguarding the wider countryside from encroachment.
Purpose c) outcome (PCO)	**Moderate**

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

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

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No 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)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Medium risk of groundwater flooding to both surface and subsurface assets.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further information and assessment required
Footnote 7 Conclusion	**Footnote 7 Issues**

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

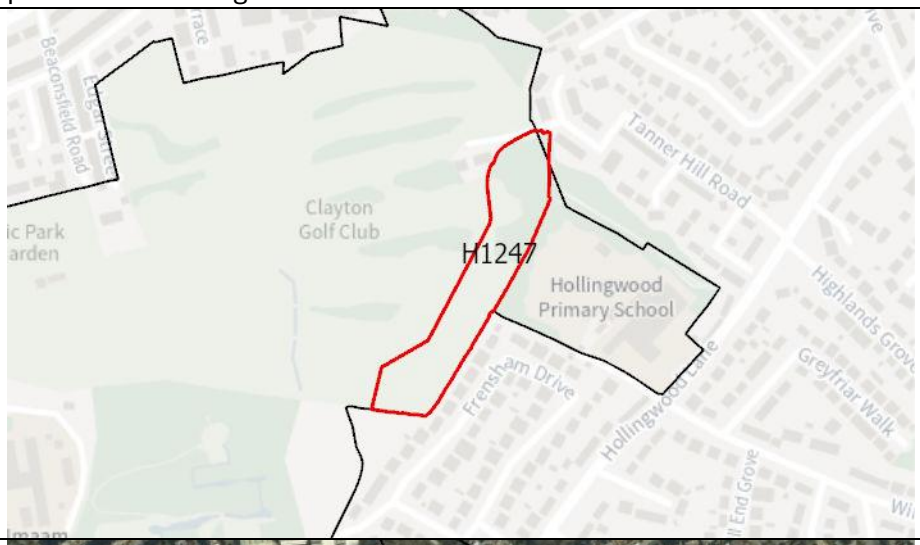
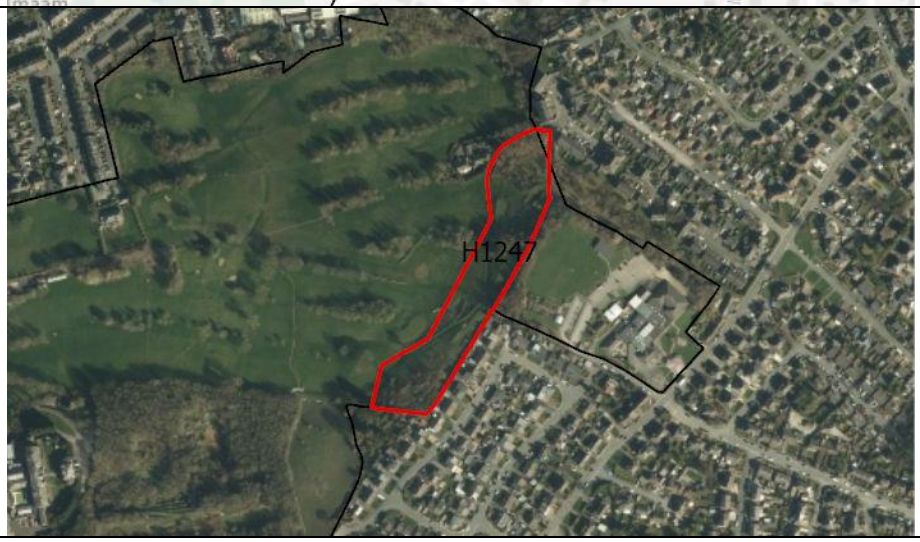
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary follows residential curtilages and unmade paths, which lack durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would principally follow post-and-rail fencing and soft field boundaries.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially	N/A

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

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on three sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - boundaries formed by residential curtilages and unmade paths.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed by post-and-rail fencing and soft field boundaries.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a logical rounding-off of the settlement given the existing development on three sides.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on three sides. The existing inner Green Belt boundary is weak and increases the risk of sprawl. The potential new Green Belt boundary would also be weak, although the site is substantially contained by existing development. Development would logically round off the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	The site contains a Yorkshire Water pumping station in its north-eastern corner.
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 enclosed by development on three sides but remains open towards the countryside to the north. There are moderate views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is limited built form on site. There are moderate views across the site and adjoining areas of Green Belt. Development would have a moderate impact both visually and spatially on openness.
Impact on Openness: (OpAs)	**Moderate**

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

Site Information	
Site Reference:	H1247
Site Name:	Land south west of Tanner Hill Road
Settlement:	Bradford South West
Sub-Area:	Regional City
Size (ha):	1.53
Site Description:	The site comprises an elongated irregular-shaped funnel of open greenfield land located west of the residential area of Horton Bank, Bradford. The site forms part of the managed grounds of Clayton Golf Club and consists of an open playing greens with a dense pocket of trees in its north-eastern section. It is contiguous with the settlement boundary at its southern, south-eastern and north-eastern boundaries. The southern and south-eastern boundary tracks the rear garden curtilages of adjacent housing before continuing straight along the western boundary of Hollingwood Primary School. The north-eastern boundary re-adjoins the settlement boundary then scoops eastwards to briefly track Hollingwood Lane, bypassing the built curtilage of Underhill Farm. The remaining long western and north-western boundaries cut completely arbitrarily across the open, managed playing greens and fairways of the wider golf course, with no physical, natural, or engineered landscape features to define the parcel at these edges.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	No
What are the physical features? (PAQ2b)	
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Localised urban fringe influences from direct adjoining rear domestic curtilages of residential housing and Hollingwood Primary School. Vehicular activity from Hollingwood Lane. Recreational activity from the golf course.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary lacks long-term durability, tracking weak domestic curtilages and briefly hitting the minor road corridor of Hollingwood Lane. The boundary constitutes a weak physical barriers that provide no permanent, engineered structural defence to contain development or resist outward urban pressure.
How is the site connected to the large built-up area? (PAQ7)	The site is contiguous with the settlement boundary along its southern and eastern perimeters, where the parcel directly adjoins residential housing layouts and the Hollingwood Lane corridor.
Purpose a) comment (PAC)	The site makes a moderate contribution to checking unrestricted sprawl. It consists of open greenfield land functioning as part of Clayton Golf Club, contiguous with the settlement boundary along its southern and eastern edges. The inner Green Belt boundary lacks long-term durability, relying entirely on weak domestic curtilages and briefly hitting the minor road corridor of Hollingwood Lane. The site experiences localised urban fringe

Purpose a)	To check the unrestricted sprawl of large built-up areas
	influences from the adjacent housing, school, minor road corridor and activity from the golf course. Because the site sits within an elongated indentation of the urban footprint, development would form a logical infilling and rounding-off of the pre-existing urban baseline rather than an incongruous outward protrusion. However, because the site's long western and north-western perimeters rely entirely on soft, non-defensible lines that cut arbitrarily across the open golf course fairways, and given that there are no nearby engineered barriers across the open landscape to provide secondary containment, preserving the site is necessary to check sprawl along these open, highly vulnerable flanks.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SW
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	
Does the site form a substantial part of a gap between these towns? (PBQ2d)	N/A
What type of gap does the site sit within? (PBQ2e)	N/A
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A
Details of the loss of visual separation (PBQ3b)	
Purpose b) comment (PBC)	This site sits in a gap between two parts of the defined town of Bradford and therefore makes no contribution to purpose d).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is open land within Clayton Golf Club, including playing greens and a wooded area to the north-east. The western and north-western edges open onto the wider golf course.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Housing adjoins parts of the southern and eastern edges, and Hollingwood Primary School borders part of the site. The site also forms part of the managed golf course.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). It is open golf-course land at the settlement edge, with housing and a school influencing several boundaries. The western and north-western sides continue into a wider area of fairways, so development would extend built form into open land, although the recreational use and urban-edge setting limit its countryside character.
Purpose c) outcome (PCO)	**Moderate**

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Risk of groundwater flooding to both surface and subsurface assets, with possibility of groundwater emerging at the surface locally
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further information and assessment required
Footnote 7 Conclusion	**Footnote 7 Issues**

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

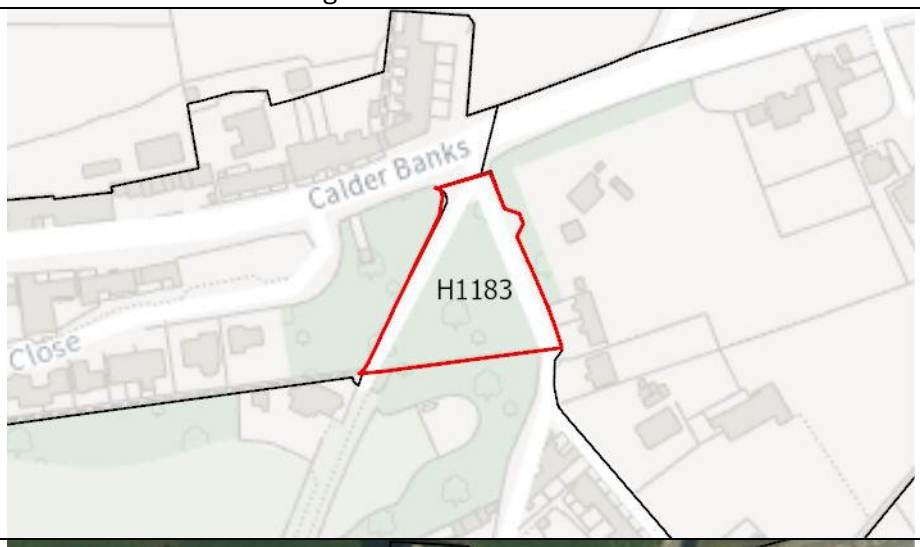
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary principally follows residential curtilages, with only a short section formed by Hollingwood Lane.
Boundary Strength – Potential new boundary:	Entirely Undefined The potential new Green Belt boundary would cut across the golf-course fairways without following physical features.
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 three sides.

How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - boundaries formed mainly by residential curtilages, with a short section of Hollingwood Lane.
How strong is the potential new Green Belt boundary? (SpAs3)	Entirely undefined - the potential boundary cuts across open golf course fairways.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a logical infilling and rounding-off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on three sides and is substantially contained by existing development. The existing inner Green Belt boundary is weak, while the potential new Green Belt boundary would be entirely undefined. Development would logically round off the settlement, but the undefined outer boundary would increase the risk of further development.
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 forms part of the open golf course and includes a pocket of mature trees. There are wide views along the adjoining fairways and across the wider Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact openness.
Impact on Openness: (OpAs)	**High**

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

Site Information	
Site Reference:	H1183
Site Name:	Land at Scarlet Heights
Settlement:	Bradford South West
Sub-Area:	Regional City
Size (ha):	0.24
Site Description:	The site comprises an elevated triangular-shaped parcel of greenfield land positioned within a pronounced pocket of the urban settlement edge between Queensbury and Old Dolphin (Bradford South West). The site is situated on an embanked, rising topography above road level, featuring dense undergrowth and a canopy of mature trees that gives the parcel a distinct woodland spinney character. The northern apex of the triangle terminates near the road junction where Littlemoor meets Calder Banks (A647). The eastern boundary tracks along Littlemoor and is defined by a substantial drystone retaining wall. The western boundary follows an unmade track defined by a timber post-and-rail fence and hedge. The southern boundary is uncontained by any physical or built features, cutting directly across the open woodland, following pedestrian right-of-way through the trees. More residential properties sit further south and south-east, outside of the settlement boundary, some of which are within the wider Green Belt designation.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Eastern boundary along Littlemoor forms a strong engineered drystone retaining wall. Western boundary along an unmade track provides moderate containment. Southern boundary is non-defensible. The wider Green Belt landscape extends to the south.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Urban fringe influences due to its enclosure by the existing urban footprint, including regular traffic from the A647. Rear gardens of two houses directly adjoin the site's 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 durability of the inner Green Belt boundary varies across the site. To the east, the boundary follows Littlemoor and is supported by a substantial, engineered drystone retaining wall, representing a strong physical feature. However, to the west, the boundary follows an unmade track defined only by a timber post-and-rail fence and a hawthorn hedge.
How is the site connected to the large built-up area? (PAQ7)	The site is connected and contiguous with two settlement boundaries on its eastern and western sides and northern apex, where the parcel sits within a three-sided urban indentation between the settlement areas of Queensbury and Old Dolphin.
Purpose a) comment (PAC)	The site makes a weak contribution to checking unrestricted sprawl. The site consists of an elevated greenfield woodland spinney at Scarlet Heights that sits within a pronounced three-sided indentation of the main Bradford settlement footprint. Whilst the southern

Purpose a)	To check the unrestricted sprawl of large built-up areas
	boundary cuts artificially across open trees without any physical features to contain development, the western and eastern boundaries are defined by a track and a strong engineered drystone retaining wall that directly interface with the dense, established urban edges of Queensbury and Old Dolphin. Because the site is tightly enclosed by the urban settlement boundary on three of its sides, development would represent a logical infilling and compact rounding-off of the pre-existing urban footprint rather than an incongruous outward protrusion or unrestricted expansion into the wider open countryside.
Purpose a) outcome (PAO)	**Weak**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SW
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Clayton (Bradford) and Queensbury
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)	Whilst Queensbury and Clayton (Bradford) already touch along sections of this boundary, development of this site would merge them even further. The parcel represents a vital, open landscape pocket situated directly within a highly compressed urban bottleneck. Introducing a built footprint here would completely eliminate the remaining open character of the local corridor, broadening the physical urban contact point

Purpose b)	To prevent neighbouring towns merging into one another
	and causing a direct loss of visual separation between the two settlements.
Purpose b) comment (PBC)	The site makes a strong contribution to preventing the merging of towns. Whilst Queensbury and Clayton (Bradford) already touch along this boundary corridor, development of this site would merge them even further. The parcel functions as a critical open buffer within an essential, highly compressed gap. Building out this site would infill one of the last remaining open spaces between the settlement edges, consolidating the urban frontages and actively worsening physical and visual coalescence. Because development would fundamentally collapse the remaining distinct settlement identities at this sensitive pressure point, protecting the parcel is essential to preventing further outright merging.
Purpose b) outcome (PBO)	**Strong**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises undeveloped woodland with a distinct natural character and forms part of a wider wooded area extending southwards. However, the site is small and occupies a pronounced indentation within the urban edge.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development and roads to the north and west, together with utility infrastructure to the east, create noticeable urban-fringe influence. However, the site's dense woodland and continuity with wooded land to the south preserve a distinct natural character.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). The site remains undeveloped and wooded, and the site's continuity with woodland to the south helps safeguard this part of the countryside from encroachment. However, the site's small scale and the strong influence of surrounding development and infrastructure limit the overall contribution.
Purpose c) outcome (PCO)	**Moderate**

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

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further information and assessment required
Footnote 7 Conclusion	**Footnote 7 Issues**

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

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

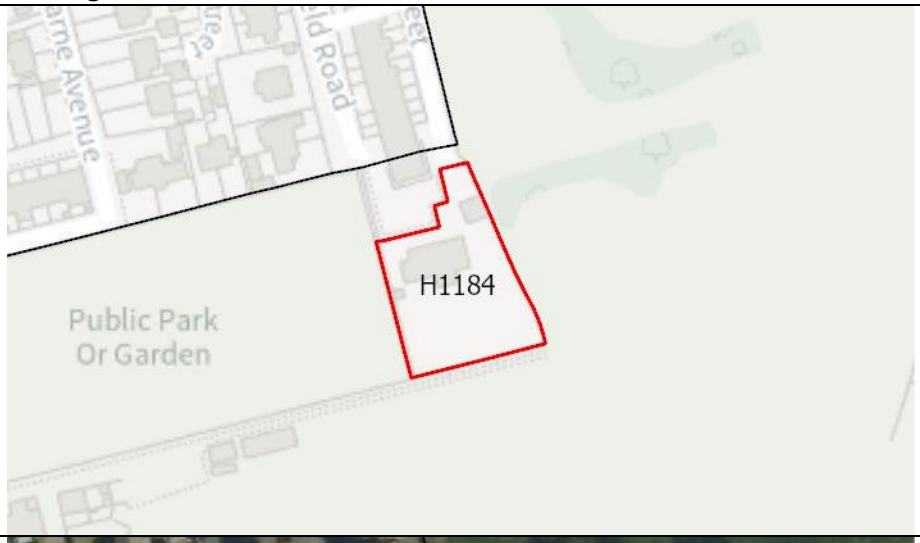
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary follows road and lane corridors and is strong and defensible.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would principally follow established woodland and vegetation, providing a moderate boundary.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on three sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - boundaries formed by road and lane corridors.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by established woodland and vegetation.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a logical infilling and rounding-off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on three sides and is substantially contained. The existing inner Green Belt boundary is strong and resists sprawl. The potential new Green Belt boundary would be moderate. Development would logically round off the settlement.
Potential for Sprawl: (SpAs)	**Low**

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 consists of dense woodland and undergrowth. Views into, out of and across the site are heavily restricted by mature vegetation.
Assessment of Openness (OpAsOv)	There is no built form on site, but views are heavily constrained by woodland. Development would have a

	moderate impact both visually and spatially on openness.
Impact on Openness: (OpAs)	**Moderate**

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

Site Information	
Site Reference:	H1184
Site Name:	Beaconsfield Road, Clayton
Settlement:	Bradford South West
Sub-Area:	Regional City
Size (ha):	0.22
Site Description:	The site comprises the curtilage of a residential property, No. 43 Edgar Street, located to the south of the urban settlement edge of Clayton. The plot consists of a large, two-storey detached dwelling, standalone garage and forecourt, side-run hardstanding, outbuilding, rear patio, and rear garden lawn. The property fronts Edgar Street at the road's southern tip, though is not directly connected to the settlement edge, which stops before Nos. 37 and 30, directly north of the site. The site is enclosed by open Green Belt on three sides, comprising a public park to the west and Clayton Golf Club to the south and east. The site's boundaries are domestic in nature, comprising hedgerows, low dry-stone walls and fencing.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	The site consists entirely of a built residential property curtilage, including a large house, outbuildings, and extensive hardstanding.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	No
What are the physical features? (PAQ2b)	
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	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)	Site comprises the curtilage of a dwelling with associated structures and hardstanding, and thus already characteristically urbanised, supported by the two adjacent residential properties directly to the north and the managed recreational landscape of the public park along the western 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 inner Green Belt boundary does not touch the site; it is located further north, wrapping around the terrace blocks on Edgar Street and Beaconsfield Road. This inner boundary is durable as it follows the hard, engineered lines of the residential road tips and built curtilages. However, because the site is completely detached from this line by two intervening residential properties, the site's immediate perimeter relies entirely on its own weak, non-defensible domestic garden boundaries.
How is the site connected to the large built-up area? (PAQ7)	The site is detached from the settlement boundary. It is physically separated from the urban edge to the north by an intervening pocket of Green Belt land that contains two residential properties and associated hardstanding.
Purpose a) comment (PAC)	The site makes a weak contribution to checking unrestricted sprawl. The site is detached from the main Bradford settlement boundary, separated by a narrow gap of Green Belt land to the north containing two

Purpose a)	To check the unrestricted sprawl of large built-up areas
	residential properties. The site does not consist of open greenfield land; it is entirely occupied by an established residential curtilage (No. 43 Edgar Street) comprising a large two-storey detached dwelling, garage, outbuildings, hardstanding, and a domestic garden. The outer boundaries rely on non-defensible domestic fences, hedges, and drystone walls adjacent to a public park and Clayton Golf Club. Because the site is already fully developed with existing residential built form, development would replace or alter an established footprint rather than introducing an incongruous pattern or causing an outward, unrestricted expansion into the open countryside
Purpose a) outcome (PAO)	**Weak**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	The site consists entirely of a built residential property curtilage, including a large house, outbuildings, and extensive hardstanding.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SW
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	
Does the site form a substantial part of a gap between these towns? (PBQ2d)	N/A
What type of gap does the site sit within? (PBQ2e)	N/A
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A
Details of the loss of visual separation (PBQ3b)	
Purpose b) comment (PBC)	This site sits in a gap between two parts of the defined town of Bradford and therefore makes no contribution to purpose d).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is an established residential curtilage with a dwelling, outbuildings and hardstanding. The site does not retain an open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The residential use and domestic structures are the main urbanising influence. The site is also close to the settlement edge, although open land at the park and golf course surrounds much of the site.
Purpose c) comment (PCC)	The site makes a weak contribution to purpose c). The site is already developed and does not form part of the open countryside, although the surrounding park and golf course retain an open setting. Further development within the existing residential footprint would therefore cause limited additional encroachment.
Purpose c) outcome (PCO)	**Weak**

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	No
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	**No Footnote 7 Issues**

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

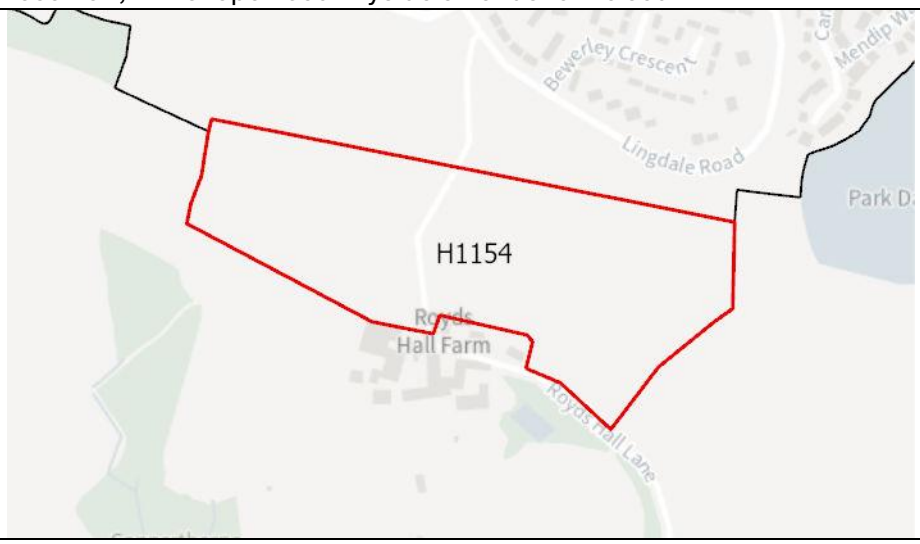
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary follows road ends and residential curtilages and is of mixed but overall moderate strength.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would follow hedgerows, fencing and low dry-stone walls around the residential plot.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is detached from the settlement boundary.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - the nearest inner Green Belt boundary follows road ends and established residential curtilages.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - the site boundaries comprise hedges, fencing and low dry-stone walls.

Does the site represent a logical rounding off of the settlement? (SpAs4)	The site is already occupied by an established residential curtilage and further development would not materially alter the settlement pattern.
Assessment of Sprawl (SpAsOv)	The site is detached from the settlement boundary but is already fully developed as a residential property. The nearest inner Green Belt boundary is moderate, while the site's own boundaries are weak. Further development would alter an established residential footprint rather than cause substantial additional outward sprawl.
Potential for Sprawl: (SpAs)	**Low**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	The site contains a large two-storey dwelling, garage, outbuilding, hardstanding and domestic garden.
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 substantially occupied by residential built form and is enclosed by domestic boundaries and surrounding vegetation. Views across the site are limited.
Assessment of Openness (OpAsOv)	There is a significant amount of built form on site. The site is contained and views across it are limited. Further development would have a limited impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Low**

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

Site Information	
Site Reference:	H1154
Site Name:	Land south of Fenwick Drive, Woodside
Settlement:	Bradford South West
Sub-Area:	Regional City
Size (ha):	8.35
Site Description:	The site comprises an irregular-shaped plot of greenfield agricultural land located south of the built-up edge of Woodside, Bradford. The northern boundary follows the straight line of the settlement edge. The site is separated from the built-up area of the Woodside residential area, including Woodside Academy, by Fenwick Drive and Lingfield Road, alongside a wide grass verge that directly adjoins the northern boundary, consisting of sparse trees, hedgerows and a metal fence. The eastern boundary tracks the low drystone wall of the field southwards, before cutting west at the southern boundary to follow Royds Hall Cottages lane leading to Royds Hall Farm and Royds Hall Cottages, which comprises a cluster of residential and agricultural buildings. The southern boundary wraps around the northern edge of this footprint before cutting westwards across an open field to meet the western boundary. The western edge follows a low drystone wall northwards to rejoin the settlement boundary. The site is entirely open fields, partitioned by soft boundaries, featuring electricity pylons and a public right-of way access road (Royds Hall Lane) running north-to-south through the centre of the site from the urban area to the farm. The settlement boundary of south-east Bradford lies approx. 300m east of the site, separated by intervening fields and the Park Dam reservoir, whilst open countryside extends to the south.
Map (Site Boundary):	

Site Information	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Immediate agricultural fences, soft boundaries and low dry-stoned walls, providing weak defence. Royds Hall Cottages provides moderate defence south east. Ancient Woodland and Blackshaw Beck located within reasonable proximity west/south-west.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Bordering residential and agricultural built footprints at Royds Hall Farm and Royds Farm Cottages, as well as vehicular activity from the boundary road. Activity from Royds Hall Lane. Urban fringe pressures along the northern edge, though the wide grass verge and boundary treatment provides some buffering.
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 cuts across open fields.
How is the site connected to the large built-up area? (PAQ7)	Continuously contiguous along entire northern boundary, directly tracking the established Woodside settlement line across the grass verge and road corridor without any intervening spatial gaps. Bradford South East settlement boundary located 300m east.
Purpose a) comment (PAC)	The site makes a moderate contribution to checking unrestricted sprawl. The site consists of open greenfield pasture land free from development, and its northern

Purpose a)	To check the unrestricted sprawl of large built-up areas
	boundary runs continuously contiguous with the settlement edge. Developing this site would represent a broad southward extension of the settlement edge rather than an incongruous pattern, as it expands across a unified, self-contained block that maintains structural alignment with Park Dam and aligns with the depth of the surrounding built-up fingers. The immediate field boundaries consist of low drystone walls and soft agricultural lines that offer limited structural resistance to outward growth, leaving the land exposed to urban fringe pressures from the adjacent settlement, though there are some stronger containment features in reasonable proximity, specifically Royds Hall Lane along the south-east boundary, and the ancient woodland to the west and south-west which provides a distinct physical barrier to restrict long-term uncontained expansion into the wider countryside.
Purpose a) outcome (PAO)	**Moderate**

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

Purpose b)	To prevent neighbouring towns merging into one another
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises open, undeveloped agricultural fields with a strong visual and physical relationship to the wider countryside extending westwards and southwards. The electricity pylons and farm access road are minor infrastructure and do not materially diminish its open, rural character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The Woodside settlement lies to the north but is separated from the site by Fenwick Drive, Lingfield Road and a broad grassed verge. Royds Hall Farm and the associated cottages are rural features rather than urbanising influences. Development to the east is also separated by intervening fields and Park Dam, so built development has only a limited influence on the site's overall character.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It is predominantly open agricultural land that forms part of the wider countryside between Woodside, Low Bentley and Low Moor. Whilst the Woodside settlement lies to the north, the intervening roads and grassed verge provide separation, and the site retains a distinctly rural character. Its openness and extensive connection with surrounding fields mean that it plays an important role in safeguarding the countryside from encroachment.
Purpose c) outcome (PCO)	**Strong**

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

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Dales National Park both border the district boundary in the north.	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No Gannerthorpe Wood, North Brow Wood, Royds Hall Great Wood and Old Hannah Wood (ancient woodlands) located approx. 20m, 75m, 180m and 360m from the site, respectively.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes Within the settling of Grade II Listed buildings 1-2 Royds Hall Cottages, Royds Hall and (including Park Gates, Long Court Room, Secondary Stable, Stable, Coach 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 information and assessment required
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Medium risk of groundwater flooding to and subsurface assets. Some isolated high to medium risk of surface water flooding.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further information and assessment required
Footnote 7 Conclusion	**Footnote 7 Issues**

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

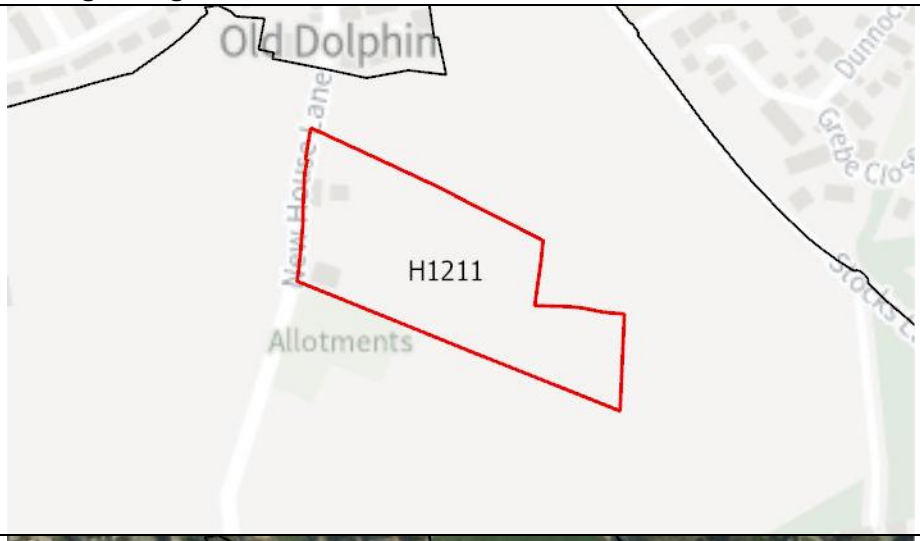
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Entirely Undefined The existing inner Green Belt boundary follows no clearly defined physical feature and is therefore entirely undefined.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would mainly follow dry-stone walls, fencing and undefined field boundaries, with only a short access-road section.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	Strong: defensible boundary A stronger alternative boundary could be formed by restricting the site to its eastern section and following Royds Hall Lane.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Entirely Undefined - there is no clearly defined physical feature forming the existing boundary.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed by dry-stone walls, fencing, partly undefined field boundaries and a short access road.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding-off and would form a broad southward extension into open countryside.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is entirely undefined and does not resist sprawl. The potential new Green Belt boundary would be weak and increase the risk of further outward development. The site 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)	Electricity pylons and an access road pass through the site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site comprises open, sloping agricultural land and is visually prominent from surrounding vantage points. Some longer views are limited by topography, buildings and vegetation.
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across much of the site and adjoining Green Belt. Development would both visually and spatially impact openness.

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

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

Site Information	
Site Reference:	H1211
Site Name:	New House Lane, Clayton Heights
Settlement:	Bradford South West
Sub-Area:	Regional City
Size (ha):	1.87
Site Description:	The site comprises an irregular rectangular-shaped plot of greenfield land located to the south of the Old Dolphin residential area of Bradford. The site consists of open agricultural fields and the built curtilage of Knowles Farm along its western edge, which contains a farmhouse and dwelling, barn, smaller outbuildings, concrete operational yard and a commercial motorhome storage area. This western boundary tracks the eastern side of New House Lane before cutting eastwards along the edge of an allotments site. The remaining boundaries track soft field lines across open agricultural land. The site is entirely detached from the urban fabric; the settlement boundary sits approx. 40m north at its closest point. The built-up residential areas of Old Dolphin and Clayton flank the wider landscape to the north and east, whilst open countryside extends to south, south-east and south-westwards beyond, with New House Lane cutting through the middle.
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)	Built development is present along the western edge, consisting of a residential farmhouse and dwelling, alongside associated agricultural barns, outbuildings, a concrete operational yard and a commercial motorhome storage area.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	New House Lane along western border forms a strong engineered road corridor extending south beyond the site, bisecting the open countryside. Northern, eastern and southern perimeters rely on soft field lines, representing weak, non-defensible features.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Developing this site would project a large, irregular protrusion southwards into the open countryside. Because the site is entirely detached from the urban fabric - separated by an open 40m gap from the settlement boundary to the north - development here would create an isolated island of urban uses in the Green Belt. This layout would disrupt the uniform edge of the settlement by encroaching into the agricultural landscape, failing to form a compact or continuous extension of the existing urban footprint.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Internal urbanisation along its western edge, where the parcel includes an active residential farmhouse and dwelling, commercial motorhome storage area and concrete yard. New House Lane along the western edge introduces regular vehicular traffic.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The inner Green Belt boundary does not touch the site; it is located approximately 40m further north at the residential edge of Old Dolphin. This boundary lacks long-term durability, relying on the weak, non-defensible rear gardens and domestic curtilages of the housing estate. The site is detached from this weak urban edge by an intervening open field gap. Its immediate perimeters rely on soft field lines to the north, east and

Purpose a)	To check the unrestricted sprawl of large built-up areas
	south, though the western edge is strongly defined by the engineered road corridor of New House Lane.
How is the site connected to the large built-up area? (PAQ7)	The site is entirely detached from the settlement footprint. It is physically separated from the urban edge to the north by an intervening 40m gap of open Green Belt land at its closest point
Purpose a) comment (PAC)	The site makes a strong contribution to checking unrestricted sprawl. Owing to its complete physical detachment from the settlement edge of Old Dolphin by approx. 400m, development on this site cannot achieve a compact rounding-off of the town edge; instead, it would force an incongruous leap-frog pattern that plants a highly isolated urban island out in open land. Whilst the western flank features an existing farmhouse, operational agricultural yard and motorhome storage yard that introduce urban influences, these uses and building are tied to an established rural enterprise rather than representing widespread urban expansion. The extensive northern, southern and eastern perimeters follow soft, non-defensible field lines and low drystone walls that directly face open pasture. Thus whilst it is recognised that strong containment is provided by the New House Lane along the western boundary, the site's detached position means that breaching this baseline would create an uncontained urban island that is highly vulnerable to spreading northwards, eastwards and southwards across soft field boundaries lacking any durable infrastructure containment. Retaining the site within the Green Belt is essential to prevent a major, non-linear breakthrough into the open countryside.
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)	Built development is present along the western edge, consisting of a residential farmhouse and dwelling, alongside associated agricultural barns, outbuildings, a concrete operational yard and a commercial motorhome storage area.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SW
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Clayton Heights (Bradford) and Queensbury (Bradford)

Purpose b)	To prevent neighbouring towns merging into one another
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	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 occupies part of a gap between Clayton (Bradford) and Queensbury. Although the two towns are essentially already merged in this location along Calder Banks/Highgate Road there is still some separation. Views of Queensbury from the site are obscured by development along New House Lane to the west. Because there is no direct visibility or active sightline between the site and the neighbouring town, introducing built footprints here would not alter or reduce the visual separation between the two urban areas. However, because the site is completely detached from the settlement boundary, introducing permanent built footprints here would plant an isolated urban island directly within the open landscape buffer. This detached encroachment fragments the open greenfield gap from within, structurally disrupting the rural break and creating a strong perception that the distinct urban areas are coalescing.
Purpose b) comment (PBC)	The site makes a moderate contribution to preventing neighbouring towns from merging. It sits within a wider Green Belt swathe that forms a largely essential gap between the Bradford settlement edge of Old Dolphin/Clayton Heights and Queensbury to the west. Because the parcel is completely detached from the continuous settlement boundary, development here cannot achieve a compact extension; instead, it would plant an isolated urban island directly within the open landscape buffer. Whilst development along New House Lane to the west prevents direct intervisibility with Queensbury from the ground, developing this detached site causes a perceived loss of separation by breaking the continuity of the rural break. .
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)	Most of the site is open agricultural land. The farmstead and motorhome storage area along the western edge form a localised developed area.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The farm buildings, hardstanding and motorhome storage introduce urbanising influences. The site is separated from the settlement by a short stretch of open land.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). Despite the developed western edge, most of the site remains open and rural, with countryside extending around it. Development would encroach into this open setting.
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)	Built development is present along the western edge, consisting of a residential farmhouse and dwelling, alongside associated agricultural barns, outbuildings, a concrete operational yard and a commercial motorhome storage area.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Risk of flooding to subsurface assets
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further information and assessment required
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), a moderate contribution to purpose b) and a weak contribution to purpose d). There are potential Footnote 7 assets in relation to 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**

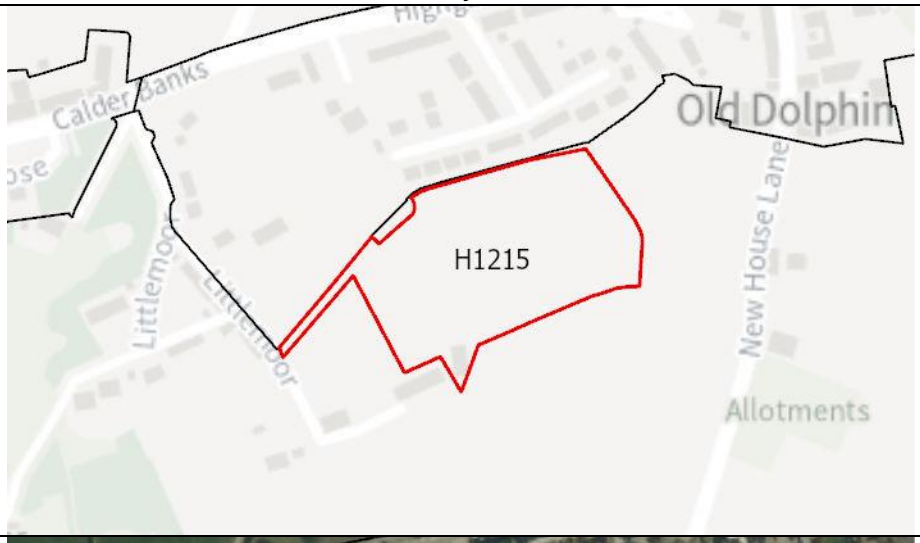
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary lies north of the site and follows residential garden boundary
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would include New House Lane but would predominantly follow soft agricultural field boundaries.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

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

How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the nearest inner Green Belt boundary is formed mainly by residential garden boundaries.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - New House Lane forms one side, but the remaining boundaries comprise soft agricultural field lines.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding-off and would create detached development within the countryside.
Assessment of Sprawl (SpAsOv)	The site is detached from the settlement. The nearest inner Green Belt boundary is weak and the potential new Green Belt boundary would also be weak overall. Development would create a detached extension rather than logically rounding off the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	The site contains Knowles Farm, including a farmhouse, dwelling, barn, outbuildings, operational yard and motorhome storage.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	Built form is concentrated along the western edge, whilst the remainder of the site consists of open agricultural fields. Vegetation, topography and nearby development provide some visual containment.
Assessment of Openness (OpAsOv)	Agricultural and residential built form is present in part of the site. There are moderate views across the remaining fields and adjoining Green Belt. Development would have a moderate impact both visually and spatially on openness.
Impact on Openness: (OpAs)	**Moderate**

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

Site Information	
Site Reference:	H1215
Site Name:	Land south of Littlemoor, Clayton Heights
Settlement:	Bradford South West
Sub-Area:	Regional City
Size (ha):	1.82
Site Description:	The site comprises an irregular rectangular-shaped plot of greenfield land located to the south of the Old Dolphin residential area of Bradford. The site consists of open agricultural fields and a large agricultural barn belonging to the built curtilage of Tillotson Green Farm located outside the site at the south-western corner. The northern boundary runs contiguously with the settlement boundary, directly adjoining the rear curtilages of residential dwellings within the established housing estate. The remaining western, southern and eastern boundaries track the soft, non-defensible field lines, with the south-western boundary tracing the outer built perimeter of the farm cluster. open countryside extends south, south-east and south-westwards beyond the site.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The site includes a large agricultural barn belonging to the built curtilage of Tillotson Green Farm located outside the site at the south-western corner.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Western, southern and eastern perimeters rely on soft, non-defensible field lines. New House Lane within reasonable proximity to east/southeast forming a strong secondary line of containment; however, it does not prevent sprawl to the south/southwest.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Although the site would not protrude to form a 'finger' of development, it would form a stub of development protruding from the existing settlement edge which would not round-off the settlement in this location.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The northern boundary directly interfaces with the rear residential curtilages of the dwellings in the settlement. South-western corner directly encompasses Tillotson Green Farm including the residential farmhouse. Vehicular traffic runs nearby along New House Lane.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The inner Green Belt boundary lacks long-term durability. Along the site's northern perimeter, it follows soft field lines and the residential garden fences and domestic curtilages of the settlement housing estate, constituting a weak physical barrier that offers no permanent, engineered structural defence to contain development or resist outward urban pressure.
How is the site connected to the large built-up area? (PAQ7)	The site is contiguous with the settlement boundary along its entire northern perimeter, directly adjoining an established housing row in the residential area of Old Dolphin.
Purpose a) comment (PAC)	The site consists of open greenfield agricultural land and a farm building located south of Old Dolphin, which is contiguous with the settlement boundary along its northern edge. The inner Green Belt boundary lacks

Purpose a)	To check the unrestricted sprawl of large built-up areas
	long-term durability, relying entirely on weak domestic curtilages and soft agricultural field lines. The site is subject to localised urban fringe influences along its northern boundary from the adjacent housing estate and its south-western corner from the residential farmhouse, but no other urbanising influence and is in a transitionary area between urban and rural. Whilst New House Lane to the south-east provides a strong engineered physical feature in reasonable proximity, the western, southern and eastern boundaries rely on soft, non-defensible field lines that directly face uncontained open countryside, meaning there is a risk development would push past the surrounding urban baseline into the uncontained landscape. Although the development of the site would not produce a incongruous finger of development, it would jut out from the existing settlement edge and not round-off the settlement in this location. On balance it is considered that the site makes a strong contribution to purpose a).
Purpose a) outcome (PAO)	**Strong**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The site includes a large agricultural barn belonging to the built curtilage of Tillotson Green Farm located outside the site at the south-western corner.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SW
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Clayton (Bradford) and Queensbury
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Essential gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	Yes
Details of the loss of visual separation (PBQ3b)	The site occupies part of a gap between Clayton (Bradford) and Queensbury. Although the two towns are

Purpose b)	To prevent neighbouring towns merging into one another
	essentially already merged in this location along Calder Banks/Highgate Road there is still some separation. Whilst immediate ground-level views are screened by the presence of Little Moor Farm and the surrounding built form, the site itself covers a wide geographic footprint. Because of its extensive width across the landscape, development would result in a noticeable physical reduction of this essential gap, which would visually and physically close down the remaining open space between Queensbury and Clayton.
Purpose b) comment (PBC)	The site makes a moderate contribution to preventing neighbouring towns from merging. It occupies a wide, expansive position within the highly compressed, essential Green Belt gap separating Queensbury from the Bradford conurbation at Clayton. Little Moor Farm and the surrounding built form provides localised visual screening along the boundary. However, because the site is of a significant width, development would result in a significant physical and perceptive reduction of the remaining open buffer.
Purpose b) outcome (PBO)	**Moderate**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is predominantly open agricultural land, with a farm building at the south-western edge. Open countryside extends beyond the site to the south, east and west.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The site adjoins residential gardens along its northern boundary, and the farm building creates a localised developed area. These influences do not change the rural character of most of the site
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). Most of the site retains an open agricultural character and forms part of the wider countryside; development would extend the settlement into that 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 - rural uses present
If development is present – what form/type of development is it? (PDQ1b)	The site includes a large agricultural barn belonging to the built curtilage of Tillotson Green Farm located outside the site at the south-western corner.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Risk of flooding to subsurface assets
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further information and assessment required
Footnote 7 Conclusion	**Footnote 7 Issues**

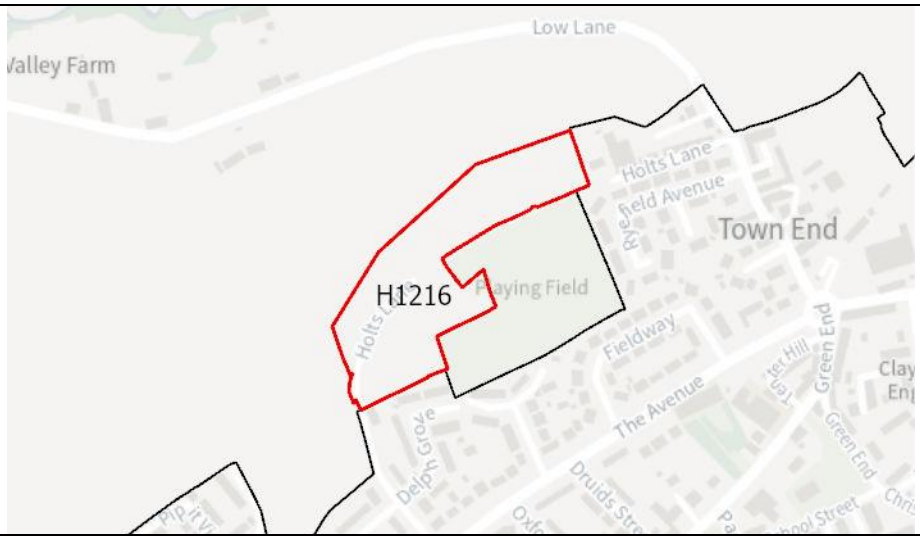
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), a moderate contribution to purpose b) and a weak contribution to purpose d). There are potential Footnote 7 assets in relation to flood risk which require further investigation before determining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

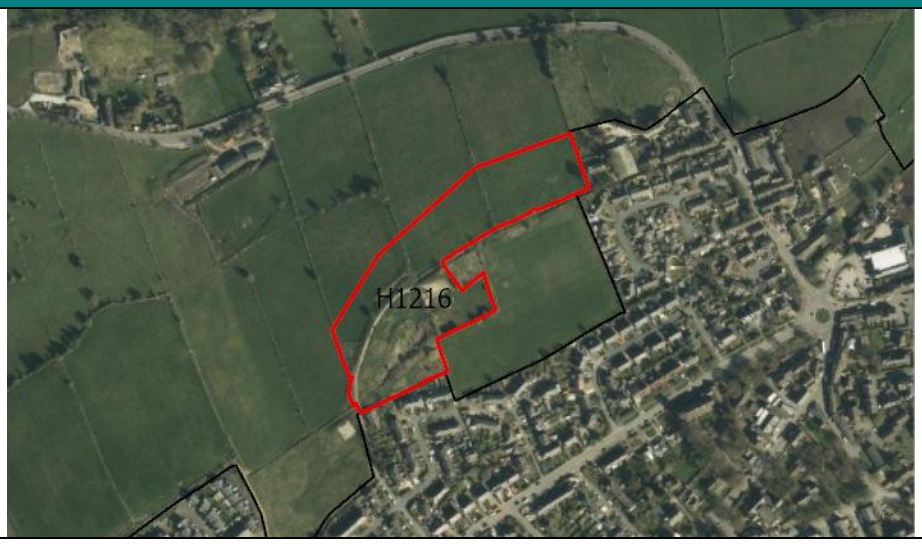
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary is formed by a continuous tree belt, footpath and dry-stone wall and is moderate in strength.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would follow fencing, dry-stone walls and partly undefined field boundaries.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - the boundary is formed by a continuous tree belt, footpath and dry-stone wall.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed by fencing, dry-stone walls and partly undefined field boundaries.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding-off and would extend development southwards beyond the established edge.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is moderate and partially resists sprawl. The potential new Green Belt boundary would be weak and increase the risk of further outward development. The site 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)	The site contains a large agricultural barn.
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 predominantly open and is visible from adjoining roads and footpaths, although it is less prominent in longer views.
Assessment of Openness (OpAsOv)	There is limited agricultural built form on site. There are moderate views across the site and adjoining Green Belt. Development would have a moderate impact both visually and spatially on openness.
Impact on Openness: (OpAs)	**Moderate**

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

Site Information	
Site Reference:	H1216
Site Name:	Holts Lane, Clayton
Settlement:	Bradford South West
Sub-Area:	Regional City
Size (ha):	2.56
Site Description:	The site comprises an irregular-shaped plot of open greenfield land located north of the Clayton residential area of Bradford, to the west of Town End. The site consists of open agricultural fields, featuring localised vehicular access and an informal car parking area that serves an enclosed paddock, via Holts Lane, a public bridleway through the site. The site's eastern and south-eastern boundaries are contiguous with the settlement boundary, directly adjoining the residential curtilages of established housing estates. The southern boundary then takes an irregular path, leaving the settlement boundary to follow the northern edge of an excluded open-air playing field and wrapping around an enclosed paddock and informal parking footprint, with Holts Lane tracking the boundary of the playing field before cutting through the south-western sector of the site. The western boundary follows a soft agricultural field line, and the northern boundary sweeps eastwards across fields without following any defined features, to rejoin the settlement boundary at the eastern edge. The site faces open countryside to the north and west, with the urban settlement edges of Leaventhorpe and Thornton visible to the north and north-east.
Map (Site Boundary):	

Site Information	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is a small area of hardstanding at the end of the track into the site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Holts Lane bridleway represents a weak feature. Low Lane runs east-west immediately to the north, providing a road barrier across the valley flank. Immediate western and northern boundaries rely on soft field lines, remaining open and uncontained.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	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 eastern and part of the southern boundary directly interface with curtilages of residential properties. Southern boundary influenced by recreation activity from the adjacent playing field.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary lacks long-term durability. It follows the domestic curtilages of the adjacent housing development across its eastern and southern edge, constituting a weak physical barrier that provides no permanent, engineered structural defence to contain development or resist outward urban pressure.
How is the site connected to the large built-up area? (PAQ7)	The site is contiguous with the settlement boundary along its eastern and part of its southern boundary, where it directly adjoins existing property lines.
Purpose a) comment (PAC)	The site makes a moderate contribution to checking unrestricted sprawl. The site consists of open greenfield agricultural land with vehicular access onsite. It is contiguous with the settlement boundary along its eastern perimeter and part of its southern boundary. The

Purpose a)	To check the unrestricted sprawl of large built-up areas
	inner Green Belt boundary lacks long-term durability, relying entirely on weak domestic curtilages and residential plot divisions. The site experiences localised urban fringe influences along these residential edges and from the adjacent playing field. The site sits within a wide bay of the urban footprint, meaning development would form a logical rounding-off between the urban edges. To the north, Low Lane forms a strong engineered road corridor in reasonable secondary proximity, providing a durable line of defence that would physically restrict and contain further outward sprawl on that specific valley flank. However, because the site's immediate northern and western perimeters rely on soft, non-defensible field lines, and the western flank remains entirely open to the wider countryside without any nearby engineered barriers, preserving the parcel is necessary to check sprawl along these open flanks.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SW
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	
Does the site form a substantial part of a gap between these towns? (PBQ2d)	N/A
What type of gap does the site sit within? (PBQ2e)	N/A
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A
Details of the loss of visual separation (PBQ3b)	

Purpose b)	To prevent neighbouring towns merging into one another
Purpose b) comment (PBC)	This site sits in a gap between two parts of the defined town of Bradford and therefore makes no contribution to purpose d).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is mainly open agricultural land, with a paddock and informal parking area. Open countryside extends to the north and west.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Housing adjoins the eastern and south-eastern edges, and a playing field borders part of the south. The paddock and informal parking create localised activity within the site.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). It retains an open rural character and relates to the countryside to the north and west, although the surrounding settlement and playing field influence its southern and eastern edges.
Purpose c) outcome (PCO)	**Moderate**

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

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

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No 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)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Risk of groundwater flooding to both surface and subsurface assets across the site. Higher risk along northern edge where groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further information and assessment required
Footnote 7 Conclusion	**Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary follows residential curtilages and is weak and lacking in durability.
Boundary Strength – Potential new boundary:	Entirely Undefined The principal potential new Green Belt boundary would cut across open fields without following a physical feature.

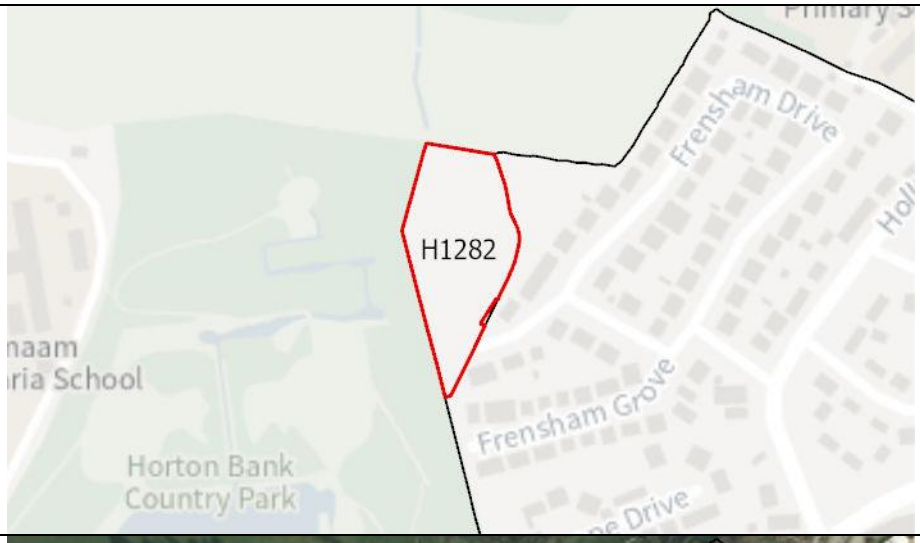
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	Weak: boundaries lacking in durability A slightly stronger alternative could follow the track curving through the northern part of the site, although this remains a weak feature.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - boundaries formed mainly by residential curtilages.
How strong is the potential new Green Belt boundary? (SpAs3)	Entirely undefined - the potential boundary cuts across open fields without following a recognisable physical feature.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would partially round off an existing indentation in the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is weak and increases the risk of sprawl. The potential new Green Belt boundary would be entirely undefined and would not prevent further outward development. Development would partially round off the settlement, but the undefined boundary increases the overall risk.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no permanent built form on site. An unmade informal parking area and paddock enclosure are present.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site comprises open agricultural land and is visible from the surrounding countryside. There are wide views from the higher southern part of the site and across adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no permanent built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), no contribution to purpose b), a moderate contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is weak, and the proposed boundary would be entirely undefined. Although

	development would have a high impact on openness and create an undefined boundary, the site otherwise performs a predominantly moderate role across the assessment. Based on these assessment outputs and planning judgement the site provides a moderate contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H1282
Site Name:	Frensham Drive
Settlement:	Bradford South West
Sub-Area:	Regional City
Size (ha):	0.81
Site Description:	This site consists of a sloping field on the edge of an existing residential development in the south west area of Bradford. To the north of the site is Clayton Golf Club. The site is bounded by an area of woodland to the west, residential development to the east and south, and the golf course to the north.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	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 west is a substantial area of woodland. To the east and south are areas of residential development. To the north is an earth bund separating the site from the golf course. These features could restrict of 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)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The nature of the site in relation to the large, wooded area to the west, and the protrusion of the settlement boundary to the northeast of the site, would create a pattern of development which would partly round-off the settlement and would not result in an incongruous finger.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site is partly subject to other urbanising influences being adjacent to existing residential development and a golf course.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is formed of the rear gardens of residential development on Frensham Drive and a small area of woodland. These are boundaries less defensible and lacking durability and may not prevent the outward, irregular spread of the large built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the large built-up area along one boundary.
Purpose a) comment (PAC)	The site is free from existing development, and there are physical features in close proximity which could restrict or contain development. The site is adjacent to the large built-up area of Bradford. Given the site is relatively contained, if it were developed it would not result in an incongruous pattern of development. The site is subject

Purpose a)	To check the unrestricted sprawl of large built-up areas
	to some other urbanising influences. The site's inner Green Belt boundary is weak and would not necessarily prevent sprawl. The site is connected to the large built-up area along one boundary. The site would make a moderate contribution to purpose a).
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
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 - Bradford SW
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	N/A
Does the site form a substantial part of a gap between these towns? (PBQ2d)	N/A
What type of gap does the site sit within? (PBQ2e)	N/A
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A
Details of the loss of visual separation (PBQ3b)	N/A
Purpose b) comment (PBC)	This site sits in a gap between two parts of the defined town of Bradford and therefore makes no contribution to purpose d).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is an undeveloped sloping field, with an open setting between Clayton Golf Club to the north and Horton Bank Country Park to the west.
To what extent does the site safeguard the countryside from	Housing along the eastern and southern boundaries gives the site an immediate urban-edge influence. The

Purpose c):	To assist in safeguarding the countryside from encroachment
encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	golf course and country park maintain an open setting around its northern and western sides.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). The undeveloped field occupies an urban-edge position between housing, Clayton Golf Club and Horton Bank Country Park, giving it an open setting but limiting its relationship with the wider countryside. Development would replace the field and erode the transition between the settlement and these surrounding open landscapes.
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)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No Within 7km of SPA/SAC (recreational impacts only)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No The nearest listed building is over 200m away and screen by the

Footnote 7 Assessment Criteria	Yes / No and Comment
	woodland and existing development.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The majority of the site is in area where the groundwater level is between 0.025m and 0.5m below the ground surface. There is a risk of groundwater flooding to both surface and subsurface assets. There is also an small area of medium and high surface water flood risk along part of the western boundary.
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**

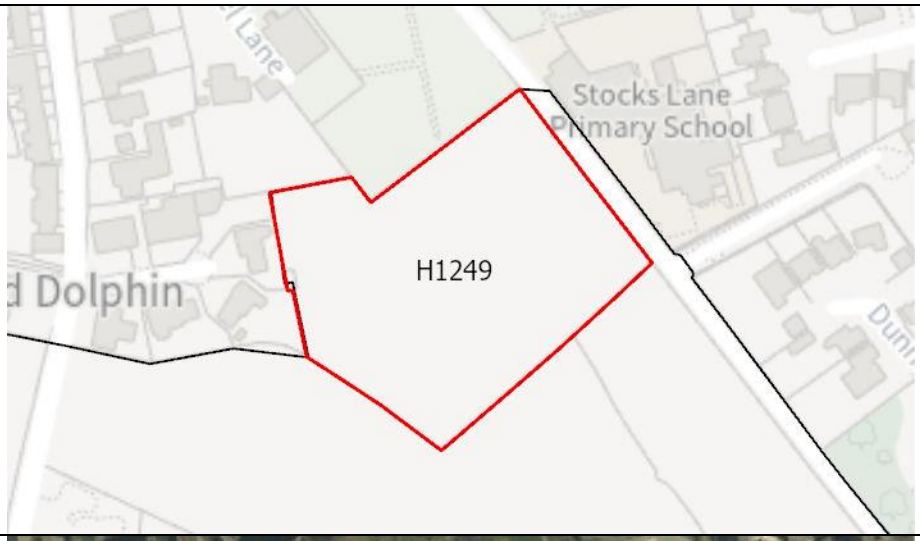
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), no contribution to purpose b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to flood risk which required further investigation before determining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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary follows residential garden boundaries and a short woodland edge.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow established woodland and the earth bund adjoining the golf course.
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.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - boundaries formed by residential gardens and a short woodland edge.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by established woodland and an earth bund adjoining the golf course.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a logical rounding-off of the settlement given its contained position.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is weak and increases the risk of sprawl. The potential new Green Belt boundary would be moderate and would provide improved containment. Development would logically round off the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is 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 relatively contained by residential development, established woodland and an earth bund. Views are principally available towards the golf course and are limited to moderate.
Assessment of Openness (OpAsOv)	There is no built form on site. The site is relatively contained and there are moderate views across it and the adjoining Green Belt. Development would have a moderate impact both visually and spatially on openness.
Impact on Openness: (OpAs)	**Moderate**

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

Site Information	
Site Reference:	H1249
Site Name:	Stocks Lane, Old Dolphin, Clayton Heights
Settlement:	Bradford South West
Sub-Area:	Regional City
Size (ha):	0.83
Site Description:	The site comprises an irregular-shaped agricultural field located directly to the east the built-up residential edge of Old Dolphin, Bradford. The site's western, north-western and north-eastern perimeters are fully contiguous with the solid black settlement boundary. Specifically, the western boundary directly tracks the rear domestic curtilages of residential dwellings at Stocksfield View before wrapping around the perimeter of the Clayton Heights Methodist Church and graveyard along its north-western edge. The north-eastern boundary follows the southern edge of the Stocks Lane road corridor, directly opposite Stocks Lane Primary School. The remaining south-eastern and south-western boundaries follow soft, non-defensible agricultural field lines across open land. The established urban footprint wraps extensively around the site to the west, north, and east, while open countryside extends to the south and south-west.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Stocks Lane provides an engineered physical boundary that helps restrict from the east. New House Lane extends southwards approx. 80m from the west of the site, providing defence against continuous sprawl south-west of the site.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	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)	Localised urban fringe influences due to its position within a deep urban indentation, directly interfacing with residential curtilages, a church, vehicular traffic from Stocks Lane and activity from the adjacent school.
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 has varying degrees of durability. Along the western and north-western edges, it follows weak domestic plot divisions and church curtilage boundaries. However, along the north-eastern perimeter, it follows the Stocks Lane public road corridor, which represents a strong and defensible engineered physical feature that provides a clear, permanent, and durable structural barrier to separate the urban area from the Green Belt.
How is the site connected to the large built-up area? (PAQ7)	Contiguous with the settlement boundary along three flanks (western, north-western and north-eastern) where it directly adjoins residential curtilages, the church grounds and engineered highway corridor Stocks Lane.
Purpose a) comment (PAC)	The site makes a moderate contribution to checking unrestricted sprawl. The site comprises an open agricultural field, which is contiguous with the settlement boundary along three of its edges. The site's

Purpose a)	To check the unrestricted sprawl of large built-up areas
	inner Green Belt boundary is of mixed durability: it is heavily defined along its north-eastern perimeter by the strong, engineered road corridor of Stocks Lane, whilst its western and north-western edges follow weak domestic and church property divisions. The site experiences localised urban fringe influences along these wrapping residential and institutional flanks and the adjoining road corridor. Because the site sits within a substantial indentation of the urban footprint, development would form a logical infilling and compact rounding-off of the pre-existing urban baseline rather than an incongruous outward protrusion. To the west/south-west, New House Lane forms another strong engineered road corridor in reasonable close proximity that provides a durable secondary line of defence. However, because the site's immediate south-western and south-eastern perimeters rely entirely on soft, non-defensible agricultural field lines, and the wider agricultural landscape to the south remains uncontained by any nearby physical features, preserving the site is necessary to check sprawl along these open, highly vulnerable flanks.
Purpose a) outcome (PAO)	**Moderate**

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

Purpose b)	To prevent neighbouring towns merging into one another
topography that would preserve visual separation)? (PBQ3a)	
Details of the loss of visual separation (PBQ3b)	Because the site is visually self-contained within the existing urban layout, introducing built forms here would have no impact on the perceived visual separation of the towns.
Purpose b) comment (PBC)	The site makes a weak contribution to preventing neighbouring towns from merging. The site is of a modest size sitting within an indentation of the existing urban footprint. It would not result in a reduction in the gap and would not contribute to the merging of 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 is an open agricultural field at the settlement edge. Open countryside continues to the south and south-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)	Housing and community uses adjoin the western and northern edges, whilst Stocks Lane and the primary school lie to the north-east.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). It remains an open agricultural field, with countryside extending beyond its southern and south-western boundaries. However, built development wraps around much of the site, giving it a strong urban-edge context. Development would extend the settlement into open land.
Purpose c) outcome (PCO)	**Moderate**

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

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 limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
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.	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Risk of flooding in eastern section to subsurface assets but surface manifestation of groundwater is unlikely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further information and assessment required
Footnote 7 Conclusion	**Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary combines the strong Stocks Lane road corridor with weaker residential and church curtilages.

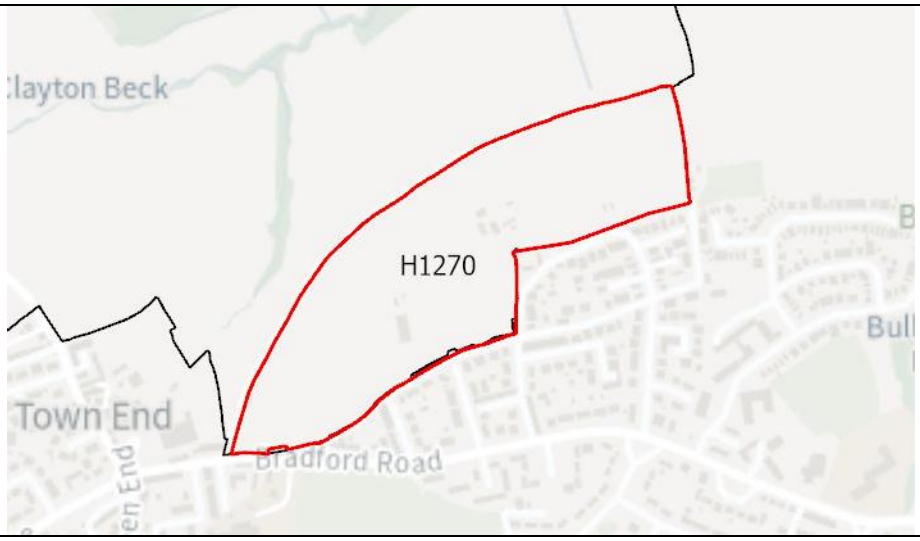
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would follow low dry-stone walls and soft agricultural field boundaries.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

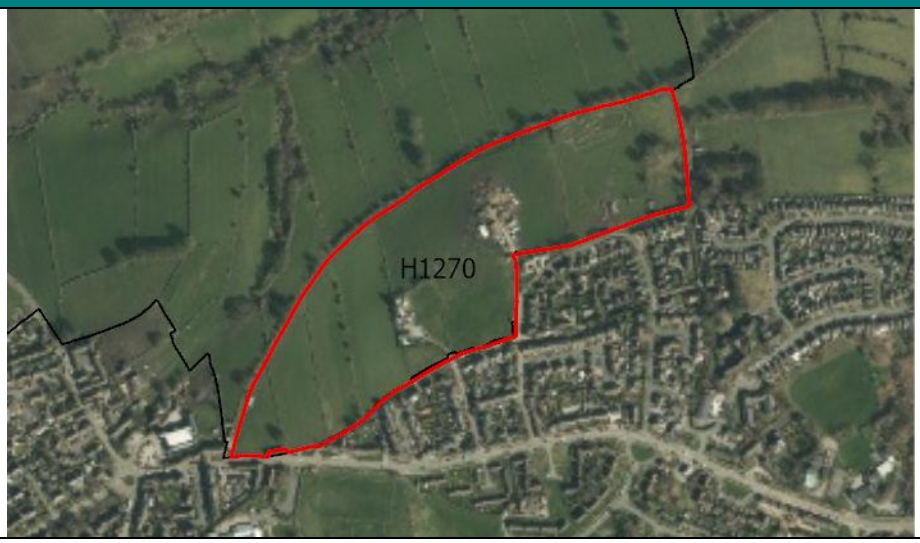
Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on three sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - Stocks Lane provides a strong section, while the remaining boundary follows residential and church curtilages.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed by low dry-stone walls and soft agricultural field boundaries.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a logical rounding-off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on three sides and is substantially contained. The existing inner Green Belt boundary is moderate and partially resists sprawl. The potential new Green Belt boundary would be weak and increase the risk of further outward development. Development would logically round off the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is 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 relatively visually contained by surrounding development and local topography. Views across the site to the wider Green Belt are limited to moderate.
Assessment of Openness (OpAsOv)	There is no built form on site. The site is relatively contained and there are moderate views across it and the adjoining Green Belt. Development would have a moderate impact both visually and spatially on openness.
Impact on Openness: (OpAs)	**Moderate**

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

	Green Belt. The existing inner Green Belt boundary is moderate in strength, and the proposed boundary would be weak. Based on these assessment outputs and planning judgement the site provides a moderate contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H1270
Site Name:	Land off Buckingham Crescent, Clayton
Settlement:	Bradford South West
Sub-Area:	Regional City
Size (ha):	11.81
Site Description:	The site comprises a large, elongated, irregular-shaped parcel of greenfield land located north of the Clayton residential area of Bradford. The site consists of open agricultural fields, scattered isolated agricultural outbuildings, and the built curtilages of two active farm clusters containing operational yards, multiple large-scale barns and service yards. The southern boundary is fully contiguous with the settlement boundary; it follows the Middle Lane road corridor eastwards, turns northwards along Buckingham Crescent to wrap around two residential curtilages, and then heads eastwards across a soft field line which directly abuts the rear gardens of adjacent housing in the settlement. The eastern boundary continues along the settlement boundary northwards, tracking an unmade path past Clayton Cemetery and along a soft field boundary. The northern and north-western boundary tracks Deep Lane along its entire length, sloping southwards at the western edge to rejoin the southern boundary near Middle Lane. The built-up residential area of Clayton lies directly adjacent to the site to the south. Strategically, the parcel is tucked into a narrow geographic pocket where the continuous settlement boundary forms a deep indentation, bringing the built-up urban edge of Clayton to the south and Leaventhorpe to the north within just 430m. To the west, the landscape drops down toward the corridor of Clayton Beck, which flows north-eastwards past the western flank of the site
Map (Site Boundary):	

Site Information	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The parcel includes substantial agricultural built form, including two active agricultural yard clusters with large portal-frame barns, outbuildings, extensive operational concrete hardstanding, and an outdoor commercial vehicle storage area.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	Deep Lane along north and north-western boundary forms a strong engineered road corridor. Eastern boundary relies on soft field lines. Clayton Beck runs in proximity to the north-western boundary, providing moderate natural containment.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Yes. Urban fringe influences due to immediate interface with the Clayton urban edge. Southern boundary borders curtilages of residential dwellings. Vehicular activity along entire northern boundary from Deep Lane.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The durability of the site's inner Green Belt boundary varies. The south-western section tracks Middle Lane, which forms a strong defensible boundary as an engineered public road corridor. However, across the remaining expansive southern and eastern perimeters, the line relies on weak, non-defensible residential garden curtilages and soft field boundaries.
How is the site connected to the large built-up area? (PAQ7)	Contiguous with the settlement boundary along its entire southern and eastern perimeter. Connects to the built-up area to the south via Middle Lane and curtilages of dwellings.
Purpose a) comment (PAC)	The site makes a weak contribution to checking unrestricted sprawl. The parcel is contiguous with the settlement boundary along its entire southern and eastern perimeters. Whilst the site includes some built

Purpose a)	To check the unrestricted sprawl of large built-up areas
	form and activity, this is agricultural in nature, though the site is subject to significant urbanising influences from its enclosure within this pocket of the urban footprint, directly adjoining the curtilages of the Clayton residential housing estates to the south, experiencing vehicular activity from several bordering roads, and sitting in immediate visual proximity to the wrapping urban edges of the Bradford settlement to the north and north-east. The site's inner Green Belt boundary is of mixed durability. The engineered road corridors of Bradford Road and Middle Lane provide strong containment along most of the southern boundary; however for the remainder of the southern and eastern perimeter the boundary relies on domestic curtilages and a soft agricultural field line, which provide little defence or durability, though Deep Lane to the north forms a strong physical feature and Clayton Beck in reasonable proximity provides a moderate natural barrier to the north-west. Because the site is structurally boxed in on all sides by a combination of the settlement boundary, urban footprint and a strong engineered road features, development would represent a localised infilling and compact rounding-off of the pre-existing urban footprint rather than an outward protrusion into the wider open countryside. Overall, given that the entire outer perimeter of the site is contained by a strong, defensible and durable physical boundary, the site's contribution to checking unrestricted sprawl is considered to be weak.
Purpose a) outcome (PAO)	**Weak**

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 parcel includes substantial agricultural built form, including two active agricultural yard clusters with large portal-frame barns, outbuildings, extensive operational concrete hardstanding, and an outdoor commercial vehicle storage area.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SW
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	
Does the site form a substantial part of a gap between these towns? (PBQ2d)	N/A

Purpose b)	To prevent neighbouring towns merging into one another
What type of gap does the site sit within? (PBQ2e)	N/A
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A
Details of the loss of visual separation (PBQ3b)	
Purpose b) comment (PBC)	This site sits in a gap between two parts of the defined town of Bradford and therefore makes no contribution to purpose d).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises extensive agricultural fields and rural farmsteads. It retains a predominantly open countryside character and connects directly with the wider agricultural landscape to the north and west.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Housing and roads influence the southern and eastern edges. These influences are strongest near Clayton, whilst the remainder of the site retains a distinctly rural character.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It consists of open agricultural land that retains a clear countryside character and connects directly with the wider rural landscape to the north and west, despite urban influences along its southern and eastern edges. Development would extend built form into the countryside and result in significant encroachment.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PDQ1b)	The parcel includes substantial agricultural built form, including two active agricultural yard clusters with large portal-frame barns, outbuildings, extensive operational concrete hardstanding, and an outdoor commercial vehicle storage area
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	Yes Bull Greave Wood (ancient woodland) located approx. 200m to the east.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes Within setting of Grade II Listed buildings 152-164, 176-182 Bradford Road, 1-7 Back Lane
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further information and assessment required
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Majority of site at high risk of groundwater flooding
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further information and assessment required
Footnote 7 Conclusion	**Footnote 7 Issues**

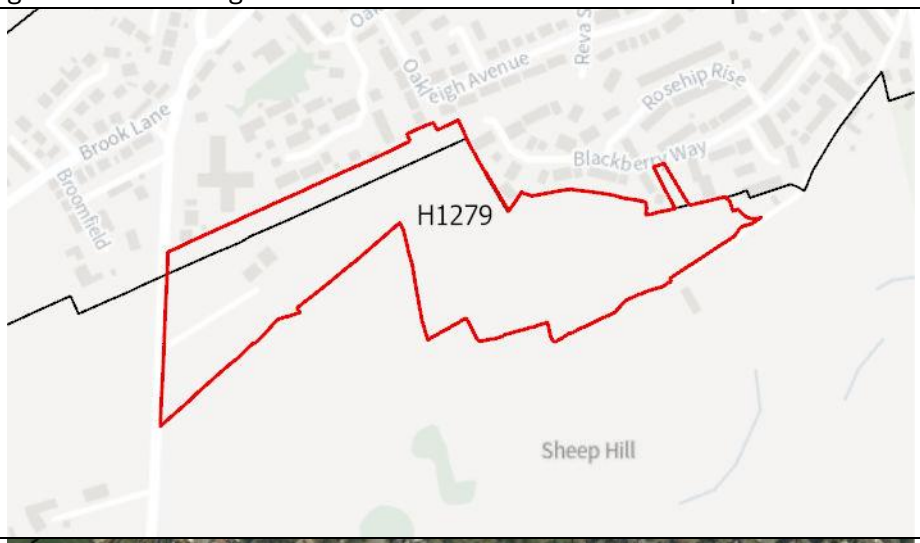
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a weak contribution to purpose a), no contribution to purpose b) and a weak contribution to purpose d). There are potential Footnote 7 assets in relation to heritage assets and flood risk which require further investigation before determining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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary combines Middle Lane with weaker residential curtilages and field boundaries.
Boundary Strength – Potential new boundary:	Strong: defensible boundary The potential new Green Belt boundary would principally follow the made-road corridor of Deep Lane.
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.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - Middle Lane provides a strong section, with weaker residential curtilages and field boundaries elsewhere.
How strong is the potential new Green Belt boundary? (SpAs3)	Strong - the potential boundary would be formed principally by Deep Lane.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a logical rounding-off of the existing settlement pattern.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is moderate and partially resists sprawl. The potential new Green Belt boundary would be strong and would restrict further outward development. Development would logically round off the settlement within the existing indentation.
Potential for Sprawl: (SpAs)	**Low**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	The site contains two active farm complexes, large agricultural buildings, outbuildings, yards, hardstanding and vehicle storage.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	There is substantial agricultural built form in parts of the site, although extensive open fields remain. There are moderate to wide views across the site and adjoining countryside.
Assessment of Openness (OpAsOv)	There is a notable amount of agricultural built form on site, but substantial open areas remain. Development would have a moderate impact both visually and spatially on openness.
Impact on Openness: (OpAs)	**Moderate**

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

Site Information	
Site Reference:	H1279
Site Name:	Langberries, Clayton Heights
Settlement:	Bradford South West
Sub-Area:	Regional City
Size (ha):	6.95
Site Description:	This site consists of a number of agricultural fields located to the south of Clayton in South West Bradford. The site is bounded to the north by the edge of the settlement which is mainly formed of rear gardens. To the west the site is bounded by Baldwin Lane. To the south the site follows a number of field boundaries formed of dry-stone walls, trees and hedgerows. The eastern part of the southern boundary is formed of a well-made track leading to a former agricultural building located outside the site boundary. The site slopes gently downhill from south to north. The grade II listed Langberries Farm is situated in the western part of the site.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	There are some farm buildings to the west (Langberries).
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	To the west is Baldwin Lane which is a strong boundary which would restrict or contain development. Along part of the southern boundary is a well made track which offers a boundary of moderate strength. The remainder of the southern boundary is made up of field boundaries formed of dry-stone walls, trees and hedgerows. These are weaker boundaries which would not fully 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)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	If developed the site would be partially contained by the topography of the area and form an extension of the settlement which would partially fit into the landform.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	The site is adjacent to existing residential development to the north (Clayton). There are limited other urbanising in close proximity to the site.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is formed of the rear gardens of properties on Oakleigh Road and Blackberry Way. These boundaries are partially irregular and therefore weak and lacking in durability. They would not fully prevent the outward, irregular spread of the large built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the large-built up area along one boundary (the site's northern boundary) (although the site curves round slightly and could also be considered to form the site's east boundary).
Purpose a) comment (PAC)	The site is free from development except for the farm buildings (Langberries) located to the west of the site. There are limited strong features that could restrict and contain development. To the west Baldwin Lane

Purpose a)	To check the unrestricted sprawl of large built-up areas
	provides a strong boundary to restrict development moving further to the west. To the south the site is slightly contained by the topography with a change in the gradient of the slope partially providing a physical feature. The southern boundary follows a series of field boundaries which are made up of dry-stone walls, trees and broken hedgerows. These are weaker features which would not restrict or contain development. The site is adjacent to the large built-up area of Bradford. If developed the site would be partially contained by the change in topography and would result in a modest extension to the settlement which would not necessarily be incongruous. There are limited other urbanising influences close to the site. The existing inner boundary is a mix of boundaries which are less defensible and lacking in durability. The site is connected to the large built-up area along one boundary (the site's northern boundary) (although the site curves round slightly and could also be considered to form the site's east boundary). On balance the site would make a moderate contribution to purpose a).
Purpose a) outcome (PAO)	**Moderate**

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

Purpose b)	To prevent neighbouring towns merging into one another
Details of the loss of visual separation (PBQ3b)	N/A
Purpose b) comment (PBC)	This site sits in a gap between two parts of the defined town of Bradford and therefore makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises agricultural fields and Langberries Farm, retaining a predominantly rural character and connecting with the wider countryside to the south.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential gardens adjoin the northern edge, and Baldwin Lane runs along the west. These influences are concentrated at the edges; most of the site remains open countryside.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). Its open agricultural fields and farmstead form part of the wider countryside south of Clayton, despite the settlement edge to the north. Development would extend built form into this open landscape and cause significant encroachment.
Purpose c) outcome (PCO)	**Strong**

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

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

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No 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 There is a Grade II Listed farm house (Langberries) in the western part of the site. The site also borders a listed property to the east of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
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 0.0025m and 0.5m below the ground surface and there is a risk of groundwater flooding to both surface and subsurface assets. There are some areas of low surface water flood risk within the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability

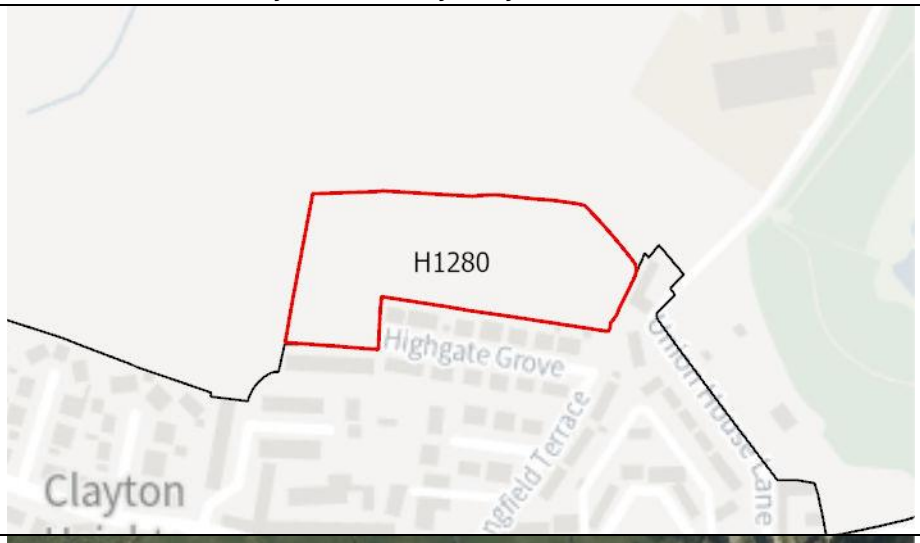
	The existing inner Green Belt boundary follows irregular residential garden boundaries.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would combine Baldwin Lane and a well-made track with weaker dry-stone walls, trees and hedgerows.
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.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - boundaries formed by irregular residential gardens.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by Baldwin Lane, a well-made track and weaker walls, trees and hedgerows.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would partially round off the southern edge 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 increases the risk of sprawl. The potential new Green Belt boundary would be moderate and provide improved containment. Development would partially round off the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	The site contains the agricultural buildings associated with Langberries Farm.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The farm buildings occupy a limited part of this predominantly open agricultural site. The site is visually prominent and provides wide views across the surrounding Green Belt, although some views are filtered by topography and vegetation.
Assessment of Openness (OpAsOv)	There is limited agricultural built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), no contribution to purpose b), a strong contribution to

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

Site Information	
Site Reference:	H1280
Site Name:	Highgate Grove, Clayton Heights
Settlement:	Bradford South West
Sub-Area:	Regional City
Size (ha):	1.76
Site Description:	This site consists of three agricultural fields located on the northern edge of Clayton Heights (Bradford). The site is bounded to the south by existing residential development on Highgate Grove and Highgate Mill Fold. There is some further residential development to the east on Lingfield Terrace. The western boundary is defined by a dry-stone wall.
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 western boundary is formed of a dry-stone wall which would not restrict or contain development. The northern boundary is undefined excepted for a change in topography.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site is partially contained by existing development on two sides and its development would not result in an incongruous pattern of development.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site is adjacent to existing residential development and there is a school and country park in reasonable proximity. However, these are fairly well screened and would not necessarily cause an urbanising influence.
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 boundaries are formed of the rear gardens of properties on Highgate Grove and Highgate Mill Fold. These boundaries are fairly uniform and would offer a boundary of moderate strength which would partially prevent the outward, irregular spread of the large built-up area. The site's eastern boundary is made up of Lingfield Terrace.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the large built-up area along two boundaries.
Purpose a) comment (PAC)	The site is free from development and lacks features that could restrict and contain development. The site is adjacent to the large built-up area of Bradford, it is partially contained by existing development, being attached to the large built-up area along two sides and its development would not result in an incongruous pattern of development. There are some partial urbanising influences close to the site. The existing inner

Purpose a)	To check the unrestricted sprawl of large built-up areas
	Green Belt boundary consists of features of moderate strength and would partially help to restrict sprawl. The site would make a moderate contribution to purpose a).
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
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 - Bradford SW
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	N/A
Does the site form a substantial part of a gap between these towns? (PBQ2d)	N/A
What type of gap does the site sit within? (PBQ2e)	N/A
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A
Details of the loss of visual separation (PBQ3b)	N/A
Purpose b) comment (PBC)	This site sits in a gap between two parts of the defined town of Bradford and therefore makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises three open agricultural fields on the northern edge of Clayton Heights, with wider countryside extending to the north and west.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built	Housing adjoins the southern and eastern edges, giving the site a clear urban-edge context. The fields themselves remain undeveloped.

Purpose c):	To assist in safeguarding the countryside from encroachment
form/non-rural uses within the site under consideration) (PCQ2)	
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The three fields retain an open agricultural character at the edge of Clayton Heights and connect with the wider countryside to the north and west, despite adjoining housing to the south and east. Development would push the settlement edge into this open landscape, resulting in encroachment into the 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)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are some limited long distance views from the site across to the historic town. There are no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No Within 7km of SPA/SAC (recreational impacts only)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is directly adjacent and within 50m of a Grade II Listed

Footnote 7 Assessment Criteria	Yes / No and Comment
	building (Islamic College, Thornton View Road).
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further assessment will be required to understand the potential impact of development on the heritage assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The site is partially in an area where groundwater levels are between 0.5m and 5m below the ground surface and therefore there is a risk to subsurface assets but surface manifestation is unlikely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

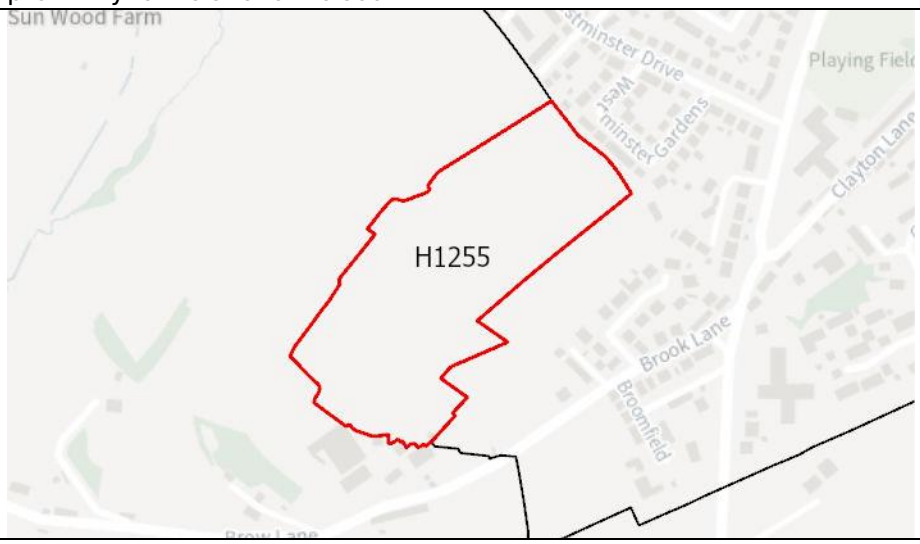
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), no contribution to purpose b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to heritage assets and flood risk which require further investigation 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:	Weak: boundaries lacking in durability The existing inner Green Belt boundary follows residential garden boundaries and is weak and lacking in durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would follow dry-stone walls and partly undefined field boundaries.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - boundaries formed mainly by residential garden boundaries.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed by dry-stone walls and partly undefined field boundaries.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would partially round off the existing settlement edge.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is weak and increases the risk of sprawl. The potential new Green Belt boundary would also be weak. Development would partially round off the settlement but would leave a boundary lacking durability.
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 elevated and visually prominent, with wide views across the site and the open countryside to the north.
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact openness.
Impact on Openness: (OpAs)	**High**

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

Site Information	
Site Reference:	H1255
Site Name:	Fall Top Farm, Brook Lane, Clayton
Settlement:	Bradford South West
Sub-Area:	Regional City
Size (ha):	5.21
Site Description:	The site comprises an irregular-shaped rectangular plot of greenfield land located directly west of the built-up residential edge of Clayton, Bradford. The site consists of open agricultural fields with soft internal boundary lines, and a singular rural outbuilding associated with Fall Top Farm near its south-eastern corner. The site is contiguous with the settlement boundary along its entire north-eastern and south-western edge. The south-western boundary directly bounds the rear curtilages of residential properties of the settlement housing estate. The south-eastern boundary tracks a soft field lines of open land, separated from the built-up housing in the settlement by an intervening open field, which is not within the Green Belt designation. The southern boundary wraps around the built curtilage of Fall Top Farm before tracking westwards across an open field, adjacent to the wooded bank of Silverwood and a disused quarry. The north-western boundary runs alongside the soft lines of the field and loosely follows a public bridleway path, before rejoining the settlement boundary at the northern corner. The built-up conurbation of Clayton spreads east of the site. Open countryside extends north, east and south. The engineered road corridor of Brow Lane runs east-to-west in close proximity to the site to the south.
Map (Site Boundary):	

Site Information	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The site includes a singular rural outbuilding associated with Fall Top Farm near the south-eastern corner.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Brow Lane runs east-to-west in close proximity to the south, forming a strong defensible boundary. Wooded bank of Silverwood provides some containment. Western and north-western perimeters rely on non-defensible field lines offering no barrier to sprawl
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Localised urban fringe influences due to immediate edge-of-settlement location, including direct contact with rear residential curtilages along its north-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 site's inner Green Belt boundary lacks long-term durability. It follows weak domestic curtilages along the north-eastern edge, and the entire south-eastern flank relies on a soft agricultural field line, constituting weak physical markers that provide no permanent, engineered structural defence to contain development or resist outward urban pressure.
How is the site connected to the large built-up area? (PAQ7)	The site is contiguous with the settlement boundary along two complete flanks. It directly adjoins residential property lines along its entire north-eastern edge and follows an un-designated open field boundary line along its entire south-eastern edge.
Purpose a) comment (PAC)	The site makes a moderate contribution to checking unrestricted sprawl. The open greenfield agricultural land is contiguous with the settlement boundary along its entire north-eastern and south-eastern edges. The site's inner Green Belt boundary lacks long-term

Purpose a)	To check the unrestricted sprawl of large built-up areas
	durability, relying on weak domestic garden curtilages to the north-east and a soft field line to the south-east. Whilst development would extend uniformly along the western urban edge rather than forming an isolated protrusion, its immediate western and north-western boundaries rely on soft, non-defensible field lines. However, there is strong physical containment available in reasonable proximity to the south via the engineered road corridor of Brow Lane and the established woodland block of Silverwood, which would act as a reliable secondary barrier to restrict and halt outward urban expansion on that flank.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The site includes a singular rural outbuilding associated with Fall Top Farm near the south-eastern corner.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SW
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Clayton (Bradford) and Queensbury (Bradford)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Largely essential or wide gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	Yes
Details of the loss of visual separation (PBQ3b)	Intervisibility across this gap is highly active and exposed. Clear, sweeping views extend from the site's edge across the open valley basin directly to the built horizon of Queensbury. Because the landscape is characterised by open agricultural slopes with no meaningful tree screening or intervening landform barriers, introducing built forms across this large tract of land would cause a loss of visual separation. Developing the site would project the urban environment forward

Purpose b)	To prevent neighbouring towns merging into one another
	into a prominent, shared viewshed, narrowing the perceived open buffer separating the two towns.
Purpose b) comment (PBC)	The site makes a moderate contribution to preventing neighbouring towns from merging. It sits within a wider Green Belt corridor that forms a largely essential gap between the Bradford settlement edge of Clayton and Queensbury to the southwest. From the site, there are clear views across the open countryside to Queensbury, and development would push the physical built footprint forward and reduce the visual gap, However, because a substantial amount of around 800m of intervening open pasture fields defined by the steep valley is retained, the structural and perceived separation of both urban areas stays secure and development does not present a risk of coalescence.
Purpose b) outcome (PBO)	**Moderate**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises open agricultural fields with soft field boundaries and a single rural outbuilding. The site has a clear relationship with the wider countryside to the north, west and south.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Housing adjoins the north-eastern and south-eastern edges, creating localised urban-fringe influence. The rural outbuilding does not materially diminish the site's countryside character.
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 wider countryside, notwithstanding the influence of housing along its eastern edges. Development would extend built form into open countryside and result in significant encroachment.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PDQ1b)	The site includes a singular rural outbuilding associated with Fall Top Farm near the south-eastern corner.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes

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

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No 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)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Risk of groundwater flooding to both surface and subsurface assets with the possibility of groundwater emerging at the surface locally
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further information and assessment required
Footnote 7 Conclusion	**Footnote 7 Issues**

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

Boundary Strength	Boundary Details

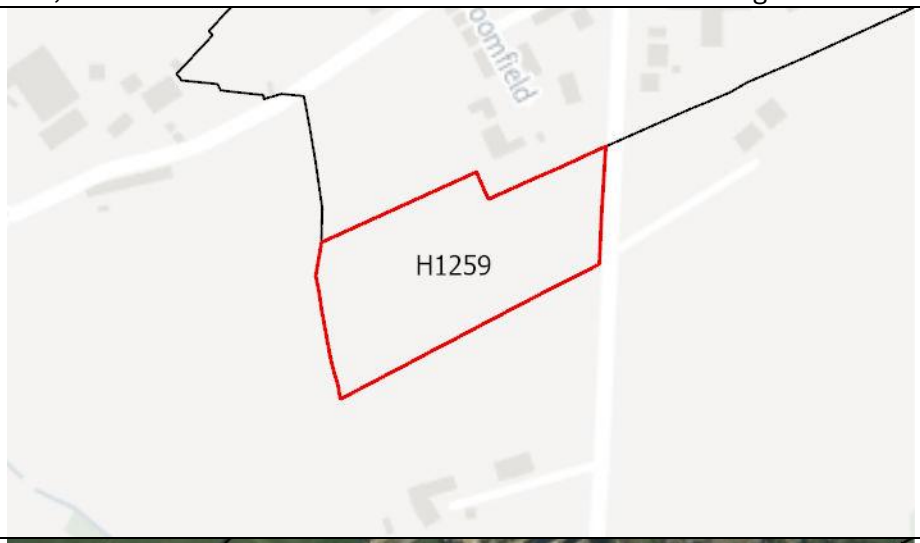
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary follows residential curtilages and a soft field line.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would mainly follow field boundaries and a bridleway, with some containment from adjacent woodland.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	Strong: defensible boundary A stronger alternative boundary could be formed by extending the site southwards to Brow Lane.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - boundaries formed by residential curtilages and a soft field line.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed by field boundaries, a bridleway and woodland edge.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would partially round off the western edge of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is weak and increases the risk of sprawl. The potential new Green Belt boundary would also be weak, although woodland provides some containment. Development would partially round off the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	The site contains a single rural outbuilding associated with Fall Top Farm.
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 predominantly open and forms part of the wider valley landscape. There are wide views across the agricultural land and surrounding Green Belt.
Assessment of Openness (OpAsOv)	There is very limited agricultural built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact 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 the openness of the Green Belt. The existing inner Green Belt boundary is weak, and the proposed boundary would also be weak. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H1259
Site Name:	Baldwin Lane, Clayton
Settlement:	Bradford South West
Sub-Area:	Regional City
Size (ha):	1.72
Site Description:	The site comprises an irregular-shaped rectangular plot of open agricultural fields with soft internal boundary lines, located south-east of Clayton, Bradford. The site is contiguous with the settlement boundary along its north-eastern boundary, which follows the low drystone wall of the field. The built-up residential area of Clayton is directly north-eastern, separated from the site by an intervening strip of open land. The eastern boundary tracks southwards along Baldwin Lane before turning west along a low drystone wall through the open countryside to rejoin the northern boundary. Open countryside extends to the west and south of the site, to include some scattered clusters of built farm curtilages.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Development here would form an incongruous urban extension past the settlement boundary, breaking the established landscape structure. Whilst Baldwin Lane provides a straight infrastructure edge along the eastern perimeter, a proposal here introduces a spatial imbalance as the eastern side of the lane entirely lacks a corresponding depth of development to balance the extension. spatial imbalance. Development would push a deep urban footprint southwards down the western side of the lane into the open landscape, resulting in an irregular, one-sided urban wall that stands out as mismatched against the surrounding countryside.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Localised urban fringe influences due to its direct frontage along Baldwin Lane to the east and close proximity to residential housing in the settlement to the north-east and north.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The inner Green Belt boundary lacks long-term durability. It follows the low dry-stone walls of field boundaries along its northern edge, constituting weak physical features that provide no permanent, engineered structural defence against outward urban pressure.
How is the site connected to the large built-up area? (PAQ7)	The site is contiguous with the settlement boundary along its entire northern edge, tracking the low dry-stone wall of an intervening field and strip of open land.

Purpose a)	To check the unrestricted sprawl of large built-up areas
Purpose a) comment (PAC)	The site makes a strong contribution to checking unrestricted sprawl. The site consists of open greenfield agricultural land, free from unbuilt form, contiguous with the settlement boundary along its entire northern edge. The site's inner Green Belt boundary lacks long-term durability, relying on low drystone walls and soft field boundaries. Whilst the engineered road corridor of Baldwin Lane provides strong defensible containment along the eastern flank, any development extending southward from the northern boundary is physically uncontained to the south and west. Further, development here would form an incongruous urban extension past the settlement boundary, breaking the established landscape structure. Whilst Baldwin Lane provides a straight infrastructure edge along the eastern perimeter, a proposal here introduces a spatial imbalance as the eastern side of the lane entirely lacks a corresponding depth of development to balance the extension. spatial imbalance. Development would push a deep urban footprint southwards down the western side of the lane into the open landscape, resulting in an irregular, one-sided urban wall that stands out as mismatched against the surrounding countryside. Because the southern and western boundaries rely completely on weak low drystone walls and soft field lines facing open countryside, preserving the site is vital to check sprawl across these exposed agricultural flanks.
Purpose a) outcome (PAO)	**Strong**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SW
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Clayton (Bradford) and Queensbury (Bradford)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Largely essential or wide gap

Purpose b)	To prevent neighbouring towns merging into one another
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	Yes
Details of the loss of visual separation (PBQ3b)	Intervisibility across this gap is highly active and exposed. Clear, sweeping views extend from the site's edge across the open valley basin directly to the built horizon of Queensbury. Because the landscape is characterised by open agricultural slopes with no meaningful tree screening or intervening landform barriers, introducing built forms across this large tract of land would cause a loss of visual separation. Developing the site would project the urban environment forward into a prominent, shared viewshed, narrowing the perceived open buffer separating the two towns.
Purpose b) comment (PBC)	The site makes a moderate contribution to preventing neighbouring towns from merging. It sits within a wider Green Belt corridor that forms a largely essential gap between the Bradford settlement edge of Clayton and Queensbury to the southwest. From the site, there are clear views across the open countryside to Queensbury, and development would push the physical built footprint forward and reduce the visual gap, However, because a substantial amount of around 680m of intervening open pasture fields defined by the steep valley is retained, the structural and perceived separation of both urban areas stays secure and development does not present a risk of coalescence.
Purpose b) outcome (PBO)	**Moderate**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises open agricultural fields without built development. The site has a clear relationship with the wider countryside to the west and south.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The residential edge to the north-east creates some localised urban-fringe influence. Baldwin Lane defines the eastern boundary but does not materially alter the rural character of the site.
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 wider countryside extending west and south. Development would project built form beyond the

Purpose c):	To assist in safeguarding the countryside from encroachment
	existing settlement edge and result in significant encroachment into the countryside.
Purpose c) outcome (PCO)	**Strong**

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

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further information and assessment required
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), a moderate contribution to purpose b) and a weak contribution to purpose d). There are potential Footnote 7 assets in relation to 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:	Weak: boundaries lacking in durability The existing inner Green Belt boundary follows low dry-stone field walls and is weak and lacking in durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would include Baldwin Lane to the east but would mainly follow low dry-stone field walls.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the boundary is formed by low dry-stone walls.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - Baldwin Lane provides a strong section, but the remainder comprises low dry-stone walls and soft field boundaries.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding-off and would form a deep southward extension.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is weak and

	increases the risk of sprawl. The potential new Green Belt boundary would be weak overall and would not prevent further outward development to the south and west. Development would not logically round off the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site forms part of an open agricultural landscape and provides wide views across the surrounding Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact openness.
Impact on Openness: (OpAs)	**High**

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

Site Information	
Site Reference:	H1188
Site Name:	New House Lane, Clayton Heights
Settlement:	Bradford South West
Sub-Area:	Regional City
Size (ha):	1.19
Site Description:	The site comprises a pentagon-shaped plot of greenfield land located to the south of the Old Dolphin residential area of Bradford. The site consists of an open agricultural field and the built curtilage of a residential property at the northern edge, which includes a two-storey detached house, outbuildings, hardstanding and garden lawns. The northern boundary both follows and cuts into the settlement boundary, absorbing the existing urban footprint of the house, and adjoining the domestic boundaries of dwellings located north. The eastern boundary tracks New House Lane southwards, before turning westwards and following the field's soft boundary line. The western tracks north-westwards along soft field lines to rejoin the settlement edge, where it adjoins the rear garden fences of dwellings in the settlement. The site is adjacent to open fields to the west, south and east, with the built form of Knowles Farm running along the opposite side of New House Lane to the south-east.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	The north-western protrusion of the site contains a residential dwelling, outbuildings, hardstanding and garden lawn.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	New House Lane to the east forms a strong engineered road corridor. Southern and western boundaries rely entirely on soft field lines. No secondary containment features in reasonable proximity to south or west to prevent outward expansion.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Developing this site would project a large, irregular protrusion southwards into the open countryside. Because the site boundaries extend significantly past the established urban baseline of Old Dolphin to the east and west, development would form a prominent, jutting 'finger' rather than a uniform rounding off of the settlement. This irregular layout would push a non-uniform urban shape into the surrounding agricultural landscape, failing to maintain a compact settlement edge.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Urban fringe influences due to immediate interface with the Old Dolphin urban edge. Internal urbanisation at its north-western edge, where the site includes a dwelling. New House Lane along the eastern boundary brings regular vehicular traffic.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The inner Green Belt boundary lacks long-term durability. Across the northern and north-western edges, it follows the residential garden fences and domestic curtilages of the adjacent estate, representing a weak physical barrier. Furthermore, the boundary line is physically breached where the site polygon cuts directly into the black settlement allocation to absorb an existing property. Because the entire inner boundary line relies on these soft domestic edges and contains pre-existing physical incursions, it provides no engineered

Purpose a)	To check the unrestricted sprawl of large built-up areas
	structural resistance to contain outward urban expansion into the open fields.
How is the site connected to the large built-up area? (PAQ7)	The site is contiguous with the settlement boundary along its northern and north-western edges, directly adjoining rear residential curtilages of Old Dolphin and physically breaching the settlement line to absorb pre-existing urban housing footprints.
Purpose a) comment (PAC)	The site consists of an open agricultural field and existing residential curtilage located south of Old Dolphin, which is contiguous with the Bradford settlement boundary along its northern and north-western edges. The inner Green Belt boundary lacks long-term durability, relying on residential garden fences and containing a physical breach where the polygon cuts into the urban settlement allocation. New House Lane to the east forms a strong, engineered physical feature that provides structural containment along that flank. However, the southern and western boundaries rely on soft, non-defensible field lines that directly face uncontained open countryside. Consequently, development would break past these open flanks to form an incongruous, irregular protrusion southwards from the established urban baseline rather than a compact extension. Preserving the site is necessary to check sprawl along these open southern and western flanks. On balance it is considered that the site makes a strong contribution to purpose a).
Purpose a) outcome (PAO)	**Strong**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	The north-western protrusion of the site contains a residential dwelling, outbuildings, hardstanding and garden lawn.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SW
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Clayton (Bradford) and Queensbury
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Essential gap
Would the development of the site result in the loss of visual	No

Purpose b)	To prevent neighbouring towns merging into one another
separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	
Details of the loss of visual separation (PBQ3b)	The site occupies part of a gap between Clayton (Bradford) and Queensbury. Although the two towns are essentially already merged in this location along Calder Banks/Highgate Road there is still some separation. Immediate ground-level views are screened by the presence of Little Moor Farm and the surrounding built form, and together with the size and scale of the site, any perception of coalescence would be low to negligible.
Purpose b) comment (PBC)	The site makes a weak contribution to preventing neighbouring towns from merging. Spatially, the site is of a modest size, sitting flush with the existing built boundary with direct views to Queensbury shielded by existing built form along New House Lane. Because development would not advance the physical urban edge toward the neighbouring town or alter long-range lines of sight, it does not present a risk of actual or perceptual coalescence.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is mainly open agricultural land, with a dwelling and domestic curtilage at the northern edge. The open field remains connected to the wider countryside to the west, south and east.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Housing along the northern edge influences part of the site, but the site's wider rural setting remains dominant.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site is predominantly open agricultural land with a clear relationship to the wider countryside. Development would extend beyond the settlement edge into the surrounding countryside, resulting in significant encroachment.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	No

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes Within the setting of Grade II Listed buildings 34-38 New House Lane, 1-11 Stogden Hill,
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further information and assessment required
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further information and assessment required
Footnote 7 Conclusion	**Footnote 7 Issues**

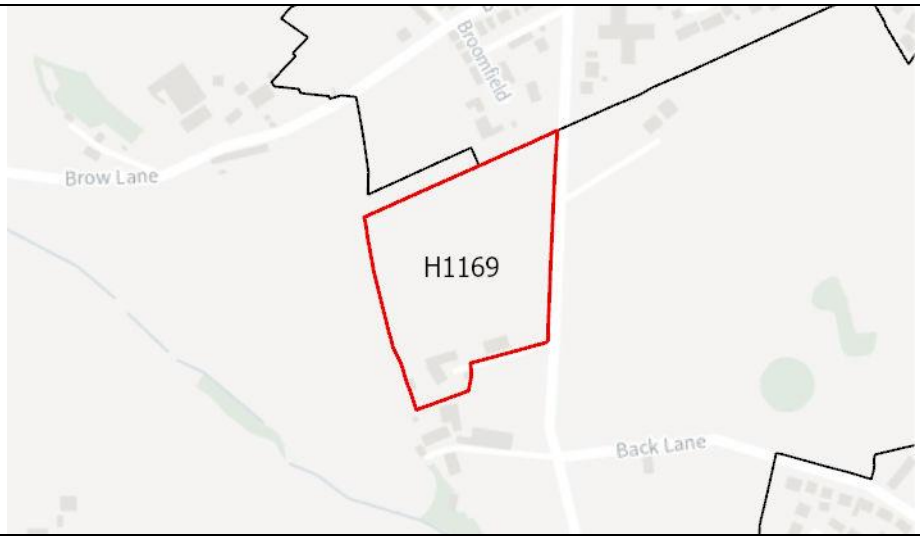
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), a weak contribution to purpose b) and a weak contribution to purpose d). There are potential Footnote 7 assets in relation to heritage assets and flood risk which require further investigation before determining whether they would provide a strong reason for refusing or restricting development. However, as the site makes a strong contribution to purpose a) it 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 follows residential garden boundaries and is weak and lacking in durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would include New House Lane but would predominantly follow soft field boundaries.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - boundaries formed by residential garden boundaries.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - New House Lane forms part of the boundary, but the remainder comprises soft field boundaries.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding-off and would project southwards into open countryside.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is weak and increases the risk of sprawl. The potential new Green Belt boundary would also be weak overall. Development would not logically round off the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	The site contains a detached dwelling, outbuildings, hardstanding and garden at its northern edge.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	Built form occupies part of the site, while the remaining field retains an open character. Views are partly contained by surrounding development, farm buildings and vegetation.
Assessment of Openness (OpAsOv)	There is limited built form on site. There are moderate views across the open field and adjoining Green Belt. Development would have a moderate impact both visually and spatially on 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 high potential for sprawl, and development would have a moderate impact on the openness of the Green Belt. The existing inner Green Belt boundary is weak, and the proposed boundary would also be weak. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H1169
Site Name:	Baldwin Lane, Clayton
Settlement:	Bradford South West
Sub-Area:	Regional City
Size (ha):	3.39
Site Description:	The site comprises a rectangular-shaped plot of greenfield land located south-east of the built-up edge of Clayton, Bradford. The site consists of agricultural fields with soft internal boundary lines, alongside part of the White Acres Farm cluster in the south-western corner, to include within the site a residential farmhouse, traditional and modern agricultural barns, a turnout pen and concrete yard. The site is contiguous with the settlement boundary along the eastern section of the northern boundary; this boundary follows the low drystone wall of a very narrow strip of field, separating the site from an adjacent field not within the Green Belt and the rear curtilages of dwellings within the settlement boundary. The eastern boundary tracks southwards along Baldwin Lane, beyond which are further fields, before turning west along a farm access road, where the southern boundary cuts directly through the built farm cluster. The western boundary follows a low drystone wall through the open countryside to rejoin the northern boundary. The settlement edge of Clayton heights lies approx. 400m south of the site. Open countryside extends to the west of the site.
Map (Site Boundary):	

Site Information	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	The south-western corner of the parcel includes built structures, hardstanding, and yard spaces associated with White Acres Farm. Whilst these are rural uses, the cluster also includes a residential farmhouse.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Baldwin Lane forms a strong engineered road corridor east. The farm's private access road to the farm, together with a further private access road south (Brow Top) provide moderate containment. The western and northern boundary is non-defensible.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Developing this parcel would project a rectangular protrusion southwards from the established urban baseline into the open countryside. Rather than achieving a compact rounding-off of Clayton, it would create an isolated urban finger extending toward Clayton Heights. This layout would disrupt the uniform edge of the settlement by encroaching into the agricultural gap that breaks up the two distinct built-up areas.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Localised urban fringe influences along its northern edge due to the immediate proximity of the residential housing curtilages. Baldwin Lane along the eastern boundary introduces regular vehicular traffic. inclusion of the northern part of the White Acres Farm complex, with its active farm buildings, hardstanding and operational yard space, alters the raw, undisturbed rural character in the south-western corner of the parcel, as well as inclusion of a residential use via the farmhouse.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a	The site's inner Green Belt boundary lacks long-term durability. It follows a low drystone wall along a narrow field strip that separates the site from an intervening non-Green Belt field allocation and residential garden curtilages. These elements form a weak physical edge that offers no permanent, structural defence to contain development or prevent outward urban expansion.

Purpose a)	To check the unrestricted sprawl of large built-up areas
barrier in the absence of another boundary?) (PAQ6)	
How is the site connected to the large built-up area? (PAQ7)	The site is contiguous with the settlement boundary along the eastern section of its northern boundary. An intervening narrow field strip separates the site from rear residential curtilages.
Purpose a) comment (PAC)	The site makes a strong contribution to checking unrestricted sprawl. The site consists of open greenfield land and part of the White Acres Farm cluster, and is contiguous with the settlement boundary along the eastern section of its northern boundary. Spatially, the site maintains only a limited connection to the settlement, running contiguous with the settlement boundary solely along the eastern section of its northern perimeter, where it is separated from rear residential curtilages by an intervening narrow field strip. The entire length of this inner Green Belt boundary lacks long-term durability, relying on a low drystone wall that forms a weak physical line incapable of containing development. Development of this specific layout would result in a highly incongruous pattern of growth, projecting a deep rectangular protrusion southwards past the established urban baseline into the open countryside. This layout would form an uncontained urban finger extending toward Clayton Height, which lies approx. 400m to the south, disrupting the settlement edge by eroding the critical agricultural infrastructure gap that separates the two distinct built-up areas. Whilst the parcel is subject to localised urban fringe influences and the built footprint of the farm cluster to the southwest, its core remains both agricultural and open. Further, whilst Baldwin Lane forms a strong engineered road corridor along the eastern perimeter, and the private farm tracks provide weak to moderate localised containment, the extensive western boundary consists of a low drystone wall that offers no structural resistance. Because the western flank remains entirely open to the countryside and lacks any strategic infrastructure or natural containment features in reasonable proximity to the west, breaching the weak northern baseline would unlock a path for highly irregular, outward expansion into the unprotected valley.
Purpose a) outcome (PAO)	**Strong**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	The south-western corner of the parcel includes built structures, hardstanding, and yard spaces associated

Purpose b)	To prevent neighbouring towns merging into one another
	with White Acres Farm. Whilst these are rural uses, the cluster also includes a residential farmhouse.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SW
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Clayton (Bradford) and Queensbury (Bradford)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Largely essential or wide gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	Yes
Details of the loss of visual separation (PBQ3b)	Intervisibility across this gap is highly active and exposed. Clear, sweeping views extend from the site's edge across the open valley basin directly to the built horizon of Queensbury. Because the landscape is characterised by open agricultural slopes with no meaningful tree screening or intervening landform barriers, introducing built forms across this large tract of land would cause a loss of visual separation. Developing the site would project the urban environment forward into a prominent, shared viewshed, narrowing the perceived open buffer separating the two towns.
Purpose b) comment (PBC)	The site makes a moderate contribution to preventing neighbouring towns from merging. It sits within a wider Green Belt corridor that forms a largely essential gap between the Bradford settlement edge of Clayton and Queensbury to the southwest. From the site, there are clear views across the open countryside to Queensbury, and development would push the physical built footprint forward and reduce the visual gap, However, because a substantial amount of around 600m of intervening open pasture fields defined by the steep valley is retained, the structural and perceived separation of both urban areas stays secure and development does not present a risk of coalescence.
Purpose b) outcome (PBO)	**Moderate**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises predominantly open agricultural fields with a strong relationship to the wider countryside to the west. White Acres Farm introduces built form in the south-western corner, but remains an established rural use.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development influences the northern edge, although a narrow field separates much of the site from the settlement. The influence is localised and the site remains predominantly open and rural.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site is predominantly open agricultural land forming part of the wider countryside west of Clayton. Whilst the northern edge experiences some residential influence and the site contains part of a farmstead, these features do not materially diminish the site's rural character. Development would project southwards from the settlement edge and result in significant 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)	No
If development is present – what form/type of development is it? (PDQ1b)	The south-western corner of the parcel includes built structures, hardstanding, and yard spaces associated with White Acres Farm. Whilst these are rural uses, the cluster also includes a residential farmhouse.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the

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

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No 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)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Medium risk of groundwater flooding to and subsurface assets.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further information and assessment required
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), a moderate contribution to purpose b) and a weak contribution to purpose d). There are potential Footnote 7 assets in relation to flood risk which required further investigation before determining whether they would provide a strong reason for refusing or restricting development. However, the site makes a strong contribution to purpose 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 follows low dry-stone walls and residential garden boundaries.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would combine Baldwin Lane and a farm access road with weaker dry-stone field boundaries.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially	N/A

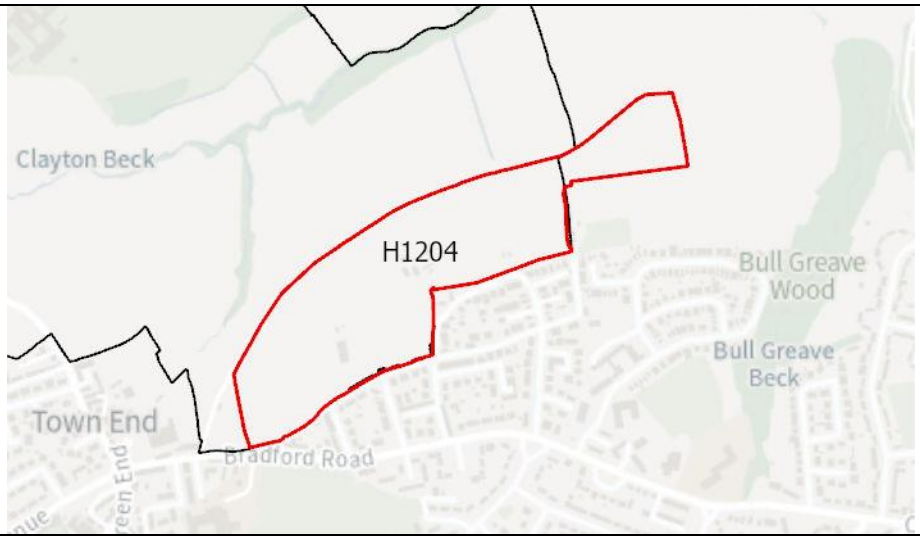
stronger or more logical Green Belt boundary?:	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

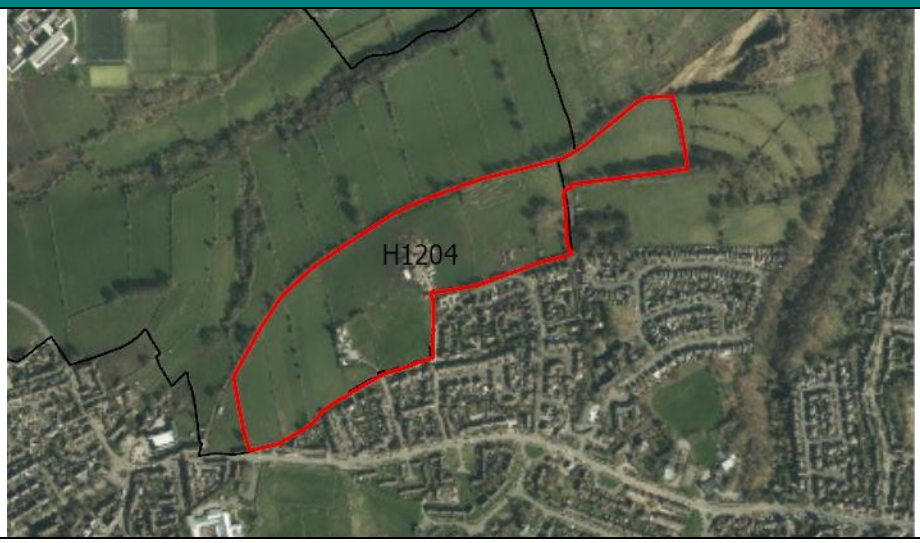
Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement along part of one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - boundaries formed by low dry-stone walls and residential garden boundaries.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by Baldwin Lane, a farm access road and weaker dry-stone field boundaries.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding-off and would form a deep southward protrusion.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along part of one side. The existing inner Green Belt boundary is weak and increases the risk of sprawl. The potential new Green Belt boundary would be moderate but would remain vulnerable along its western side. Development would not logically round off the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	The site contains part of White Acres Farm, including a farmhouse, agricultural barns, a turnout pen and concrete yard.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The built form is concentrated within one part of this predominantly open agricultural site. There are wide views across the site and the surrounding Green Belt.
Assessment of Openness (OpAsOv)	Agricultural built form is present in part of the site, but the majority remains open. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact openness.
Impact on Openness: (OpAs)	**High**

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

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

Site Information	
Site Reference:	H1204
Site Name:	Land off Buckingham Crescent, Clayton
Settlement:	Bradford South West
Sub-Area:	Regional City
Size (ha):	13.23
Site Description:	The site comprises a large, elongated, irregular-shaped plot of greenfield land located north of the Clayton residential area of Bradford. The site consists of open agricultural fields, scattered isolated agricultural outbuildings, and the built curtilages of two active farm clusters containing operational yards, multiple large-scale barns and service yards. The southern boundary is fully contiguous with the settlement boundary; it follows the Middle Lane road corridor eastwards, turns northwards along Buckingham Crescent to wrap around two residential curtilages, and then heads eastwards across a soft field line which directly abuts the rear gardens of adjacent housing in the settlement. The eastern boundary continues along the settlement boundary northwards, tracking an unmade path past Clayton Cemetery, before cutting sharply eastwards into the settlement allocation itself, following a tree-lined corridor, then heading extending northwards along a soft field boundary. The northern boundary tracks Deep Lane along its entire length, sloping southwards at the western edge then cutting southwards along a soft field line to rejoin the southern boundary near Middle Lane. The built-up residential area of Clayton lies directly adjacent to the site to the south. Strategically, the parcel is tucked into a narrow geographic pocket where the continuous settlement boundary forms a deep indentation, bringing the built-up urban edge of Clayton to the south and Leaventhorpe to the north within just 430m. To the west, the landscape drops down toward the corridor of Clayton Beck, which flows north-eastwards past the western flank of the site.
Map (Site Boundary):	

Site Information	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The site includes substantial agricultural built form, including two active agricultural yard clusters with large portal-frame barns, outbuildings, extensive operational concrete hardstanding, and an outdoor commercial vehicle storage area.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Deep Lane along northern boundary forms a strong engineered road corridor. Western and eastern boundary rely on soft field lines. Clayton Beck runs in proximity to the western boundary, providing moderate natural containment.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Urban fringe influences due to immediate interface with the Clayton urban edge. Southern boundary borders curtilages of residential dwellings. Vehicular activity along entire northern boundary from Deep Lane.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The durability of the site's inner Green Belt boundary varies. The south-western section tracks Middle Lane, which forms a strong defensible boundary as an engineered public road corridor. However, across the remaining expansive southern and eastern perimeters, the line relies on weak, non-defensible residential garden curtilages and soft field boundaries. The line is further compromised to the east where the site boundary cuts directly into the urban settlement allocation itself.
How is the site connected to the large built-up area? (PAQ7)	Contiguous with the settlement boundary along entire southern and part of eastern perimeter. Connects to the built-up area to the south via Middle Lane and curtilages of dwellings. The site also physically cuts into the settlement allocation to the east.

Purpose a)	To check the unrestricted sprawl of large built-up areas
Purpose a) comment (PAC)	The site makes a weak contribution to checking unrestricted sprawl. The site consists of greenfield land and active agricultural built clusters, running contiguous with the settlement boundary along its southern and eastern perimeters. The site is subject to significant urbanising influences due to its enclosure within this pocket of the urban footprint, directly adjoining the curtilages of the Clayton residential housing estates to the south, experiencing vehicular activity from several bordering roads, and sitting in immediate visual proximity to the wrapping urban edges of the Bradford settlement to the north and north-east. The durability of the inner Green Belt boundary is variable and irregularly shaped; it is supported by the engineered corridor of Middle Lane to the south-west, though relies on weak domestic garden curtilages and soft field lines across its remaining perimeters. Development would extend uniformly along the existing residential baseline rather than creating an isolated protrusion. Deep Lane forms a strong engineered road corridor along the northern and western boundary, and Clayton Beck provides some moderate natural containment in reasonable proximity to the north-west. Because the site is structurally boxed in on all sides by a combination of the settlement boundary, urban footprint and a strong engineered road features, development would represent a localised infilling and compact rounding-off of the pre-existing urban footprint rather than an outward protrusion into the wider open countryside.
Purpose a) outcome (PAO)	**Weak**

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 parcel includes substantial agricultural built form, including two active agricultural yard clusters with large portal-frame barns, outbuildings, extensive operational concrete hardstanding, and an outdoor commercial vehicle storage area.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SW
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	
Does the site form a substantial part of a gap between these towns? (PBQ2d)	N/A

Purpose b)	To prevent neighbouring towns merging into one another
What type of gap does the site sit within? (PBQ2e)	
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A
Details of the loss of visual separation (PBQ3b)	
Purpose b) comment (PBC)	This site sits in a gap between two parts of the defined town of Bradford and therefore makes no contribution to purpose d).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises predominantly open agricultural fields, with two active farm clusters and some commercial vehicle storage. The site remains part of the wider countryside extending north and west.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development adjoins the southern and eastern edges, creating urban-fringe influence along those parts of the site. Farm activity and vehicle storage add localised activity, but the wider site remains rural in character.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). Despite the farm clusters and urban influence along the southern and eastern edges, the site is predominantly open agricultural land with a clear relationship to the wider countryside. Development would result in significant 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 - rural uses present
If development is present – what form/type of development is it? (PDQ1b)	The parcel includes substantial agricultural built form, including two active agricultural yard clusters with large portal-frame barns, outbuildings, extensive operational concrete hardstanding, and an outdoor commercial vehicle storage area.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No Bull Greave Wood (ancient woodland) located approx. 200m to the east.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes Within setting of Grade II Listed buildings 152-164, 176-182 Bradford Road, 1-7 Back Lane
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further information and assessment required
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Majority of site at high risk of groundwater flooding
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further information and assessment required
Footnote 7 Conclusion	**Footnote 7 Issues**

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

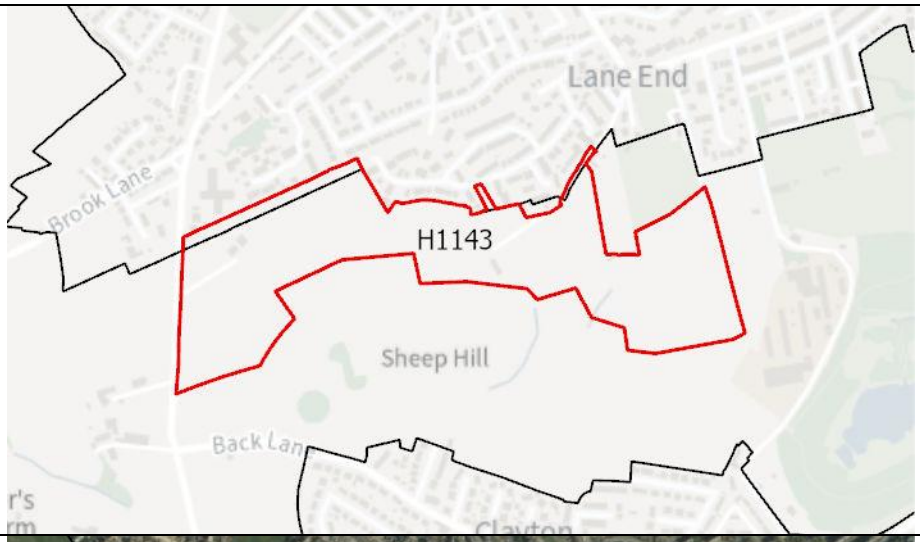
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary combines Middle Lane with weaker residential curtilages and soft field boundaries.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would principally follow Deep Lane, with weaker field-boundary sections to the east and west.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundaries formed by Middle Lane together with weaker residential curtilages and soft field boundaries.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by Deep Lane together with weaker field boundaries to the east and west.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a logical rounding-off of the existing settlement pattern.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is moderate and partially resists sprawl. The potential new Green Belt boundary would also be moderate. Development would logically round off the settlement within the existing indentation.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	The site contains scattered agricultural buildings and two active farm complexes with large barns, operational yards, hardstanding and vehicle storage.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	There is substantial agricultural built form within parts of the site, although extensive areas remain open. There are moderate to wide views across the agricultural fields and adjoining Green Belt.
Assessment of Openness (OpAsOv)	Agricultural built form is present in several parts of the site, but substantial open areas remain. Development would have a moderate impact both visually and spatially on openness.

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

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

Site Information	
Site Reference:	H1143
Site Name:	Langberries
Settlement:	Bradford South West
Sub-Area:	Regional City
Size (ha):	16.11
Site Description:	This site consists of several sloping and level fields which are situated on the southern side of Clayton (Bradford). The site is irregular in shape and form with some boundaries undefined and cutting through fields. The site is bounded by Baldwin Lane on the west and a dry-stone wall on east. The southern boundary is irregular in form and does not follow features on the ground, rather it partially follows the change in topography. The northern boundary is formed of the edge of the settlement and mainly consists rear gardens. On the eastern side the northern boundary follows dry-stone walls and broken tree lines.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	There are some farm buildings to the west (Langberries) and also in the centre 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)	To the west is Baldwin Lane which provides a strong edge to the site which could restrict and contain development. However to the south and east there is a lack of strong features that 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)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The eastern extent of the site protrudes into the Green Belt away from the existing settlement limits in a way that would produce a 'finger' of development. As such it is considered that development of the site would result in an incongruous pattern of development.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site is adjacent to existing residential development to the north. To the east there is a cricket pitch, an Islamic school and golf course which provide some urbanising influences but not to the extent that it would weaken the contribution made to this purpose.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is formed of the rear gardens of properties on Oakleigh Road and Blackberry Way. These boundaries are partially irregular and therefore weak and lacking in durability. They would not fully prevent the outward, irregular spread of the large built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the large-built up area along one boundary (the site's northern boundary).
Purpose a) comment (PAC)	The site is free from existing development except for some farm buildings in two parts of the site. There are features to the west of the site which could restrict and contain development, however, to the south and east there is a lack of features. The site is adjacent to the

Purpose a)	To check the unrestricted sprawl of large built-up areas
	large built-up area of Bradford. If developed the site would result in an incongruous pattern of development with the protrusion of the site into the Green Belt. The site is slightly affected by some adjacent and close by urbanising influences. The existing inner Green Belt boundary is weak and lacking in durability. The site is connected to the large built-up area along one side and this may lead to unrestricted sprawl. The site would make a strong contribution to purpose a).
Purpose a) outcome (PAO)	**Strong**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	There are some farm buildings to the west (Langberries) and also in the centre of the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SW
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	N/A
Does the site form a substantial part of a gap between these towns? (PBQ2d)	N/A
What type of gap does the site sit within? (PBQ2e)	N/A
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A
Details of the loss of visual separation (PBQ3b)	N/A
Purpose b) comment (PBC)	This site sits in a gap between two parts of the defined town of Bradford and therefore makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside	The site comprises several open agricultural fields with a small number of farm buildings. These buildings are consistent with its rural use, and the site has a strong

Purpose c):	To assist in safeguarding the countryside from encroachment
character as characterised by rural land uses? (PCQ1)	physical and visual relationship with the wider countryside to the south, east and west.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development adjoins sections of the northern boundary and influences the settlement-facing edge. However, this influence is peripheral and does not materially diminish the predominantly open agricultural character of the extensive site.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It is predominantly open agricultural land with only limited rural built form and forms an extensive part of the countryside adjoining Clayton. Whilst residential development influences parts of its northern edge, the site's openness, agricultural use and continuity with the wider rural landscape remain intact, and it plays a clear role in safeguarding the countryside from encroachment.
Purpose c) outcome (PCO)	**Strong**

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

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No 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 There is a Grade II Listed farmhouse within the site and there are other Grade II Listed building on the northern boundary and to the east of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further assessment will be required to understand the potential impact of development on the heritage assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There are areas within the site where groundwater levels are between 0.025m and 0.5m below the ground surface and there is a risk of groundwater flooding.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further 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), no contribution to purpose 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. 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 follows irregular residential garden boundaries and is weak and lacking in durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would include Baldwin Lane but would predominantly follow weak or undefined field boundaries.
Boundary Strength – could an alternative site boundary be	Weak: boundaries lacking in durability

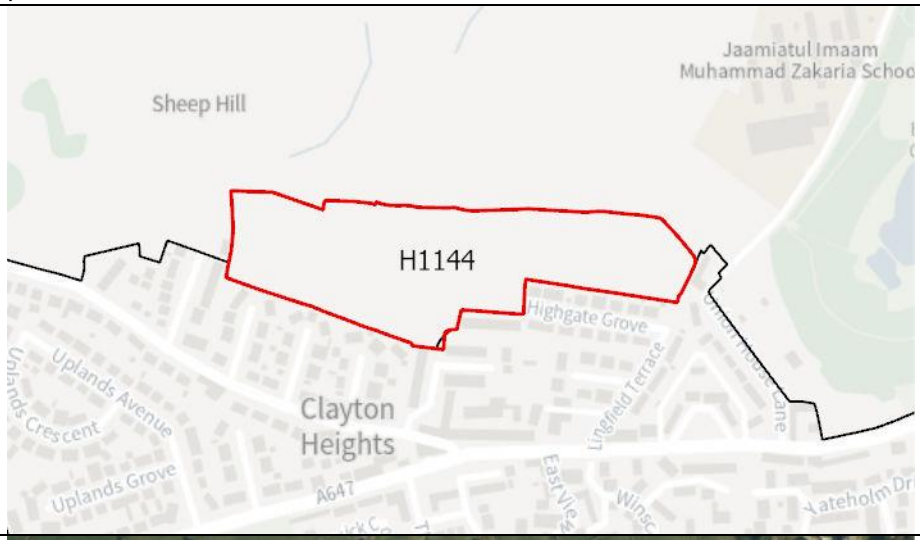
drawn to produce a potentially stronger or more logical Green Belt boundary?:	A slightly more logical boundary could follow existing field boundaries, although these would remain weak.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - boundaries formed mainly by irregular residential garden boundaries.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed by Baldwin Lane together with weak or undefined field boundaries.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding-off and would form a substantial outward extension into the Green Belt.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is weak and increases the risk of sprawl. Despite Baldwin Lane providing containment to the west, the potential new Green Belt boundary would be weak overall. Development would not logically round off the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	Agricultural buildings are present in two parts of the site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The agricultural buildings occupy a limited proportion of this predominantly open site. The site is visually prominent and provides wide views across the surrounding Green Belt, although some views are filtered by topography and vegetation.
Assessment of Openness (OpAsOv)	There is limited agricultural built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact openness.
Impact on Openness: (OpAs)	**High**

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

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

Site Information	
Site Reference:	H1144
Site Name:	Highgate Grove, Clayton Heights
Settlement:	Bradford South West
Sub-Area:	Regional City
Size (ha):	4.47
Site Description:	This site consists of a number of agricultural fields located on the edge of Clayton Heights (Bradford). The fields slope to the north. The site is bounded by existing residential development to the south and east. To the west the boundary is formed of a dry-stone wall and vegetation. To the north the boundary is formed of dry-stone walls, and is partially undefined in places. There is a noticeable change in topography along the northern part of the site.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	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)	There are some weak boundaries in the form of dry-stone walls and vegetation to the east and west. The northern boundary is essentially undefined except for a change in topography. These features would only partially 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)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site is partially contained by the existing settlement edge and would result in an incongruous pattern of development.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site is adjacent to existing residential development and there is a school and country park in reasonable proximity. However, these are fairly well screened and would not necessarily cause an urbanising influence.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is formed of the rear gardens of properties on Highgate Grove, Highgate Mill Fold, Mcmahon Drive, Coombe Hill, and Lytham Drive. These boundaries are relatively uniform, offering a stepped edge to the settlement and a boundary of moderate strength that would only partially prevent the outward, irregular spread of the large built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the large built-up area along two boundaries.
Purpose a) comment (PAC)	The site is free from development and lacks features that could restrict and contain development. The site is adjacent to the large built-up area of Bradford, it is partially contained by existing development, being attached to the large built-up area along two sides and its development would not result in an incongruous pattern of development. There are some partial

Purpose a)	To check the unrestricted sprawl of large built-up areas
	urbanising influences close to the site. The existing inner Green Belt boundary consists of features of moderate strength and would partially help to restrict sprawl. The site would make a moderate contribution to purpose a).
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
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 - Bradford SW
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	N/A
Does the site form a substantial part of a gap between these towns? (PBQ2d)	N/A
What type of gap does the site sit within? (PBQ2e)	N/A
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A
Details of the loss of visual separation (PBQ3b)	N/A
Purpose b) comment (PBC)	This site sits in a gap between two parts of the defined town of Bradford and therefore makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises undeveloped agricultural fields which slope northwards and remain physically continuous with the wider open countryside to the north and west.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built	Residential development adjoins the southern and eastern boundaries and influences those settlement-facing edges. However, the site itself remains open and

Purpose c):	To assist in safeguarding the countryside from encroachment
form/non-rural uses within the site under consideration) (PCQ2)	agricultural, and the adjoining development does not materially urbanise its wider character.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It is undeveloped agricultural land with a clear relationship to the wider countryside extending northwards from Clayton Heights. Whilst residential development adjoins two boundaries, the site retains its openness and rural character and plays a clear role in safeguarding the countryside from further encroachment.
Purpose c) outcome (PCO)	**Strong**

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No Within 7km of SPA/SAC (recreational impacts only)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is directly adjacent and within 50m of a Grade II Listed

Footnote 7 Assessment Criteria	Yes / No and Comment
	building (Islamic College, Thornton View Road).
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further assessment will be required to understand the potential impact of development on the heritage assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The site is partially in an area where groundwater levels are between 0.5m and 5m below the ground surface and therefore there is a risk to subsurface assets but surface manifestation is unlikely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

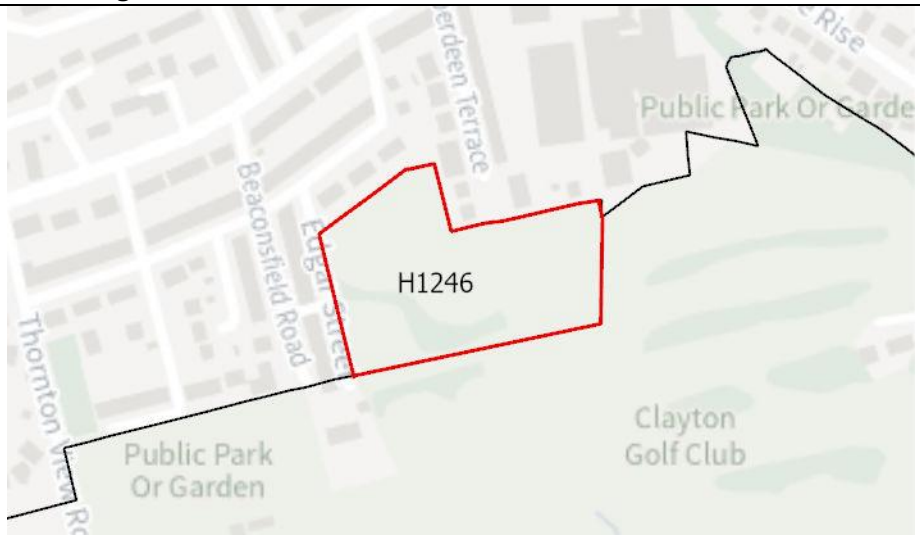
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), no contribution to purpose b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to heritage assets and flood risk which require further investigation 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:	Weak: boundaries lacking in durability The existing inner Green Belt boundary follows garden fences, hedges and a short length of wall, which lack durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would follow dry-stone walls and vegetation, with some undefined sections.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - boundaries formed by residential garden fences, hedges and a short wall.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed by dry-stone walls, vegetation and partly undefined sections.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would partially round off the existing settlement edge.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is weak and increases the risk of sprawl. The potential new Green Belt boundary would also be weak. Development would partially round off the settlement but would leave a boundary lacking durability.
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 elevated and visually prominent, particularly across its central and western sections. There are wide views across the site and adjoining countryside.
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact openness.
Impact on Openness: (OpAs)	**High**

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

Site Information	
Site Reference:	H1246
Site Name:	Land south of Aberdeen Terrace
Settlement:	Bradford South West
Sub-Area:	Regional City
Size (ha):	1.71
Site Description:	The site comprises an irregular-shaped parcel of open greenfield land located within an urban enclave along the on the southern edge of Clayton, Bradford. The site forms part of the managed grounds of Clayton Golf Club. Its western and northern edges are contiguous with the settlement boundary; the western boundary tracks Edgar Street which separates the site from row of residential dwellings lining the street; the northern boundary follows an indented path that directly tracks the curtilage lines of residential terraces along its three edges. The eastern and southern boundaries of the site face the wider golf course, arbitrarily cutting across the open land with no physical features to define the site at these edges.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	No
What are the physical features? (PAQ2b)	
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Localised urban fringe influences due to its position within an urban enclave. Eastern and northern boundary directly interfaces with residential curtilages. Activity from the golf course.
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 of mixed durability. It follows the domestic curtilages of housing in the settlement, constituting a weak physical barrier that offers no permanent, engineered structural defence to contain development or resist outward urban pressure, though Edgar Street provides strong containment on the western border.
How is the site connected to the large built-up area? (PAQ7)	Contiguous with the settlement along its western and northern boundaries, where the site directly adjoins urban residential development.
Purpose a) comment (PAC)	The site makes a moderate contribution to checking unrestricted sprawl. The site consists of open greenfield land functioning as part of Clayton Golf Club, located along the southern edge of Clayton, which is highly connected and contiguous with the Bradford boundary along its northern and western edges. The site's inner Green Belt boundary is of mixed durability, with Edgar Street providing strong containment along the western boundary, but the remainder of the perimeter relying entirely on weak domestic curtilages, where the site

Purpose a)	To check the unrestricted sprawl of large built-up areas
	experiences localised urban fringe influences. Because the site sits within a distinct pocket of the surrounding urban footprint, development would form a logical infilling and compact rounding-off of the pre-existing urban baseline rather than an incongruous outward protrusion. However, because the site's eastern and southern perimeters rely entirely on soft, non-defensible lines that cut arbitrarily across the open golf course fairways, and there are no nearby engineered barriers or road corridors across the open landscape to provide secondary containment, preserving the site is necessary to check sprawl along these open, highly vulnerable flanks.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SW
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	
Does the site form a substantial part of a gap between these towns? (PBQ2d)	N/A
What type of gap does the site sit within? (PBQ2e)	
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A
Details of the loss of visual separation (PBQ3b)	
Purpose b) comment (PBC)	This site sits in a gap between two parts of the defined town of Bradford and therefore makes no contribution to purpose d).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is open land within the managed grounds of Clayton Golf Club, with residential development along its western and northern edges.
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 open but sits within an urban enclave: housing adjoins its western and northern edges, and the rest is managed golf-course land. Its character is more urban-edge recreation than countryside, so development would cause limited encroachment into countryside.
Purpose c) comment (PCC)	The site makes a weak contribution to purpose c). Although open, the site lies within an urban enclave, with housing along its western and northern boundaries and Clayton Golf Club to the east and south. Its urban setting and recreational use limit its relationship with 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)	
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Localised medium risk of surface water flooding
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further information and assessment required
Footnote 7 Conclusion	**Footnote 7 Issues**

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

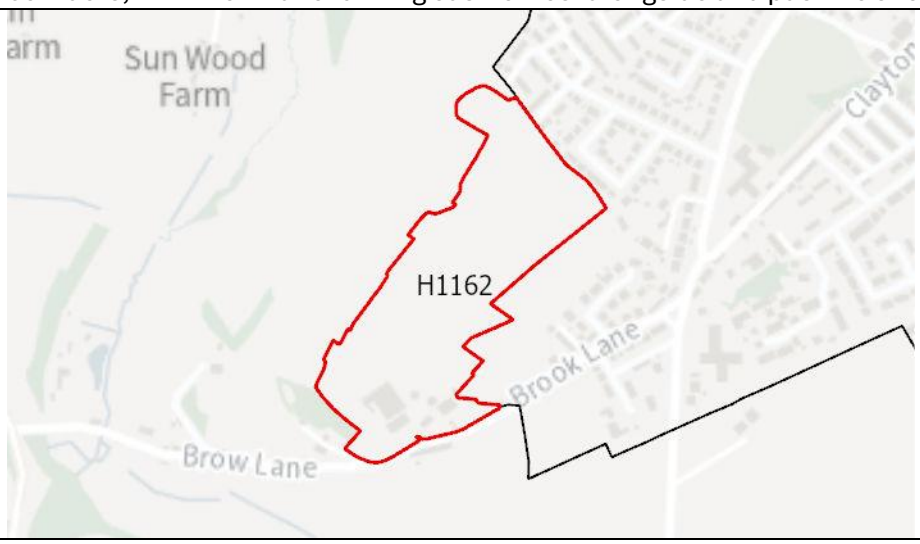
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary combines Edgar Street with weaker residential curtilages.
Boundary Strength – Potential new boundary:	Entirely Undefined The potential new Green Belt boundary would cut across the open golf course without following identifiable physical features.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - Edgar Street provides a strong section, while the remainder follows weaker residential curtilages.

How strong is the potential new Green Belt boundary? (SpAs3)	Entirely undefined - the potential boundary cuts across the open golf course without following physical features.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a logical infilling and rounding-off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is moderate and partially resists sprawl. The potential new Green Belt boundary would be entirely undefined and would increase the risk of further development across the golf course. Development would nevertheless logically round off the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site forms part of the open golf course and has views across the adjoining fairways. Existing development provides a backdrop along its northern and western sides.
Assessment of Openness (OpAsOv)	There is no built form on site. There are moderate views across the site and adjoining areas of Green Belt. Development would have a moderate impact both visually and spatially on openness.
Impact on Openness: (OpAs)	**Moderate**

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

Site Information	
Site Reference:	H1162
Site Name:	Baldwin Lane, Clayton
Settlement:	Bradford South West
Sub-Area:	Regional City
Size (ha):	7.80
Site Description:	The site comprises an irregular-shaped plot of greenfield land located west of the built-up edge of Clayton, Bradford. The site comprises agricultural fields with soft internal boundaries, alongside the Fall Top Farm buildings and yard cluster in the south-west corner, comprising a farmhouse and numerous large agricultural buildings and hardstanding/servicing space. The site is contiguous with the settlement boundary along its north-eastern and south-eastern boundaries, directly abutting the rear gardens of the adjacent housing estate to the north-east and following the boundary lines of intervening fields to the east which separate the site from further residential development. The southern boundary follows Brow Lane before wrapping around the Fall Top Farm cluster, where the line then extends north-westwards through the wooded bank of Silverwood. The north-western boundary follows both soft field lines and cuts across fields to rejoin the settlement at the northernmost corner if the site. The surrounding landscape is characterised by open agricultural fields, woodland blocks and scattered clusters of farm buildings and small residential pockets, connected by local road corridors, with Brow Lane running east to west alongside and past the site.
Map (Site Boundary):	

Site Information	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	The south-western corner contains Fall Top Farm, an active farm cluster comprising a residential farmhouse, multiple large agricultural outbuildings and associated hardstanding/servicing areas. Whilst these are rural uses, the cluster also includes a residential farmhouse.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Brow Lane provides a strong defensible feature along the southern boundary. Remaining boundaries are soft agricultural lines. no large-scale, strategic infrastructure or natural containment features in the wider vicinity.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Localised urban fringe influences due to immediate proximity to the Clayton residential estate to the north-east and east. Regular traffic from Brow Lane. Presence of the Fall Top Farm building cluster, hardstanding and associated servicing space within the south-western corner of the site introduces an active, built farmyard environment that alters the raw, undisturbed rural character of the parcel's immediate edge, together with a residential dwelling.
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 entire length of the site's inner Green Belt boundary lacks durability. To the north-east, the line follows the residential curtilages of the adjacent housing estate, which provide a weak physical edge that offers no long-term structural defence against outward urban sprawl. To the east, the boundary reverts to soft agricultural field lines separating the site from intervening non-Green Belt allocations. Because the entire inner boundary is comprised of non-defensive, soft landscape features and domestic edges, it fails to form an engineered or

Purpose a)	To check the unrestricted sprawl of large built-up areas
	durable barrier capable of containing development in the absence of another boundary.
How is the site connected to the large built-up area? (PAQ7)	The site is contiguous with the settlement boundary on two sides: along its north-eastern boundary where it directly adjoins the urban edge. To the east, the connection is via non-Green Belt fields, which separate the site from the housing development.
Purpose a) comment (PAC)	The site makes a moderate contribution to checking unrestricted sprawl. The site consists of open greenfield land and an active farm cluster located to the west of Clayton, which is contiguous with the Bradford settlement boundary along its north-eastern and eastern edges. Spatially, a proposal here would extend the urban footprint north-westward, continuing the existing staggered and non-linear layout of the adjacent settlement. The site's inner Green Belt boundary lacks long-term durability, relying on residential garden curtilages to the north-east and soft field lines across non-Green Belt field allocations to the east. Because this entire inner baseline comprises non-defensive domestic edges and soft landscape features, it fails on its own to form an engineered barrier capable of containing development. However, a proposal here would not result in an incongruous pattern of growth, as the layout would continue the existing staggered and non-linear character of the local settlement edge. Rather than projecting an isolated protrusion, an extension here would mirror the irregular, stepped depth already established by the adjacent settlement boundary. Further, whilst the weak inner boundary makes the edge vulnerable to an initial breakthrough, outward expansion is directionally capped by nearby containment features. The engineered corridor of Brow Lane provides a strong defensible feature along the southern perimeter, whilst the natural features of Hole Bottom Beck and Hanging Fall Wood run parallel approx. 230m to the west to provide a reliable secondary strategic cap. On balance, because these surrounding parameters ensure that any potential outward growth remains structurally confined to some extent, the site's role remains moderate.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	The south-western corner contains Fall Top Farm, an active farm cluster comprising a residential farmhouse, multiple large agricultural outbuildings and associated

Purpose b)	To prevent neighbouring towns merging into one another
	hardstanding/servicing areas. Whilst these are rural uses, the cluster also includes a residential farmhouse.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SW
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Clayton (Bradford) and Queensbury (Bradford)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Largely essential or wide gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	Yes
Details of the loss of visual separation (PBQ3b)	Intervisibility across this gap is highly active and exposed. Clear, sweeping views extend from the site's edge across the open valley basin directly to the built horizon of Queensbury. Because the landscape is characterised by open agricultural slopes with no meaningful tree screening or intervening landform barriers, introducing built forms across this large tract of land would cause a loss of visual separation. Developing the site would project the urban environment forward into a prominent, shared viewshed, narrowing the perceived open buffer separating the two towns.
Purpose b) comment (PBC)	The site makes a moderate contribution to preventing neighbouring towns from merging. It sits within a wider Green Belt corridor that forms a largely essential gap between the Bradford settlement edge of Clayton and Queensbury to the southwest. From the site, there are clear views across the open countryside to Queensbury, and development would push the physical built footprint forward and reduce the visual gap, However, because a substantial amount of around 800m of intervening open pasture fields defined by the steep valley is retained, the structural and perceived separation of both urban areas stays secure and development does not present a risk of coalescence.
Purpose b) outcome (PBO)	**Moderate**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises predominantly open agricultural fields with a strong physical and visual relationship to the wider countryside to the west. Fall Top Farm introduces built form within the south-western part of the site, but the buildings are associated with an established rural use and do not fundamentally alter the site's countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development adjoins the north-eastern and south-eastern edges and influences the settlement-facing parts of the site. However, this influence is localised, and the site's extensive open fields and outward relationship with the surrounding rural landscape remain dominant.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site is predominantly open agricultural land forming part of the wider countryside west of Clayton. Whilst housing influences the eastern margins and the site contains an active farmstead, the site retains a predominantly rural and open character. Development would extend the built-up area westwards into the countryside and would represent significant encroachment beyond the existing settlement edge.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	No
If development is present – what form/type of development is it? (PDQ1b)	The south-western corner contains Fall Top Farm, an active farm cluster comprising a residential farmhouse, multiple large agricultural outbuildings and associated hardstanding/servicing areas. Whilst these are rural uses, the cluster also includes a residential farmhouse.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.

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

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No 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)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Medium risk of groundwater flooding to and subsurface assets. Some isolated high to medium risk of surface water flooding.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further information and assessment required
Footnote 7 Conclusion	**Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary follows residential curtilages and soft field boundaries, with only a short stronger section.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would comprise a footpath, fencing, steep topography, woodland and Brow Lane, providing an overall moderate boundary.

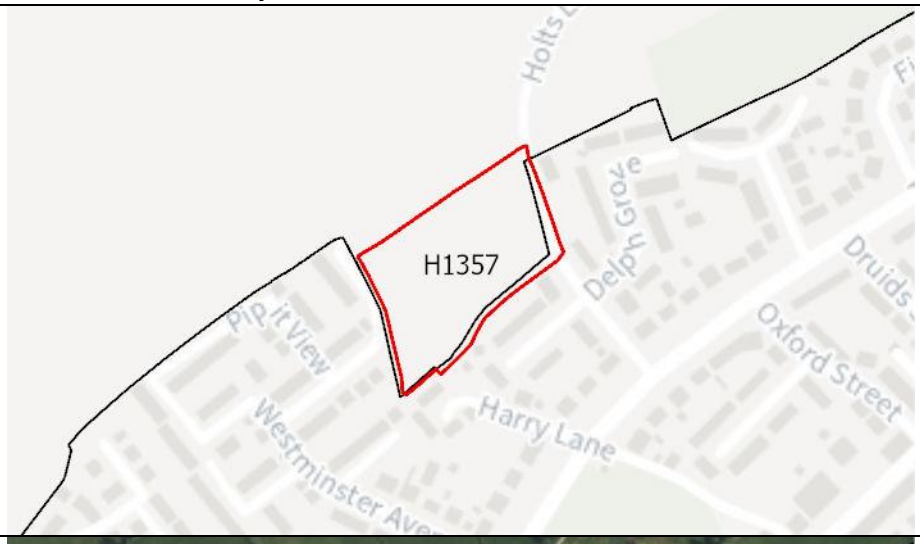
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - boundaries formed by residential curtilages and soft field boundaries, with a short stronger section.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by a footpath, fencing, steep topography, woodland and Brow Lane.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would partially round off the irregular western edge of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is weak and increases the risk of sprawl. The potential new Green Belt boundary would be moderate and provide improved containment. Development would partially round off the irregular settlement edge
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	The site contains Fall Top Farm, including a farmhouse, agricultural buildings, yards and hardstanding.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	Built form is concentrated within one part of the site, while the remaining agricultural fields are open and provide wide views across the surrounding Green Belt.
Assessment of Openness (OpAsOv)	Agricultural built form is present in part of the site, but the majority remains open. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact 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 the openness of the Green Belt. The existing inner Green Belt boundary is weak, and the proposed boundary would be moderate in strength. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.

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

Site Information	
Site Reference:	H1357
Site Name:	Holts Lane, Clayton
Settlement:	Bradford South West
Sub-Area:	Regional City
Size (ha):	1.09
Site Description:	The site comprises a rectangular parcel of greenfield land located north of the built-up residential edge of Clayton, Bradford. The site consists of a pasture field containing a Yorkshire Water pumping station facility enclosed in its north-eastern corner. The site is contiguous with the settlement boundary and built-up edge of Clayton on its eastern, southern and western edges. The southern boundary directly adjoins the rear domestic curtilages of residential dwellings, the eastern boundary follows the unmade track corridor of Holts Lane directly adjacent to a modern housing development, and the western boundary follows an unmarked pathway next to another housing development. The northern boundary is defined by a traditional post-and-rail perimeter fence, which divides the parcel from the open agricultural fields spreading northwards into the valley. Low Lane loops and runs west to east across the open countryside approximately 300m north of the site, beyond which sits the southern settlement boundary of Thornton.
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)	The site contains a permanent utility infrastructure asset (the pumping station) in its north-eastern corner.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	The site is structurally enclosed on three sides by housing boundaries. Low Lane loops across the open countryside 300m to the north, providing a strategic physical barrier in the wider landscape to contain outward urban expansion.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	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 experiences significant urban fringe influences, being directly enclosed on three sides by modern residential developments at Holts Lane, Rambling Walk and the surrounding estate curtilages. It also houses an active, operational Yorkshire Water utility compound.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is formed by a continuous line of permanent residential curtilages on three sides. Whilst these domestic structures form a highly durable physical edge, they do not serve as an active physical barrier to check sprawl. The open pasture field sits directly against these fences, causing the existing urban edge to act as a starting point for outward expansion rather than a defensive barrier that stops the outward spread of the built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is contiguous with the built-up area along its eastern, southern and western edges, directly adjoining established residential developments.
Purpose a) comment (PAC)	The site makes a moderate contribution to checking unrestricted sprawl. The site consists of an open pasture field containing a permanent utilities facility, and it shares continuous contiguity with the Clayton built-up

Purpose a)	To check the unrestricted sprawl of large built-up areas
	footprint on its eastern, southern and western boundaries. The land is heavily enclosed on three sides by the existing town and experiences direct urbanising influences from these bordering residential edges. Whilst the surrounding housing footprints represent the source of urban edge pressure, the compact positioning of the field within this deep urban indentation limits its capacity to function as a primary shield against outward expansion. Whilst the engineered road corridor of Low Lane runs east-to-west across the valley floor roughly 300m to the north, it is too distant to provide immediate containment. Any development stepping across the northern boundary remains highly uncontained, free to spread significantly across the expansive agricultural landscape and leak westwards across soft field lines due to the complete absence of immediate defensible features or secondary engineered barriers.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	The site contains a permanent utility infrastructure asset (the pumping station) in its north-eastern corner.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford SW
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	
Does the site form a substantial part of a gap between these towns? (PBQ2d)	N/A
What type of gap does the site sit within? (PBQ2e)	N/A
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A
Details of the loss of visual separation (PBQ3b)	

Purpose b)	To prevent neighbouring towns merging into one another
Purpose b) comment (PBC)	This site sits in a gap between two parts of the defined town of Bradford and therefore makes no contribution to purpose d).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is mostly open pasture, with a pumping station in its north-eastern corner. Its northern edge adjoins agricultural fields extending into the valley.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Housing encloses the site on its eastern, southern and western sides, creating a pronounced urban-edge setting. The pumping station adds a localised infrastructure presence.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). Housing on three sides means development would fill a gap at Clayton's edge, whilst the pumping station adds an urban influence. The northern boundary adjoins open agricultural fields, so development would still extend built form into the countryside, although the existing enclosure limits the extent of that encroachment.
Purpose c) outcome (PCO)	**Moderate**

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

Purpose d):	To preserve the setting and special character of historic towns
	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)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Medium risk of groundwater flooding to both surface and subsurface assets.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further information and assessment required
Footnote 7 Conclusion	**Footnote 7 Issues**

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

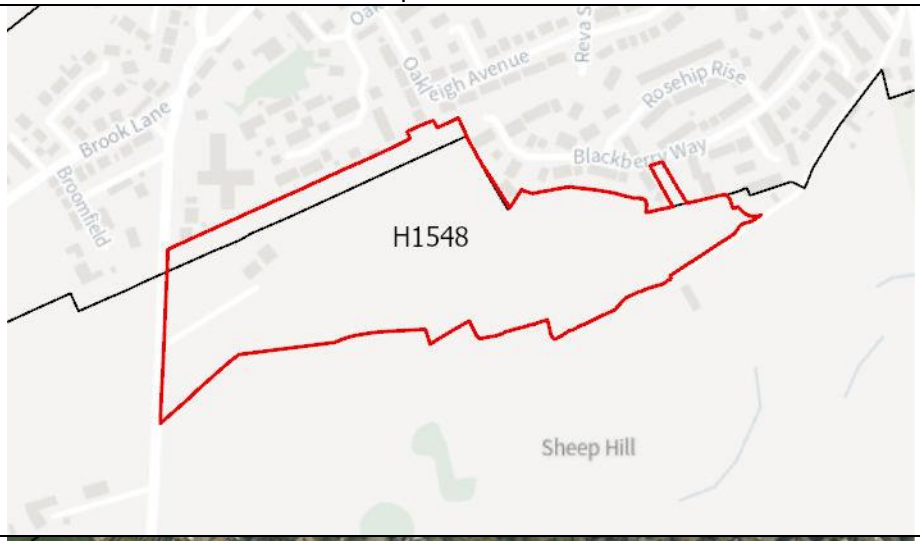
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary follows residential curtilages and unmade paths on three sides.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would principally follow post-and-rail fencing and soft field boundaries.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially	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.

stronger or more logical 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 three sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - boundaries formed by residential curtilages and unmade paths.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed by post-and-rail fencing and soft field boundaries.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a logical rounding-off of the settlement given the existing development on three sides.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on three sides. The existing inner Green Belt boundary is weak and increases the risk of sprawl. The potential new Green Belt boundary would also be weak, although the site is substantially contained by existing development. Development would logically round off the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	The site contains a Yorkshire Water pumping station in its north-eastern corner.
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 enclosed by development on three sides but remains open towards the countryside to the north. There are moderate views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is limited built form on site. There are moderate views across the site and adjoining areas of Green Belt. Development would have a moderate impact both visually and spatially on openness.
Impact on Openness: (OpAs)	**Moderate**

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

Site Information	
Site Reference:	H1548
Site Name:	Langberries, Clayton Heights
Settlement:	Bradford South West
Sub-Area:	Regional City
Size (ha):	8.01
Site Description:	This site consists of a number of agricultural fields located to the south of Clayton in South West Bradford. The site is bounded to the north by the edge of the settlement which is mainly formed of rear gardens. To the west the site is bounded by Baldwin Lane. To the south the site follows a contour which cuts across from west to east, as well as a number of field boundaries formed of dry-stone walls, trees and hedgerows. The eastern part of the southern boundary is formed of a well-made track leading to a former agricultural building located outside the site boundary. The site slopes gently downhill from south to north. The grade II listed Langberries Farm is situated in the western part of the site.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	There are some farm buildings to the west (Langberries).
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	To the west is Baldwin Lane which is a strong boundary which would restrict or contain development. Along part of the southern boundary is a well made track which offers a boundary of moderate strength. The remaining part of the southern boundary is formed of dry-stone walls and a slight change in gradient/topography which are weaker features which would not fully 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)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	If developed the site would be partially contained by the topography of the area and form an extension of the settlement which would partially fit into the landform.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	The site is adjacent to existing residential development to the north (Clayton). There are limited other urbanising in close proximity to the site.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is formed of the rear gardens of properties on Oakleigh Road and Blackberry Way. These boundaries are partially irregular and therefore weak and lacking in durability. They would not fully prevent the outward, irregular spread of the large built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the large-built up area along one boundary (the site's northern boundary) (although the site curves round slightly and could also be considered to form the site's east boundary).
Purpose a) comment (PAC)	The site is free from development except for the farm buildings (Langberries) located to the west of the site. There are limited strong features that could restrict and contain development. To the west Baldwin Lane

Purpose a)	To check the unrestricted sprawl of large built-up areas
	provides a strong boundary to restrict development moving further to the west. To the south the site is slightly contained by the topography with a change in the gradient of the slope partially providing a physical feature. The southern boundary principally follows the contour as well as some field boundary features including dry-stone walls, trees and hedgerows. These are weaker features which would not restrict or contain development. The site is adjacent to the large built-up area of Bradford. If developed the site would be partially contained by the change in topography and would result in a modest extension to the settlement which would not necessarily be incongruous. There are limited other urbanising influences close to the site. The existing inner boundary is a mix of boundaries which are less defensible and lacking in durability. The site is connected to the large built-up area along one boundary (the site's northern boundary) (although the site curves round slightly and could also be considered to form the site's east boundary). On balance the site would make a moderate contribution to purpose a).
Purpose a) outcome (PAO)	**Moderate**

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

Purpose b)	To prevent neighbouring towns merging into one another
Details of the loss of visual separation (PBQ3b)	N/A
Purpose b) comment (PBC)	This site sits in a gap between two parts of the defined town of Bradford and therefore makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	H1548 comprises open agricultural fields south of Clayton. The fields retain a rural character and connect directly with the wider countryside to the south; Grade II listed Langberries Farm forms part of the site's rural setting.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Housing along the site's northern edge creates an urban-edge influence. The farm buildings are rural in character, and the site is not enclosed by development; building here would extend the settlement into open countryside.
Purpose c) comment (PCC)	H1548 makes a strong contribution to purpose c). The site retains an open agricultural character south of Clayton and connects directly with the wider countryside. Whilst housing defines its northern edge, it does not enclose the site; development would extend the settlement into open 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 - rural uses present
If development is present – what form/type of development is it? (PDQ1b)	There are some farm buildings to the west (Langberries).
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are some limited long distance views from the site across to the historic town. There are no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.

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

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No 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 There is a Grade II Listed farm house (Langberries) in the western part of the site. The site also borders a listed property to the east of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
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 0.0025m and 0.5m below the ground surface and there is a risk of groundwater flooding to both surface and subsurface assets. There are some areas of low surface water flood risk within the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability

	The existing inner Green Belt boundary follows irregular residential garden boundaries.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would combine Baldwin Lane and a well-made track with weaker dry-stone walls, hedgerows and topographical features.
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.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - boundaries formed by irregular residential garden boundaries.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by Baldwin Lane, a well-made track, dry-stone walls, hedgerows and topographical features.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would partially round off the southern edge 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 increases the risk of sprawl. The potential new Green Belt boundary would be moderate and provide improved containment. Development would partially round off the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	The site contains agricultural buildings associated with Langberries Farm.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	Farm buildings occupy a limited part of this predominantly open agricultural site. The site is visually prominent and provides wide views across the surrounding Green Belt, although some views are filtered by topography and vegetation.
Assessment of Openness (OpAsOv)	There is limited agricultural built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact openness.
Impact on Openness: (OpAs)	**High**

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