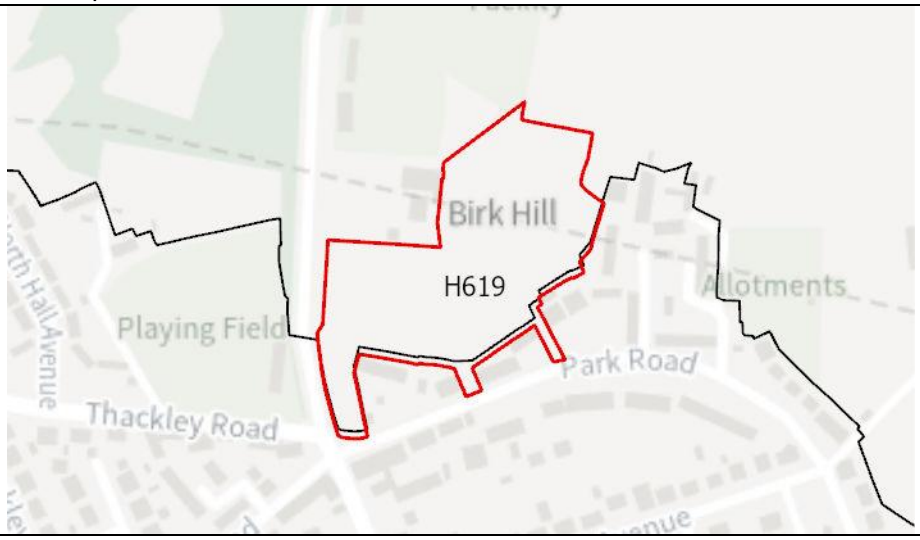
Bradford District Green Belt Assessment

Appendix C4 – Bradford North East

Bradford District Green Belt Assessment

Appendix C4 – Bradford North East

Site Information	
Site Reference:	H619
Site Name:	Park Road, Thackley
Settlement:	Bradford North East
Sub-Area:	Regional City
Size (ha):	2.04
Site Description:	The site comprises an irregular plot of open greenfield land nestled within an urban-fringe pocket on the northern edge of Thackley. The southern boundary is directly connected to the edge of the adjoining settlement, running contiguously along a fragmented urban edge that wraps around a terrace of residential dwellings and the commercial footprint of a public house fronting Park Road. To the east, the site is bound by the active equestrian infrastructure, stables and property lines of North Street Farm Livery Yard, alongside the rear boundaries of residential terraces off North Street. The northern boundary is defined by a managed partition directly bordering a separate farmhouse, traditional agricultural barn buildings, and the fenced sports infrastructure of Thackley AFC football ground. The western boundary runs parallel to Ainsbury Avenue, defined by a mature tree-lined embankment that provides a strong natural landscape screen. The internal acreage consists of vacant open grassland featuring two circular stone railway air shafts and a brick electricity substation building nestled within the southwestern corner, functioning as an enclosed green pocket tightly framed by residential, recreational, and agricultural development.
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 site contains two circular stone railway air shafts serving the active subterranean Thackley Tunnels network. An electricity substation is located in the south western corner.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	Ainsbury Avenue and Park Road form hard engineered highway barriers to the west and south. To the north and east, the built footprints and structural fences of Thackley AFC football ground and North Street Fram Livery Yard establish a physical enclosure.
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 already enclosed on three sides by residential terraces, equestrian yards, and sports complexes, meaning development here would infill an existing urban-fringe pocket to form a consolidated layout.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Immediate domestic noise and light spill enter the site from the North Street housing terraces and Park Road properties, whilst significant commercial and recreational activity impacts the land from the adjacent public house, the active equestrian livery yard, and the matchday crowds and floodlighting of Thackley AFC football ground, as well as vehicular movements.
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 boundary is a jagged, fragmented line formed by the rear garden fences of North Street houses and the residential and commercial plots on Park Road. As it is made of domestic fences rather than a main road, it is a weak barrier that lacks long-term durability on its own, meaning it relies on Ainsbury Avenue and the outer sports and farm complexes to restrict urban sprawl.
How is the site connected to the large built-up area? (PAQ7)	The site runs contiguously alongside the residential rear garden borders of North Street to the east and the fragmented urban curtilages of the dwellings and pub fronting Park Road to the south.

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 plot consists of an open greenfield pocket that performs a clear role by checking the outward growth of Bradford, whilst its capacity to prevent sprawl is heavily moderated by the surrounding urban fabric and adjacent built infrastructure. The site is highly connected to the large built-up area across multiple perimeters, tracking the urban edge contiguously alongside its southern and eastern boundaries against the residential rear garden borders of North Street and the fragmented urban curtilages fronting Park Road, whilst the settlement boundary also closely touches and tightly mirrors the site's western edge directly across the narrow corridor of Ainsbury Avenue. The inner Green Belt boundary consists of a distinct mix of durability; Park Road to the south and Ainsbury Avenue to the west provide engineered, permanent public highway corridors that form strong and defensible boundaries to restrict outward development, whilst the residential curtilages to the south and east establish a localised physical enclosure. Developing this pocket would not result in an incongruous pattern of development or project an extended finger of housing into open countryside, as it fills a right-angle indentation next to the built-up area to form a compact rounding-off of the urban footprint against the established highway network. Whilst the north-eastern boundary segment relies on soft field lines looking toward the wider valley landscape, the site's northern and north-western boundaries are heavily contained by the established built footprints and structural perimeters of Sink Hill Farm and North Street Farm. Because the site features heavy physical containment across almost all flanks and is structurally hemmed in by Ainsbury Avenue and surrounding urban fabric, there is a very limited risk of triggering unrestricted outward sprawl.
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 internal acreage contains two circular stone railway air shafts serving the active subterranean Thackley Tunnels network. An electricity substation is located in the south western corner.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford NE
Is the site located in a gap between two defined towns (including those	Yes

Purpose b)	To prevent neighbouring towns merging into one another
in a neighbouring authority)? (PBQ2b)	
If yes, which towns? (PBQ2c)	Thackley (Bradford) and Baildon
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)	
Purpose b) comment (PBC)	The site makes a weak contribution to preventing neighbouring towns from merging. The site is located within an expansive strategic valley gap separating the Bradford settlement at Thackley from the Leeds authority boundary at Guiseley. Spatially, the site tracks an extensive, long-distance separation measuring approx. 2.1km, classifying the landscape as a less essential or vast gap, rather than a vulnerable narrow gap at immediate risk of coalescence. Whilst the site remains open greenfield pasture land, the vast spatial distance combined with heavy screening from local woodland blocks and valley topography ensures that visual and physical separation is securely maintained. Because development would not result in the perceptual merging of distinct town identities or significantly compromise the integrity of this wide strategic buffer, its contribution to purpose b) remains low.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site consists of vacant open grassland that retains a baseline unbuilt greenfield profile, whilst its operational rural utility is limited by its position on the urban edge. Being tightly enclosed on three sides by residential terraces, commercial plots, intensive equestrian livery infrastructure, and sports facilities, the site functions as a highly contained urban-fringe green pocket rather than as a component of the wider, uninterrupted open countryside landscape

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The majority of the open grassland remains completely free of standard habitable or commercial built form. This protection is balanced by the presence of essential infrastructure already inside the boundary, specifically a brick electricity substation building nestled within the south western corner and two circular stone railway air shafts.
Purpose c) comment (PCC)	The site performs a moderate role under purpose c) by protecting the unbuilt openness of the urban fringe, whilst its overall countryside utility is heavily influenced by the adjacent urban edge. The land maintains an open greenfield profile of vacant grassland across the majority of the site that is completely free of residential or commercial built form, noting though the presence of essential infrastructure within the site boundary, specifically a brick electricity substation building in the southwestern corner and two circular stone railway air shafts. The operational rural character of the land is limited by its tight containment on three sides by residential terraces, commercial plots, intensive equestrian livery infrastructure, and sports facilities, which causes the parcel to function as a semi-enclosed urban-fringe green pocket rather than as a component of the wider, uninterrupted countryside. Therefore, whilst developing the parcel would introduce urban encroachment into an unbuilt gap, the heavily influenced nature of the site prevents it from being classified as a high contributor.
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 two circular stone railway air shafts serving the active subterranean Thackley Tunnels network. An electricity substation is located in the south western 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	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site

Purpose d):	To preserve the setting and special character of historic towns
relationship to the historic aspects of the town or lack thereof (PDQ4b)	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 makes no contribution to Purpose D. It is entirely separate and geographically isolated from any historic core, sitting on the outer edge of Thackley, which functions as an industrial and suburban settlement that lacks a recognised historic town core.
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 Close proximity (c. 60m) to ancient woodland Buck Wood West.
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 Site within the setting of Grade II Listed buildings fronting Park Road, North Street, and Birk Hill Fram and Barn.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further detailed assessment would be required as part of a pre-application or planning application proposal, to understand impacts and ascertain whether harm could be mitigated via condition/planning obligation.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels are at least 5m below the ground surface. Flooding from groundwater is not likely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage
Footnote 7 Conclusion	**Footnote 7 Issues**

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

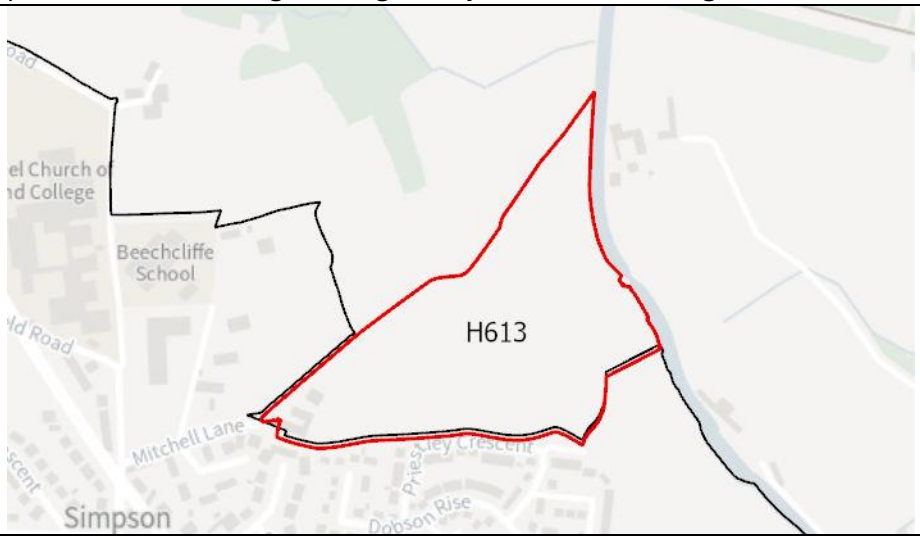
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed mainly by residential garden boundaries. These are weak features which lack durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed by Ainsbury Avenue and boundaries adjoining the farm, livery yard and football ground. Ainsbury Avenue is strong and defensible, whilst the remaining boundaries are less durable. Overall, the potential new boundary would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side and part of a second side.
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)	Moderate - boundaries formed by a made road and boundaries adjoining the farm, livery yard and football ground.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would result in a rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side and part of a second side. The existing inner Green Belt boundary is weak and would increase the risk of sprawl. The potential new Green Belt boundary would be moderate in strength and would provide some containment. Development would round off an existing urban-fringe pocket.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is limited built form on site, comprising two railway air shafts and an electricity substation
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 grassland, although views are partly contained by surrounding residential, agricultural and recreational development.

Assessment of Openness (OpAsOv)	There is limited built form on site. The site comprises open grassland, although views across the site and adjoining Green Belt are partly contained. Development would have a moderate visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a weak contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d), and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a moderate impact on openness. Both the existing inner Green Belt boundary and the potential new boundary are 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:	H613
Site Name:	Mitchell Lane, Thackley
Settlement:	Bradford North East
Sub-Area:	Regional City
Size (ha):	5.86
Site Description:	The site comprises a roughly triangular plot of open pasture land divided into fields by hedgerows and dry-stone walls. The straight southern boundary is directly connected to the edge of the adjoining settlement, running along the residential rear gardens of the modern housing development at Priestly Crescent. To the east and northeast the site is bound by the tree-lined corridor of the Leeds and Liverpool Canal, whilst the northwestern boundary is defined by an open field partition dividing the site from the remaining countryside. Whilst the majority of the site consists of open greenfield grazing land, there is a historic, consolidated built footprint enclosed within the south western corner which is accessed via Mitchell Lane. This consists of the Grade II Listed Simpson Green Farmhouse, Farm Cottage – an integral stone barn and an L-shaped range of traditional byres. There is also a modern steel barn and associated hardstanding immediately adjacent to this stone cluster, to support the active livery operations, creating a localised pocked of agricultural development at this southwestern entry point. The site also provides a secure dog-walking facility known as Woofing Around.
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)	A historic, consolidated agricultural footprint situated within the south-western corner of the site, consisting of the Grade II Listed Simpson Green Farmhouse, Farm Cottage, an integral stone barn, and an L-shaped range of traditional byres, alongside a modern steel barn and associated hardstanding used for active livery operations. A commercial secure dog-walking service also operates on-site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	The Leeds Liverpool Canal and its tree-lined corridor form a strong, permanent physical barrier to the east and north east. The north-western and north-eastern boundary is a weak, permeable open field partition. An active railway line provides strong containment running east-to-west approx. 130m north 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)	The modern steel barn and associated hardstanding in the south western corner introduce a localised pocket of modern agricultural and commercial livery development inside 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 consists of a mixture of strong and weak features. Along the entire southern perimeter, it tracks the engineered public road corridor of Mitchell Lane, which represents a strong, defensible boundary. However, as the north-west and north-east boundaries rely entirely on soft agricultural field divisions, which lack long-term structural durability, meaning the inner boundary is only partially defensible overall.

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 straight southern boundary, where it directly borders Mitchell Lane and the adjacent housing.
Purpose a) comment (PAC)	The site makes a moderate contribution to checking unrestricted sprawl. The plot consists of open greenfield pasture land situated south-east of Thackley, nestled within a three-sided urban indentation. Whilst development would broadly round off this urban bay, the site does project slightly outwards into the local landscape context, breaking the flat continuity of the urban baseline. The site's inner Green Belt boundary features a mix of durability; the southern perimeter follows the engineered strong and defensible public road corridor of Mitchell Lane, whilst the north-western and north-eastern urban interfaces rely on soft field lines lacking in durability. Further, any outward sprawl from this slight projection is strictly restricted and permanently contained by robust secondary barriers in immediate proximity: the engineered corridor of the Leeds and Liverpool Canal forms an absolute defensive boundary along the entire eastern perimeter, terminating at a hard infrastructure block where it meets the active railway line at the northern apex. Preserving the site is therefore necessary to check outward urban pressure against these soft inner field lines, though any potential expansion is securely bounded by permanent strategic infrastructure.
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)	A historic, consolidated agricultural footprint situated within the south-western corner of the site, consisting of the Grade II Listed Simpson Green Farmhouse, Farm Cottage, an integral stone barn, and an L-shaped range of traditional byres, alongside a modern steel barn and associated hardstanding used for active livery operations. A commercial secure dog-walking service also operates on-site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford NE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Thackley (Bradford) and Rawdon (Leeds)

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)	Less essential or vast gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	Visual and spatial evidence demonstrates that the built-up edges are completely separated by a distance of approx. 1.9km. The intervening landscape contains significant topographical changes across the River Aire valley, including woodland tracks such as Dawson Wood and Milner Wood, the Leeds-Bradford railway corridor, and the extensive Esholt water treatment works facility. These dense physical and natural barriers completely block any direct intervisibility. Because these heavy landscape layers remain entirely untouched, introducing a built footprint on the urban periphery would cause no actual or perceived loss of visual separation between the towns.
Purpose b) comment (PBC)	The site makes a weak contribution to preventing neighbouring towns from merging. It sits within a wider Green Belt swathe that forms a vast gap between the northern edge of the Bradford conurbation and Rawdon to the north-east. Because the total physical separation distance is substantial at 1.9km, and the site itself occupies only a localised position on the urban edge, development here would result in an imperceptible physical reduction of the strategic corridor. Further, the intervening landscape is heavily layered, containing deep valley topography, extensive industrial infrastructure at Esholt, a major railway line, and thick, continuous woodland blocks. These robust natural and engineered elements ensure that a massive countryside buffer remains fully intact. Consequently, a proposal here could be accommodated without causing any actual or perceived loss of separation, meaning the site plays a minimal protective role under purpose b).
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside	The land is heavily utilised as open pasture for horse grazing in connection with the active livery yard at

Purpose c):	To assist in safeguarding the countryside from encroachment
character as characterised by rural land uses? (PCQ1)	Simpson Green Farm, whilst also functioning as a secure dog-walking facility. These activities preserve the site's functional and visual openness, ensuring the land retains its distinct rural purpose directly adjacent to 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)	The site remains predominantly open greenfield land. Built elements are strictly limited to the consolidated footprint in the south western corner, where the farmhouse/farm cottage, traditional stone outbuildings, and a modern steel barn serve appropriate rural livery uses. Whilst any residential elements within this cluster technically represent a localised, non-rural use, this built form remains tightly contained at the south western entry point, leaving the overriding majority of the undulating pasture completely open and protected.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site maintains an unbuilt greenfield profile across the majority of the site, dedicated to horse grazing and outdoor canine recreation, which ensures the land remains functionally distinct from the adjacent housing development. Development is confined entirely to the south western entry corner at Simpson Green Farm, and the cluster lacks the scale to dilute the wider landscape's rural integrity. The remainder of the land faces no visual or structural intrusion, serving as a highly effective buffer that insulates the wider countryside from the edge of Thackley, with the adjacent canal corridor lending further weight to this protective barrier.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	No
If development is present – what form/type of development is it? (PDQ1b)	A historic, consolidated agricultural footprint situated within the south western corner of the site, consisting of the Grade II Listed Simpson Green Farmhouse, Farm Cottage, an integral stone barn, and an L-shaped range of traditional byres, alongside a modern steel barn and associated hardstanding used for active livery operations. A commercial secure dog-walking service also operates 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	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 makes a strong contribution to purpose a), no contribution to purpose b, and a weak contribution to purpose d). There is a potential Footnote 7 asset in relation to habitat sites, heritage assets and flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development. However, the site makes a strong contribution to purpose a) and so cannot be considered as grey belt land.
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 Approx. 460m, 1km and 1.2km distance to nearby designated ancient woodland (Buck Wood East, Cragg Wood and Calverley Wood 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 The Grade II Listed Simpson Green Farmhouse, Farm Cottage is located within the southwestern corner of site. The southwestern corner is within the setting of the Grade II Listed Plumpton House and Plumpton Cottage. The northeastern corner is within the setting of the Grade II Listed Bottom Farm and Barn. The eastern boundary immediately adjoins Leeds Liverpool Canal Conservation Area.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further details and assessment would be required as part of a pre-application or planning application proposal, to understand impacts and restrictions on development

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Western section of site at low risk of groundwater flooding. Central section of site subject to 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 details required at pre-application/planning stage
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 is a potential Footnote 7 asset in relation to heritage assets and flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

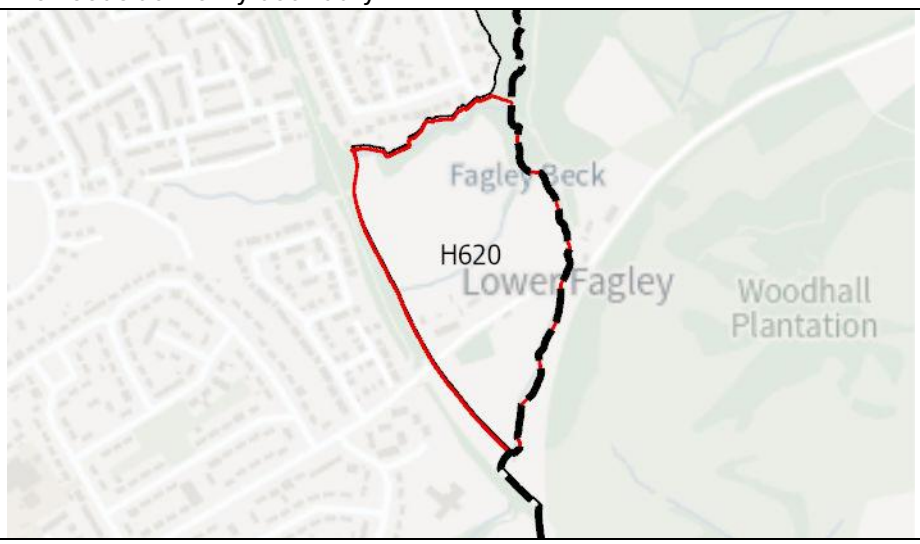
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary is formed by Mitchell Lane and weaker field boundaries. Mitchell Lane is strong and defensible, whilst the field boundaries are less durable. Overall, the boundary is moderate in strength.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed by the Leeds and Liverpool Canal and field boundaries. The canal is strong and defensible, whilst the field boundaries are weaker. Overall, the potential new boundary would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides and part of a third side.

How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundaries formed by a made road and field boundaries.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by the Leeds and Liverpool Canal and field boundaries.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would result in a partial rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides and part of a third side. The existing inner Green Belt boundary is moderate in strength and would increase the risk of sprawl. The potential new Green Belt boundary would also be moderate in strength and would provide 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)	There is limited built form within the south-western part of the site, comprising farm buildings, a dwelling, a barn and associated hardstanding.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The majority of the site is open pasture with views across the site and adjoining areas of Green Belt, particularly to the north.
Assessment of Openness (OpAsOv)	There is limited built form within the south-western part of the site. The majority of the site is open pasture with 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 moderate contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d), and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a high impact on openness. Both the existing inner Green Belt boundary and the potential new boundary are 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:	H620
Site Name:	Lower Fagley Lane, Fagley
Settlement:	Bradford North East
Sub-Area:	Regional City
Size (ha):	7.94
Site Description:	The site comprises a rectangular plot of greenfield land situated at Upper and Lower Fagley, located to the east of the settlement boundary at Fagley. The majority of the site consists of open pasture fields utilized for rough grazing and established equestrian uses. It is contiguous to the built-up residential areas of the settlement at its western and northern perimeters, running directly contiguous with the residential rear garden borders of the Fagley housing estate. A localised, consolidated cluster of built development is situated within the western sector of the site, accessed via Fagley Road; this incorporates farm buildings, cottages, ancillary commercial operations, an active Gypsy and Traveller site, and the now-derelict Blue Pig Inn. Fagley Road itself intersects the lower-central section of the parcel, running from west to east. The site's sweeping eastern and north-eastern boundaries follow a distinct natural containment corridor defined by the tree-lined course of Fagley Beck and its associated dense wooded area, with an unmarked track tracking parallel to the lower south-eastern edge. Open valley countryside and golf course landscapes extend to the east beyond this natural corridor toward the Leeds authority boundary.
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)	A cluster of farm buildings, cottages, commercial uses and a now derelict public house is situated in the middle of the site towards the western boundary, accessed via Fagley Road.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Fagley beck and the tree line along the north western boundary provides moderate to strong containment. Woodhall Road to the north-east of the site is a strong, durable feature. An unmarked road along the eastern boundary lacks durability. Fagley Road is a minor road running directly across the lower centre 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 from the adjacent settlement, especially the rear residential curtilages of housed to the north. Whilst the majority of the site consists of open grazing pasture, its baseline character is punctured by a localised core cluster of buildings situated in the middle of the site towards the western boundary. The presence of these farm buildings, cottages, commercial uses, and the derelict public house introduces permanent built forms, hardstanding, domestic curtilages, and regular vehicle movements into the land, meaning it is not entirely free from development. Furthermore, Fagley Road runs directly west to east across the lower centre of the site, which actively introduces regular vehicular traffic, noise, and human activity into the interior of the fields, creating a distinct urban fringe character.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the	The site's inner Green Belt boundary consists of a line of mature trees situated where the site adjoins the large built-up area of Bradford on its northern and western

Purpose a)	To check the unrestricted sprawl of large built-up areas
outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	boundaries, separating the site from the adjacent housing. This tree line is considered to be a physical feature lacking in long-term durability. Because the site directly connects to the established urban edge at these points, and because the outer south-eastern boundary is defined only by an unmarked track, there is an absence of another secondary, robust structural boundary further out. Consequently, the open land within the site itself remains functionally critical as a barrier to prevent irregular, outward urban sprawl into the open countryside.
How is the site connected to the large built-up area? (PAQ7)	The site is contiguous with the urban edge on two sides, directly bordering Ravenscliffe dwellings to the north and Fagley housing to the west. The inner boundary is a soft transition marked by domestic garden fences and mature trees.
Purpose a) comment (PAC)	The site makes a moderate contribution to checking unrestricted sprawl. The plot consists of an open greenfield tract at Upper/Lower Fagley that performs a necessary, functional role by regulating the outward growth of Bradford, though its performance is tempered by surrounding edge features. The site is highly connected to the large built-up area across multiple perimeters, tracking the urban edge contiguously to interface directly with the established settlement footprint along its entire western and northern boundaries. The site's inner Green Belt boundary is of mixed durability; the western edge represents a complete structural vulnerability that is non-durable and lacks physical infrastructure by tracking domestic property lines, whereas the northern boundary tracks the more defensible natural line of a beck and associated trees. Developing this pocket would not result in an incongruous pattern of development or project an extended finger of housing into open countryside, as it would achieve a logical, compact rounding-off of the urban footprint. Whilst the site's eastern perimeter relies on a weak, permeable unmarked track, outward expansion beyond the site is strictly restricted and checked by robust secondary barriers in immediate proximity, including Woodhall Road to the north-east, alongside the permanent structural containment of Fagley Beck and its dense wooded area. Therefore, the site meets the baseline criteria for a moderate contribution because it functions as a defined rounding-off pocket that provides necessary localised containment against a weak inner boundary, whilst being bounded by permanent external features.
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)	A cluster of farm buildings, cottages, commercial uses and a now derelict public house is situated in the middle of the site towards the western boundary, accessed via Fagley Road.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford NE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Fagley (Bradford) and Farsley, Pudsey (Leeds)
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 sits on a lower, descending slope where outward views are heavily enclosed by rolling terrain and dense, continuous blocks of mature trees. Because these prominent natural landscape features completely block any active sightlines or direct intervisibility with the opposite settlement edge, introducing built footprints here would cause no actual or perceived loss of visual separation between the two towns.
Purpose b) comment (PBC)	The site makes a weak contribution to preventing neighbouring towns from merging. It sits within a wider Green Belt swathe that forms a largely essential gap between the Bradford urban edge at Fagley and the Pudsey settlement boundary to the east. However, because the site itself occupies only a localised position on the urban periphery, its development would result in a very small physical reduction of this strategic corridor. Further, the surrounding topography and substantial woodland screens completely block any outward intervisibility across the landscape. Because a broad, uninterrupted countryside buffer of approx. 770m remains intact, and the landscape features successfully screen the two urban areas from one another,

Purpose b)	To prevent neighbouring towns merging into one another
	development of the site could be accommodated without causing any actual or perceived loss of separation.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is defined by productive, open countryside character, though there is a consolidated cluster of buildings in the centre of the site towards the western boundary. Whilst the farm buildings represent an appropriate rural use, their physical structures, combined with the adjacent residential cottages and former public house, introduce a localised concentration of built form and hardstanding that curtails the absolute openness of the landscape.
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's character is polarised, split between an open northern sector and a more developed western/central core accessed via Fagley Road. This built-up footprint consists of a cluster of farm buildings, residential cottages and a former public house, i.e. static structures, domestic curtilages and vehicular movements. Collectively these elements mean the site's baseline openness is already compromised, and it does not represent an untouched greenfield land parcel. However, despite this internal development, the built form remains strictly consolidated and has not spilled out into the wider landscape. The majority of the site consists of open, undeveloped grazing pasture, and thus is open land which forms an important, functional buffer that prevents the adjacent urban edge of Bradford NE from encroaching further east towards the open countryside. The site is therefore considered to safeguard the countryside from encroachment to a moderate extent.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). The primary, overriding character of the parcel is defined by a productive, open countryside baseline, with the majority of the site consisting of open, undeveloped grazing pasture, which represent an important, functional buffer that actively checks the adjacent urban edge, preventing it from encroaching further eastward into the wider open countryside. However, the site's performance as an example of uninterrupted countryside is weakened by localised development, meaning it does not represent an untouched greenfield land parcel. Encroachment is heavily concentrated within the central-western core accessed via Fagley Road. This built-up footprint consists of static structures, domestic curtilages, and regular vehicular

Purpose c):	To assist in safeguarding the countryside from encroachment
	movements associated with a cluster of farm buildings, residential cottages, and a former public house. Whilst the farm buildings represent an appropriate rural use, their physical structures - combined with the adjacent residential and commercial elements - introduce a localised concentration of built form and hardstanding that directly curtails the absolute openness of the landscape. However, because this internal development remains strictly consolidated within its established footprint and has not spilled out into the wider landscape, the surrounding pastures successfully retain their open functions. The parcel therefore continues to perform a necessary Green Belt role, contributing to a moderate extent in safeguarding the wider countryside from urban 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)	A cluster of farm buildings, cottages, commercial uses and a now derelict public house is situated in the middle of the site towards the western boundary, accessed via Fagley Road.
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
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	Yes Directly adjoins ancient woodland to the north (within Leeds City Council boundary)

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	Further detailed assessment would be required as part of a pre-application or planning application proposal, to understand impacts and ascertain whether harm could be mitigated via condition/planning obligation.
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes There are Grade II Listed properties at 1 & 3 Ravenscliffe Fram, Fagley Road.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further detailed assessment would be required as part of a pre-application or planning application proposal, to understand impacts and ascertain whether harm could be mitigated via condition/planning obligation.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Low risk of groundwater flooding within NE and NW periphery. Very small section in NE corner within wider Flood Zone 3b.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details would be required at pre-application/planning stage
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 is a potential Footnote 7 asset in relation to habitat sites, heritage assets and flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed by residential garden boundaries and mature trees. These features lack long-term durability.

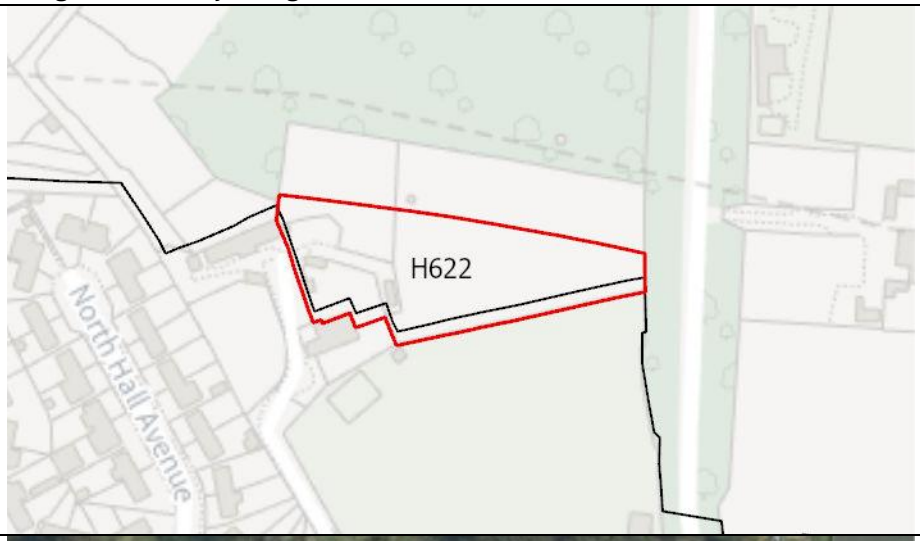
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed by Fagley Beck, woodland, field boundaries and an unmarked track. The beck and woodland provide moderate containment, whilst the remaining boundaries are weaker. Overall, the potential new boundary would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	Strong: defensible boundary Fagley Road could be used to define a stronger and more defensible alternative Green Belt boundary, although it is a minor road.

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 boundaries and mature trees.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by a beck, woodland, field boundaries and an unmarked track.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would result in a partial 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 weak and would increase the risk of sprawl. The potential new Green Belt boundary would be moderate in strength and would provide some containment. Development would partially round off the settlement, although it would extend built form across a substantial area of open land.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is some built form within the western part of the site, comprising farm buildings, cottages, commercial uses, a Gypsy and Traveller site and a derelict public house.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The majority of the site is open grazing land. Views across the site are partly contained by the sloping landform, woodland and mature vegetation.
Assessment of Openness (OpAsOv)	There is some built form within the western part of the site, although the majority of the site remains open grazing land. There are moderate views across the site and adjoining Green Belt. Development would have a

	moderate visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d), and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a moderate impact on openness. The existing inner Green Belt boundary is weak, while the potential new 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:	H622
Site Name:	Ainsbury Avenue, Thackley
Settlement:	Bradford North East
Sub-Area:	Regional City
Size (ha):	0.38
Site Description:	The site comprises an irregular plot comprising a section of North Hall Farm and a substantial section of an open grassland field. The eastern boundary runs along the highway Ainsbury Avenue, defined on the ground by a mature tree-lined embankment and an unpaved roadside verge with a timber agricultural gate serving as the primary access point to the field. To the south, the boundary traces a partition line that tracks the northern edge of an adjacent grass cricket field. The western boundary runs along an unmarked access road (from Thackley Road) and encompassed three outbuildings situated within the southwestern corner of the site, whilst excluding the primary residential farmhouse. The northern boundary is defined by a straight administrative partition line that cuts directly across the upper section of the open field, excluding the northernmost portion of the grassland adjoining Buck Wood.
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 southwestern corner of the site contains three domestic outbuildings ancillary to the main farmhouse (outside of the site boundary).
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	Ainsbury Avenue forms an engineered highway barrier to the east. A grass cricket field defines the southern edge, providing weak defensibility. The dense tree canopy of Buck Wood (ancient woodland) establishes a durable natural barrier to the north.
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 southwestern corner contains a cluster of domestic outbuildings and curtilage structures linked to North Hall Farm. External influences include vehicular traffic along Ainsbury Avenue and activity from the adjacent cricket ground.
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 fragmented, irregular edge. It follows field fences bordering the cricket ground and an unmarked access road. It forms a weak, vulnerable line lacking long-term durability
How is the site connected to the large built-up area? (PAQ7)	The site connects along its southern and western edges, along the curtilage of North Hall Farm and an open field.
Purpose a) comment (PAC)	The site makes a moderate contribution to checking unrestricted sprawl. The plot consists of an open greenfield tract at North Hall Farm that performs a clear role by checking urban outward growth. The site is connected to the large built-up area along two perimeters, tracking the settlement boundary

Purpose a)	To check the unrestricted sprawl of large built-up areas
	contiguously along its western edge and wrapping around its southern boundary at North Hall Farm. The inner Green Belt boundary is a fragmented, irregular edge that tracks field fences bordering the cricket ground and an unmarked access road, establishing a weak, vulnerable line that lacks long-term structural durability. Whilst the eastern perimeter is defined by the engineered corridor of Ainsbury Avenue, meaning development within the pocket would constitute a compact rounding-off of the urban footprint up to the road, the northern boundary represents a severe structural vulnerability. This northern edge cuts directly across an open field along an arbitrary administrative line with no physical landscape infrastructure or features to check ongoing expansion. Because breaching this irregular inner edge leaves the new northern perimeter completely uncontained, there is a clear risk of ongoing, unintended outward creep into the open countryside.
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 southwestern corner of the site contains three domestic outbuildings ancillary to the main farmhouse (outside of the site boundary).
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford NE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Thackley (Bradford) and Guisley (Leeds)
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)	

Purpose b)	To prevent neighbouring towns merging into one another
Purpose b) comment (PBC)	The site makes a weak contribution to preventing neighbouring towns from merging. The parcel is located within an expansive strategic valley gap separating the Bradford settlement at Thackley from the Leeds authority boundary at Guisley. Spatially, the site tracks an extensive, long-distance separation measuring approx. 2.5km, classifying the landscape as a less essential or vast gap, rather than a vulnerable narrow gap at immediate risk of coalescence. Whilst the parcel remains open greenfield pasture land, the vast spatial distance combined with heavy screening from local woodland blocks and valley topography ensures that visual and physical separation is securely maintained. Because development would not result in the perceptual merging of distinct town identities or significantly compromise the integrity of this wide strategic buffer, its contribution to purpose b) remains low.
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 main part of the field is open grassland, which gives it a clear greenfield look. However, it does not feel like deep, uninterrupted countryside because it sits right on the edge of the town. It is tightly boxed in by the cricket field to the south, the farm track to the west, and Ainsbury Avenue to the east, making it look and feel more like a contained green pocket on the edge of Thackley.
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)	Whilst the southwestern corner contains three separate outbuildings linked to the farm, these appear to be more semi-permanent structures, such as a greenhouse, rather than substantial, permanent brick-and-mortar buildings. Because the eastern half of the field remains completely open and free from any structures, the overall level of physical encroachment remains low and is restricted to light, small-scale domestic outbuildings on the very edge of the site.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It consists of a vacant open grassland field that protects a clear, unbuilt greenfield character on the edge of the settlement. This baseline openness is slightly modified in the southwestern corner, which contains three small-scale - what appear to be semi-permanent outbuildings - linked to the adjacent farmstead. Because these structures appear to lightweight and domestic in nature rather than substantial brick-and-mortar development, the physical encroachment on the land remains very low. Whilst the field operates as a contained edge-of-

Purpose c):	To assist in safeguarding the countryside from encroachment
	town green pocket bordered by the cricket pitch, farm track, and Ainsbury Avenue, its development would still result in a direct loss of open greenfield land that serves as a protective buffer below Buck Wood.
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 southwestern corner of the site contains three domestic outbuildings ancillary to the main farmhouse (outside of the site boundary).
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 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) 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)	Yes Directly adjacent to Buck Wood (ancient woodland)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	Further detailed assessment would be required as part of a pre-application or planning application proposal, to understand impacts and ascertain whether harm could be mitigated via condition/planning obligation.
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes North Hall Farm farmhouse Grade II Listed building is within the site

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? (FN7Q5b)	Further detailed assessment would be required as part of a pre-application or planning application proposal, to understand impacts and ascertain whether harm could be mitigated via condition/planning obligation.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels are at least 5m below the ground surface. Flooding from groundwater is not likely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details required at pre-application/planning stage
Footnote 7 Conclusion	**Footnote 7 Issues**

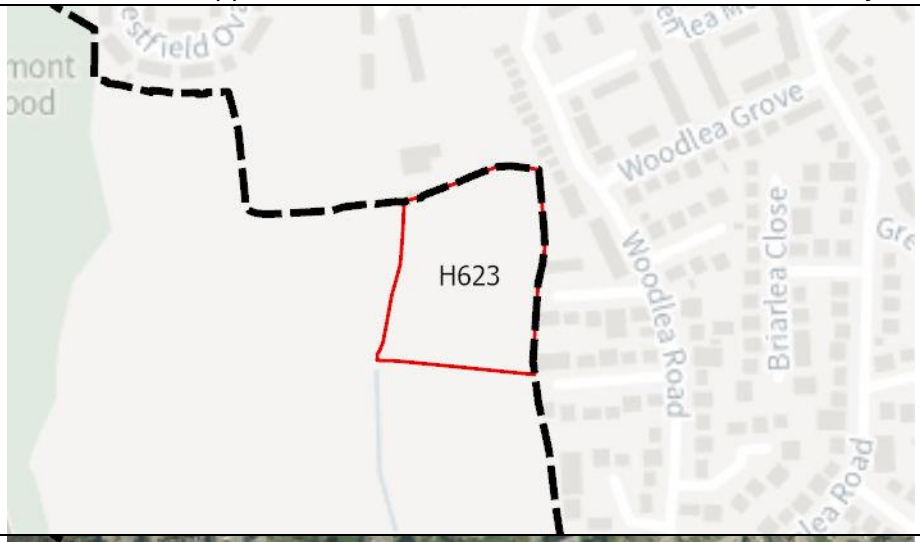
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b), and a weak contribution to purpose d). There is a potential Footnote 7 asset in relation to habitat sites, heritage assets and flood risk which requires further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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary is formed by field fences and an unmarked access road. These are weak features which lack durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed by Ainsbury Avenue, field boundaries and an unmarked access road. Ainsbury Avenue is strong and defensible, whilst the northern boundary lacks a clear physical feature. Overall, the potential new boundary would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	Strong: defensible boundary A stronger and more logical Green Belt boundary could be drawn along the established edge of Buck Wood to the north.

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 field fences and an unmarked access road.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by a made road, field boundaries and an unmarked access road.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would result in a partial 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 weak and would increase the risk of sprawl. The potential new Green Belt boundary would be moderate in strength, although its northern section lacks a clear physical feature. Development would partially round off the settlement, but the northern boundary would provide limited containment against further sprawl.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is very limited built form on site, comprising three outbuildings within the south-western part of the site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is predominantly open grassland with views across the site and adjoining areas of Green Belt.
Assessment of Openness (OpAsOv)	There is very limited built form on site. There are wide views across the open grassland 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 moderate contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d), and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a high impact on openness. The existing inner Green Belt boundary is weak, while the potential new 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:	H623
Site Name:	Woodley Close
Settlement:	Bradford North East
Sub-Area:	Regional City
Size (ha):	1.18
Site Description:	The site comprises a four-sided open field located on the western edge of Yeadon (Leeds) within the administrative district of Bradford. The eastern boundary runs along the edge of the town, directly tracking the residential curtilages of the housing estate of Westfield. The northern boundary adjoins Gyhll Mount Farm, behind which sits the wider residential area. The western and southern boundaries follow straight hedge partitions that separates the site from open countryside. Further west, the curtilage of Belmont Wood lies within approx. 200m, and an active railway line runs north-to-south approx. 280m. from the site's western-most boundary.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
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)	Yeadon
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 the directly adjacent housing. Visual and noise disturbance, including light spill and vehicular movement, from the residential properties and road network along the eastern boundary.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is a weak and non-defensible, consisting of the domestic curtilages of adjacent housing, providing no containment against the outward, irregular spread of housing into the open fields.
How is the site connected to the large built-up area? (PAQ7)	The site runs contiguously alongside the existing residential properties of Yeadon on its eastern border, directly touching the rear garden boundaries and side elevations of houses on Woodlea Road, Highlea Close and Thornlea Close.
Purpose a) comment (PAC)	The site makes a moderate contribution to checking unrestricted sprawl. The plot consists of an open greenfield tract that performs a clear role by regulating the outward growth of Yeadon (Leeds). The site is connected to the large built-up area along its eastern perimeter, tracking the boundary contiguously alongside the residential rear garden borders of the Woodlea

Purpose a)	To check the unrestricted sprawl of large built-up areas
	estate. The inner Green Belt boundary tracks domestic property lines and garden fences that establish a weak physical barrier lacking long-term structural durability. Developing this pocket would not result in an incongruous pattern of development or project an extended finger of housing into open countryside, as it fills a shallow rectangular indentation to form a compact rounding-off of the urban footprint. However, the potential new western and southern boundaries represent severe structural vulnerabilities, cutting directly across open fields along arbitrary administrative lines with no physical landscape infrastructure, roads, or natural features to check expansion within reasonable proximity. Preserving the site is therefore necessary to check outward growth along these exposed flanks, as breaching the current edge would leave the new western and southern perimeters completely uncontained against 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 - Yeadon (Leeds)
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Thackley (Bradford) and Yeadon (Leeds)
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)	

Purpose b)	To prevent neighbouring towns merging into one another
Purpose b) comment (PBC)	The site makes a weak contribution to preventing neighbouring towns from merging. The parcel is located within an expansive strategic valley gap separating the Bradford settlement at Thackley from the Leeds authority boundary at Yeadon. Spatially, the site tracks an extensive, long-distance separation measuring approx. 2.3km, classifying the landscape as a less essential or vast gap, rather than a vulnerable narrow gap at immediate risk of coalescence. Whilst the parcel remains open greenfield pasture land, the vast spatial distance combined with heavy screening from local woodland blocks and valley topography ensures that visual and physical separation is securely maintained. Because development would not result in the perceptual merging of distinct town identities or significantly compromise the integrity of this wide strategic buffer, its contribution to purpose b) remains low.
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 entire parcel consists of a vacant, open greenfield pasture field that retains a completely unbuilt, rural appearance. It forms part of the continuous agricultural landscape extending upwards across the hillside towards the west away from Yeadon, functioning as active countryside rather than a contained urban pocket.
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 entire field is completely free from any buildings, structures or hardstanding, meaning it remains a completely pristine greenfield field.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The entire site comprises vacant, open greenfield pastureland that protects a completely unbuilt, pristine rural character. There are no buildings, hardstandings or semi-permanent developments anywhere within the site boundary, meaning the land is entirely free from physical encroachment. The site forms part of the continuous agricultural landscape extending upwards across the hillside towards the west, away from Yeadon. Developing this field would result in a direct, unmitigated loss of open countryside land that serves as a protective rural buffer right next to the town 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)	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)	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 Approx. 300m from boundary of Stones Top Wood (ancient woodland)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
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 Low risk of surface water flooding along eastern and western boundaries
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details required at pre-application/planning stage
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 is a potential Footnote 7 asset in relation to flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

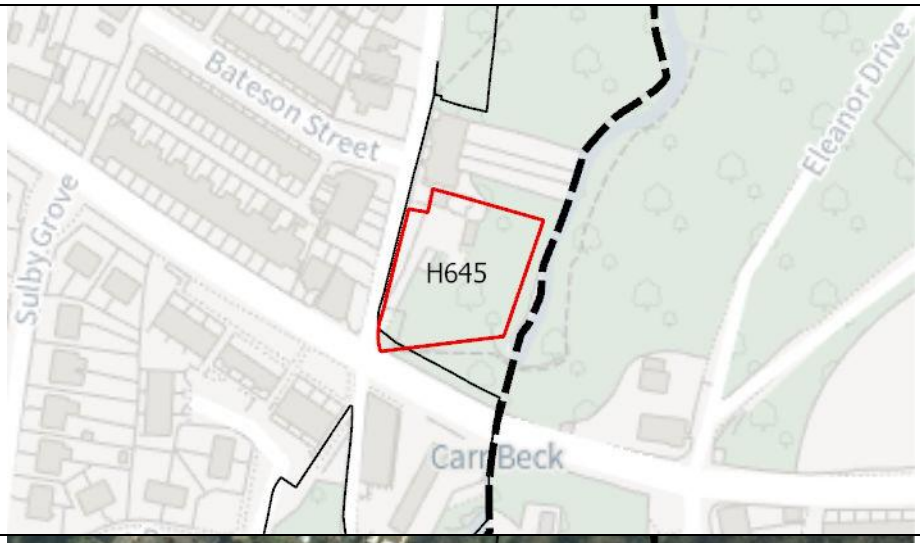
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed by residential garden boundaries. These are weak features which lack durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed mainly by continuous hedgerows along the western and southern sides. These provide a recognisable but less defensible 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 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)	Moderate - boundaries formed mainly by continuous hedgerows.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not result in a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is weak and would increase the risk of sprawl. The potential new Green Belt boundary would be moderate in strength and would provide some containment. Development would extend the built form westwards and 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)	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 an open field with wide views across the site and adjoining areas of Green Belt, particularly to the west and south.
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d), and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a high impact on openness. The existing inner Green Belt boundary is weak, while the potential new 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:	H645
Site Name:	Carr Bottom Road
Settlement:	Bradford North East
Sub-Area:	Regional City
Size (ha):	0.20
Site Description:	The site comprises a small area of garden and yard land to the rear of 123 Carr Bottom Road, a residential dwelling. It contains areas of hardstanding, ancillary structures and substantial mature tree and shrub planting. The site adjoins the built-up area to the west, with Carr Bottom Road to the south and Carr Beck and the established woodland of West Wood 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)	No
If development is present – what form/type of development is it? (PAQ1b)	The site contains ancillary garden structures and areas of hardstanding.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	Carr Bottom Road provides a strong engineered boundary to the south. Carr Beck and the established woodland of West Wood provide natural containment to the 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)	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)	Urbanising influences arise from the adjoining built form, Carr Bottom Road and the site's existing use as garden land with ancillary structures.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The existing inner Green Belt boundary is formed by Carr Bottom Road. This is a strong, recognisable and durable boundary that restricts the outward spread of the large built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the large built-up area along its western boundary and a limited point of contact at the south-western corner.
Purpose a) comment (PAC)	The site makes a weak contribution to purpose a). It is a small, substantially developed residential site connected to the large built-up area along its western boundary and a limited point of contact at the south-western corner, and is contained by Carr Bottom Road, Carr Beck and established woodland. Further development would represent a limited rounding-off of the built-up area and would present a low risk of unrestricted sprawl.

Purpose a)	To check the unrestricted sprawl of large built-up areas
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 contains ancillary garden structures and areas of hardstanding.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford NE
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) 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 has limited open countryside character. It is used as garden land, contains ancillary structures and is strongly influenced by adjoining development and Carr Bottom Road.
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 provides limited protection against encroachment because it is small, contains existing structures and is substantially enclosed by built development, the road and established woodland.
Purpose c) comment (PCC)	The site makes a weak contribution to purpose c). Its garden use, existing structures and close relationship with the adjoining built-up area give it a substantially

Purpose c):	To assist in safeguarding the countryside from encroachment
	urban-influenced character. Although it contains established vegetation, it performs only a limited role in safeguarding the wider countryside from 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 contains ancillary garden structures and areas of 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*	No

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)	Yes The eastern section of the site is within the 25m buffer zone of West Wood (ancient woodland).
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	No
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further detailed assessment would be required as part of a pre-application or planning application proposal, to understand impacts and ascertain whether harm could be

Footnote 7 Assessment Criteria	Yes / No and Comment
	mitigated via condition/planning obligation.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels are at least 5m below the ground surface. Flooding from groundwater is not likely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details required at pre-application/planning stage
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 habitats and flood risk which require further investigation before determining whether it would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary is formed by Carr Bottom Road. This is a strong, recognisable and durable feature.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow Carr Beck and the established woodland along the eastern edge of the site. These are recognisable natural features but are less defensible than Carr Bottom Road.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

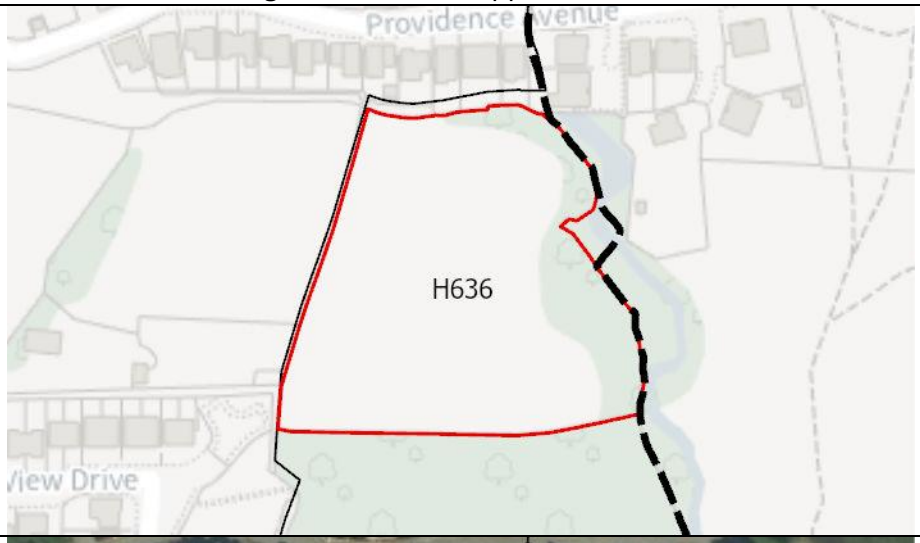
Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side and a small part of a second side.

How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the existing inner Green Belt boundary is formed by Carr Bottom Road.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new Green Belt boundary would follow Carr Beck and established woodland.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The development of the site would represent a limited and logical rounding-off of the built-up area due to its small scale and containment by existing development, Carr Bottom Road, Carr Beck and woodland.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side and part of a second side. The existing inner Green Belt boundary is strong and resists sprawl. The potential new Green Belt boundary would be moderate in strength and would partially restrict future sprawl. Development would represent a limited and logical rounding-off of the built-up area.
Potential for Sprawl: (SpAs)	**Low**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is strong and resists sprawl. The potential new Green Belt boundary would be moderate in strength and would partially restrict future sprawl. Development would represent a limited and logical rounding-off of the built-up area.
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 not visually prominent. Existing trees and shrubs, Carr Beck and the adjoining woodland provide substantial screening and restrict views into and across the site towards the wider Green Belt.
Assessment of Openness (OpAsOv)	The site contains limited existing built form and is used as garden land. It is substantially enclosed and screened by existing vegetation and woodland, with limited views across the site to the wider Green Belt. Development would have a limited visual and spatial impact on openness.
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 openness. The existing inner Green Belt boundary is strong and the potential new Green Belt boundary is moderate. The site's small scale, existing garden use and containment by surrounding features limit its overall role. Based on these assessment outputs and planning judgement, the site is considered to make a weak contribution to the Green Belt overall.

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

Site Information	
Site Reference:	H636
Site Name:	Land east of Harrogate Road, Greengates
Settlement:	Bradford North East
Sub-Area:	Regional City
Size (ha):	1.00
Site Description:	The site comprises a single, open field located on the eastern urban edge of Greengates, where the site is contiguous with the settlement boundary along its eastern and northern edges. The western boundary is defined by a hedge which separates the site from the adjacent open field. The northern boundary tracks the residential curtilages of adjacent housing. The site's sweeping eastern and southern boundaries follow a highly distinct, continuous natural corridor defined by the tree-lined course of Carr Beck and its associated dense riparian woodland canopy. Woodland valley countryside extends to the east and south-east beyond this watercourse corridor, intercepted by the engineered road corridor of Eleanor Drive running north-to-south approx. 100m east 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)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	West Wood forms a dense tree barrier along the southern edge, providing strong containment, and the tree-lined Carr Beck to the east provides moderate strength.
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's proximity to residential buildings, particularly along its northern boundary, subjects the site to residential urbanising influences such as visual and noise disturbance, light spill, and vehicular movements.
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 weak and non-defensible, formed by the residential rear garden fences of Providence Avenue, providing little to no containment against, irregular spread of housing into the open fields.
How is the site connected to the large built-up area? (PAQ7)	The site runs contiguously alongside the rear garden fences of Providence Avenue to the north and makes a minimal corner-to-corner point contact with the Valley View Drive estate at its south western tip.
Purpose a) comment (PAC)	The site makes a moderate contribution to checking unrestricted sprawl. The plot consists of an open greenfield tract that performs a clear role by regulating outward urban growth of Bradford, though its performance is tempered by surrounding edge features. The site is connected to the settlement along two edges, interfacing directly with the established housing

Purpose a)	To check the unrestricted sprawl of large built-up areas
	development on its northern boundary. The inner Green Belt boundary is weak and non-defensible, formed by the residential rear garden fences of Providence Avenue, providing little to no containment against sprawl, though developing this pocket would not result in an incongruous pattern of development or project an extended finger of housing into open countryside, as it fills a structural indentation to form a compact rounding-off of the urban footprint. Whilst the site's inner perimeters represent a complete structural vulnerability, any potential outward expansion is restricted and checked by robust natural and engineered features in immediate proximity, with the dense tree barrier of West Wood providing strong containment along the southern edge, and the tree-lined course of Carr Beck establishing a moderate physical defence along the eastern boundary, reinforced by the engineered road corridor of Eleanor Drive approximately 100 meters to the east. Therefore, the site functions as a defined rounding-off pocket that provides necessary localised containment against a weak inner boundary, whilst being bounded by permanent external features.
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 NE
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Greengates (Bradford) and Rawdon (Leeds)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Less essential or vast gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or	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)	
Purpose b) comment (PBC)	The site makes a weak contribution to preventing neighbouring towns from merging. The parcel is located within an expansive strategic valley gap separating the Bradford settlement at Greengates from the Leeds authority boundary at Rawdon. Spatially, the site tracks an extensive, long-distance separation measuring approx. 2.3km, classifying the landscape as a less essential or vast gap, rather than a vulnerable narrow gap at immediate risk of coalescence. Whilst the parcel remains open greenfield pasture land, the vast spatial distance combined with heavy screening from local woodland blocks and valley topography ensures that visual and physical separation is securely maintained. Because development would not result in the perceptual merging of distinct town identities or significantly compromise the integrity of this wide strategic buffer, its contribution to purpose b) remains low.
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 entire parcel consists of a vacant, open greenfield pasture field that retains a completely unbuilt, rural appearance. It functions as active agricultural countryside forming part of the continuous valley landscape, rather than operating as a contained urban pocket.
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 entire field sits completely free from any buildings, structures, or hardstandings. There are no non-rural uses, permanent built footprints, or semi-permanent developments anywhere inside the site boundary, meaning it remains a completely pristine greenfield field.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It consists of a vacant, open greenfield pasture field that protects a completely unbuilt, pristine rural character. There are no buildings, hardstandings or semi-permanent developments anywhere inside the site boundary, meaning the land is entirely free from physical encroachment. The parcel forms part of the continuous agricultural landscape extending down the hillside away from the urban fringe of Greengates. Developing this field would result in a direct, unmitigated loss of open countryside land that serves as a protective rural buffer right next to the town edge.

Purpose c):	To assist in safeguarding the countryside from encroachment
Purpose c) outcome (PCO)	**Strong**

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

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 Adjacent (approx. 60m) to West Wood (ancient woodland)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes Directly adjoins the Leeds and Liverpool Canal conservation area to the north
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further detailed assessment would be required as part of a pre-application or planning application proposal, to understand impacts and ascertain whether harm could be mitigated via condition/planning obligation.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes

Footnote 7 Assessment Criteria	Yes / No and Comment
	South western corner and north eastern corners: Groundwater levels are at least 5m below the ground surface. Flooding from groundwater is not likely. Flood Zone 2.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further details required at pre-application/planning stage
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 is a potential Footnote 7 asset in relation to heritage assets and flood risk which requires further investigation before determining whether it would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed by residential garden fences and a hedgerow or field boundary. These are weak features which lack durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed by Carr Beck and associated woodland. These provide a recognisable and substantial natural boundary, although they are less defensible than a major road or other strong infrastructure.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side and part of a second side.

How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - boundaries formed by residential garden fences and a hedgerow or field boundary.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by a beck and associated woodland.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would result in a partial rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side and part of a second side. The existing inner Green Belt boundary is weak and would increase the risk of sprawl. The potential new Green Belt boundary would be moderate in strength and would restrict further outward sprawl. Development would partially round off the settlement against Carr Beck and the associated woodland.
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 an open field, although views are partly contained by Carr Beck, woodland and surrounding residential development.
Assessment of Openness (OpAsOv)	There is no built form on site. The site remains spatially open, although views across the site and adjoining Green Belt are partly contained by woodland and surrounding development. 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 moderate contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d), and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a high impact on openness. The existing inner Green Belt boundary is weak, while the potential new 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**