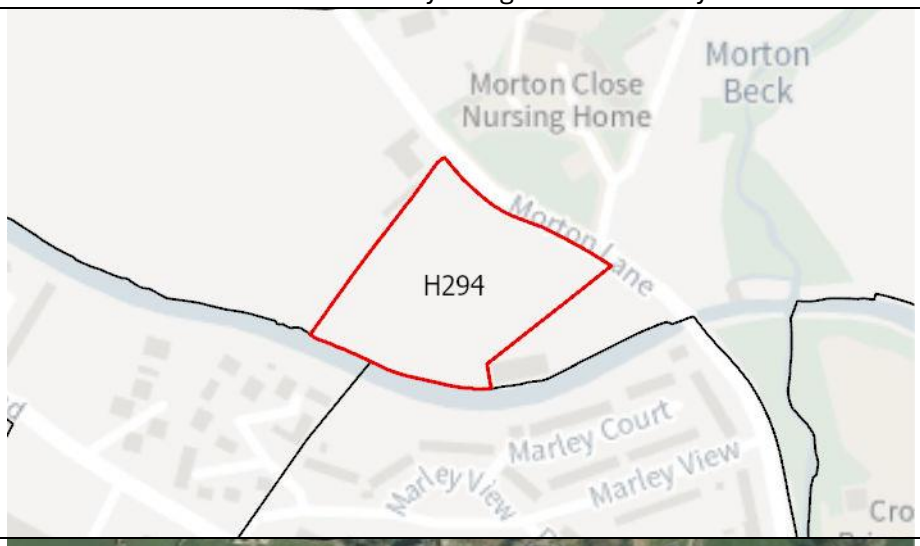
Bradford District Green Belt Assessment

Appendix C12 – East Morton

Site Information	
Site Reference:	H294
Site Name:	Morton Lane
Settlement:	East Morton
Sub-Area:	Airedale
Size (ha):	1.54
Site Description:	The site consists of sloping open fields close to the southwest edge of East Morton. The site is bounded to the south by the Leeds & Liverpool Canal as a well as a builders merchant, with Morton Lane to north/northeast. A farm complex and agricultural fields lie to the west/northwest with the boundary being formed of a dry-stone wall.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	The Leeds and Liverpool Canal to the south, a made road (Morton Lane) to the north, existing development in the form of a builders merchant building and yard to the east, and a farmstead and dry-stone wall to the west.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bingley & Keighley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site would fill a gap between the Leeds and Liverpool Canal and Morton Lane. There is existing development to the east (although that is within the Green Belt). The site would protrude from the existing settlement edge but would not necessarily be incongruous given the surround land uses.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	The site is in a transitionary area between the urban area of Bingley and Keighley and the more rural location of East Morton. There are limited other urbanising influences accept the existing surrounding developments.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The inner Green Belt boundary is formed of the Leeds and Liverpool Canal. This is a strong boundary which would restrict the sprawl of the large built
How is the site connected to the large built-up area? (PAQ7)	The site is connected along one edge.
Purpose a) comment (PAC)	The site is free from existing development but there are physical features within reasonable proximity which could partially restrict and contain development. Although the site is only connected to the settlement along one boundary it is partially contained by

Purpose a)	To check the unrestricted sprawl of large built-up areas
	development in the Green Belt to the east and partially to the west. This weakens the contribution the site makes to this purpose and therefore only makes a moderate contribution to restricting the sprawl of the large built-up area.
Purpose a) outcome (PAO)	**Moderate**

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises undeveloped, sloping agricultural fields with a clear rural character. It relates directly to the adjoining farmland to the north and west, with the Leeds and Liverpool Canal forming its southern boundary.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built	The builders' merchant and nearby residential development introduce some urban-edge influence along the southern and eastern sides. These influences

Purpose c):	To assist in safeguarding the countryside from encroachment
form/non-rural uses within the site under consideration) (PCQ2)	are localised and do not materially diminish the predominantly open countryside character of the site.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It comprises open agricultural land with a direct relationship to the wider countryside to the north and west. Whilst there are urbanising influences around its southern and eastern edges, development would introduce built form onto undeveloped countryside and represent clear 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)	N/A
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bingley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core of Bingley by post world war II development. Views into historic core are restricted by this development. Views to the site from the historic core are also restricted by distance, topography and development.
Purpose d) comment (PDC)	This site has no/limited visual, physical and experiential connection to the historic aspects of the town. The site therefore makes a weak contribution to this purpose.
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:*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts)

Footnote 7 Assessment Criteria	Yes / No and Comment
• *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *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)	Further assessment may be required to ascertain impacts on potentially functionally linked land.
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is adjacent to the Leeds and Liverpool Canal conservation area.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further investigation is required to understand the potential

Footnote 7 Assessment Criteria	Yes / No and Comment
	impacts of the site on the designated assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There is a small area of surface water flood risk in the northeastern corner of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

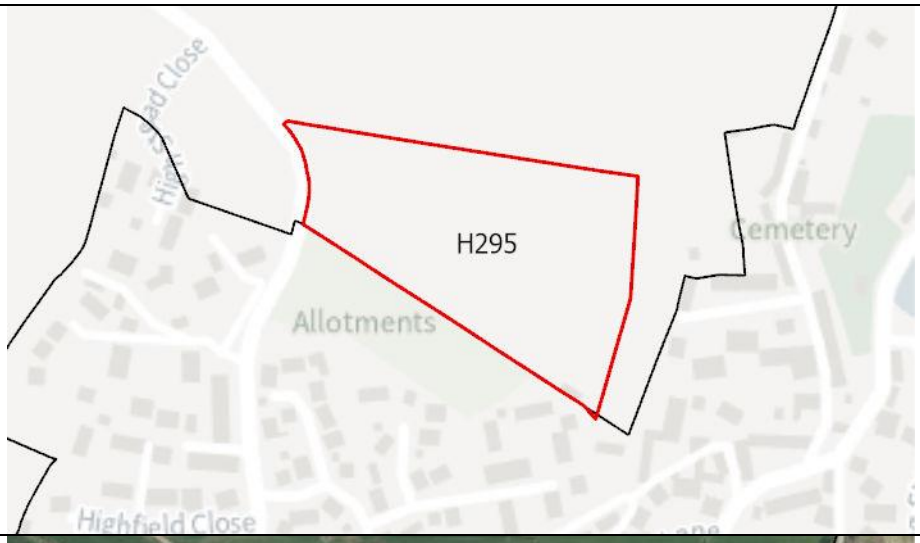
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary is formed by the Leeds and Liverpool Canal. This is a strong, defensible and durable boundary.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow Morton Lane to the north, a strong feature, but would rely on weaker development and field boundaries to the east and west. Overall, it 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)	The site is not connected to East Morton, although it adjoins the larger built-up area along one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the existing boundary is formed by the Leeds and Liverpool Canal.

How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by Morton Lane together with weaker development and field boundaries.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding-off of East Morton.
Assessment of Sprawl (SpAsOv)	The site is not connected to East Morton, although it adjoins the larger built-up area along one side. The existing inner Green Belt boundary is strong and resists sprawl. The potential new Green Belt boundary would be moderate and provide some containment. Development would not logically round off East Morton.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site comprises an open, sloping field with views across the site and adjoining Green Belt. Vegetation associated with the canal provides some screening along the southern edge.
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), no contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d), and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a high impact on openness. The existing inner Green Belt boundary is strong and defensible, 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:	H295
Site Name:	Street Lane
Settlement:	East Morton
Sub-Area:	Airedale
Size (ha):	2.50
Site Description:	The site consists of a gently sloping open field on the northern edge of East Morton. It is bounded by a belt of trees, allotments and Public Right of Way to the south. Street Lane forms the western boundary. To the east is an area of open land and the garden to a large residential property. The land to the north consists of agricultural fields with the boundary being made up of a dry-stone wall. The site includes a stable at the southeast corner.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	
What are the physical features? (PAQ2b)	
Is the site adjacent or near to a large built-up area? (PAQ3a)	No
What is the large built-up area(s)? (PAQ3b)	N/A
Would the proposal result in an incongruous pattern of development? (PAQ4a)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
What are the urbanising influences? (PAQ5b)	
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to this purpose.
Purpose a) outcome (PAO)	**No Contribution**

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

Purpose b)	To prevent neighbouring towns merging into one another
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	
Does the site form a substantial part of a gap between these towns? (PBQ2d)	N/A
What type of gap does the site sit within? (PBQ2e)	
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A
Details of the loss of visual separation (PBQ3b)	
Purpose b) comment (PBC)	The site is not in a gap between two defined towns so makes no contribution to this purpose.
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises a gently sloping open field containing a stable in its south-eastern corner. It retains a clear rural character and connects directly with extensive agricultural land to the north.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development along the southern and eastern edges introduces some localised urban-edge influence. The adjoining allotments and stable are consistent with the site's open, semi-rural setting and do not materially urbanise it.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It forms open countryside with a direct and extensive relationship to the agricultural landscape to the north. Whilst adjoining the settlement edge, development would extend built form northwards beyond East Morton and represent clear encroachment into the countryside.
Purpose c) outcome (PCO)	**Strong**

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

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

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts) South Pennines SSSI within 900m of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	Further assessment may be required to ascertain impacts on potentially functionally linked land.
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden*	No

Footnote 7 Assessment Criteria	Yes / No and Comment
Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is directly adjacent to East Morton conservation area, and Grade II Listed buildings: 8 Studley Close & Manor Barn Farm.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further investigation is required to understand the potential impacts of the site on the designated assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to any of purposes a), b) or d). There are potential Footnote 7 asset issues in relation to habitat sites and heritage assets which required further investigation before determining

Potential Grey Belt Outcome	
	whether they would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

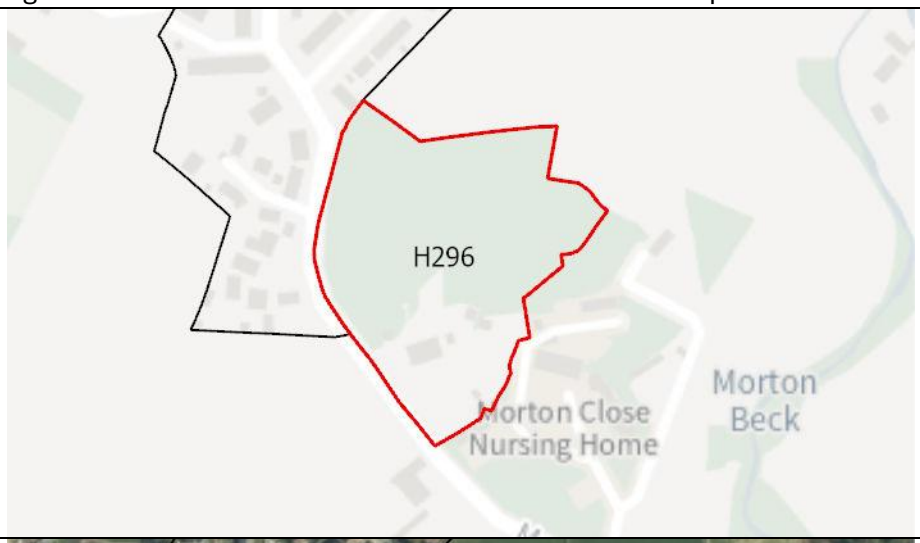
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary follows a dry-stone wall, defined footpath and mature trees along the southern edge. Together these form a moderate, less defensible boundary.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would follow Street Lane to the west, but the northern and eastern sections would rely mainly on dry-stone field boundaries. Overall, it would be weak and lacking in durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to East Morton on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - the boundary is formed by a dry-stone wall, footpath and mature trees.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - Street Lane provides a strong section, but the remaining boundary comprises dry-stone field boundaries.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding-off and would extend development northwards into open countryside.
Assessment of Sprawl (SpAsOv)	The site is connected to East Morton on one side. The existing inner Green Belt boundary is moderate and partially resists sprawl. The potential new Green Belt boundary would be weak overall and increase the risk of further outward development. The site would not logically round off the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	The site contains a stable in its south-eastern corner.

How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The stable occupies a very limited part of this open, gently sloping site. There are wide views across the agricultural land and adjoining Green Belt to the north and east.
Assessment of Openness (OpAsOv)	There is very limited built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no contribution to purpose a), no contribution to purpose b), a strong contribution to purpose c), no contribution to purpose d), and a moderate contribution to purpose e). It has a high potential for sprawl and development would have a high impact on openness. The existing inner Green Belt boundary is moderate in strength, while the potential new boundary would be weak and lack durability. 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:	H296
Site Name:	Morton Hall, Morton Lane
Settlement:	East Morton
Sub-Area:	Airedale
Size (ha):	2.60
Site Description:	This site consists of a wooded area with some sections of open land. It also includes a residential property and its grounds and a former sandstone quarry (Cliffe Delph). The former quarry face forms the northern edge of the site and the northern boundary is formed of a dry-stone wall with the adjacent field beyond. The site is bounded to the west by Morton Lane. The area to the east consists of a mix of woodland, agricultural fields and the Morton Close care home complex.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	There are a number of large residential properties located in the southern part of the site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	To the south west is Morton Lane which is a strong feature which would restrict and contain development sprawling further to the west. To the east and southeast there are areas of woodland part of which are well-established and substantial and would partially restrict sprawl to the east. To the north the boundary is made up of a dry-stone wall which is lacking in durability and would not restrict or contain development.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bingley, Keighley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site is attached to the settlement of East Morton and detached, but near by (within 400m) of the large built up areas of Bingley and Keighley. In terms of its relationship to the large built up areas, its development would result in an extension to East Morton and protrude towards the large built up area in a way that would not follow or fit with the pattern of development in this location.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site is detached from the large built-up areas of Keighley and Bingley. The site therefore does not have an inner Green Belt boundary with the large built-up area. The site's inner Green Belt boundary within East Morton is formed of Morton Lane which is a strong boundary and would prevent the outward, irregular spread of the settlement towards the large built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is not directly connected to the large built-up area, but is within 400m of it.
Purpose a) comment (PAC)	The site is not fully free of development as there are some residential properties located in the southern part of the site. There are some features which would

Purpose a)	To check the unrestricted sprawl of large built-up areas
	partially restrict and contain development. The site in near to the large built-up areas of Keighley and Bingley, but are not directly connected to them. If developed the site would partially be incongruous forming a protrusion out from the settlement of East Morton towards, but not joining up with, the large built-up area of Bingley. There are limited urbanising influences other than some existing residential development close to the site. The existing inner Green Belt boundary is strong and would provide a defensible boundary helping to restrict sprawl. The site is not directly connected to the large built-up area and its development would create sprawl from East Morton towards the large built-up area. On balance it is considered the site makes a strong contribution to purpose a).
Purpose a) outcome (PAO)	**Strong**

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises woodland, areas of open land, a former sandstone quarry and residential properties with associated grounds. It has a mixed character, with substantial natural and rural elements alongside established residential development.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The residential properties within the site and the adjoining care-home complex introduce material built and domestic influences, particularly across its southern area. The woodland and open land to the north retain a stronger relationship with the surrounding countryside.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). Its woodland, open land and former quarry retain a countryside character and connect with the wider rural landscape, but this is materially weakened by the existing residential properties and adjoining care-home complex. Further development would encroach into the remaining undeveloped areas, although within an already partly developed setting.
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	No
If development is present – what form/type of development is it? (PDQ1b)	There are a number of large residential properties located in the southern part of the site.
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	Bingley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from, but on the wider edge of, the historic town of Bingley and views from it are restricted by topography and vegetation. There are limited if any visual, physical or experiential relationships with the historic aspects of the town.
Purpose d) comment (PDC)	The site is in the wider setting of the historic town of Bingley. However, it is separated from the historic core and the town by post WWII development. Also due to its topography and existing vegetation, it has no visual, physical or experiential connection to the historic aspects of the town. It therefore makes a weak contribution to purpose d).

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

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts) South Pennines SSSI is 1.2km from the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	Further assessment may be required to ascertain impacts on potentially functionally linked land.
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No The site is within 160m of the Leeds and Liverpool Canal conservation area and the Micklethwaite 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)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There are some small areas of surface water flood risk and a low area of ground water flood risk where surface manifestation is unlikely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), no contribution to purpose b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to habitat sites and flood risk which required further investigation before determining whether they would provide a strong reason for refusing or restricting development. However, as the site makes a strong contribution to purpose a) it cannot be considered as Grey Belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary is formed by Morton Lane along the western edge of the site. This is a strong, defensible and durable boundary.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow the former quarry face and the established woodland and

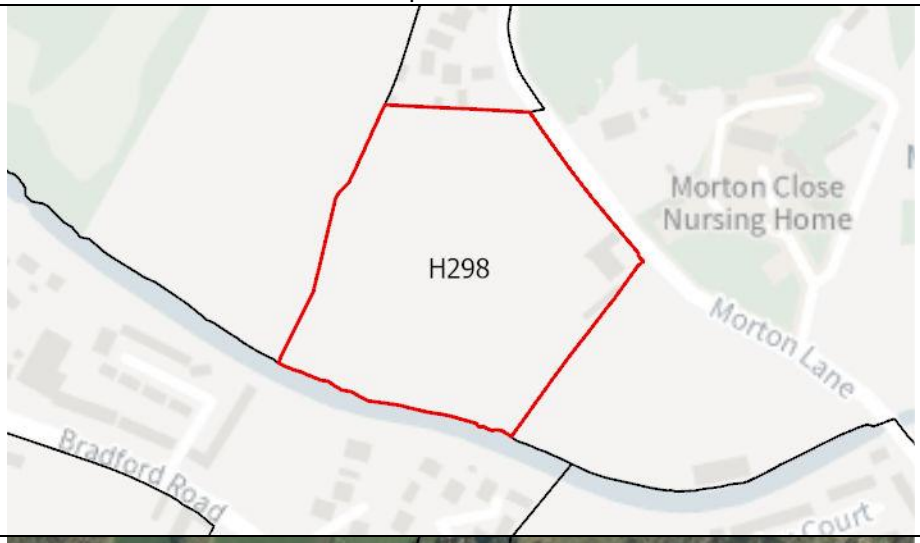
	development edge to the north and east. These are recognisable but less defensible features, resulting in a moderate boundary.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to East Morton along part of one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the existing boundary is formed by Morton Lane.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by the former quarry face, woodland and the edge of existing development.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding-off and would extend development northwards and eastwards.
Assessment of Sprawl (SpAsOv)	The site is connected to East Morton along part of one side. The existing inner Green Belt boundary is strong and resists sprawl. The potential new Green Belt boundary would be moderate and provide some containment. Development 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)	The site contains Morton Hall and associated residential buildings and grounds within its southern section.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	There is a notable amount of built form within the southern part of the site. Woodland, the former quarry and boundary vegetation substantially restrict views into and across the site.
Assessment of Openness (OpAsOv)	There is a significant amount of built form on site. The site is visually contained and views across it to the wider Green Belt are limited. Development would have a limited impact on openness.
Impact on Openness: (OpAs)	**Low**

Overall Conclusion: (OGrBC)	The site makes a strong contribution to purpose a), no contribution to purpose b), a moderate contribution to purpose c), a weak contribution to purpose d), and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a low impact on openness due to the existing built form, woodland and visual containment. The existing inner Green Belt boundary is strong and defensible, 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:	H298
Site Name:	Morton Lane
Settlement:	East Morton
Sub-Area:	Airedale
Size (ha):	3.40
Site Description:	This site consists of four agricultural fields separated by dry-stone walls located on the southern edge of East Morton. It also includes a former farmstead complex (now converted into residential use) in the northeastern corner. The site is bounded to the northeast by Morton Lane. To the west lies further agricultural fields. The northern boundary consists of the rear gardens of residential development (formed of hedgerows and fencing), whilst the Leeds & Liverpool Canal lies to the south. To the southeast the boundary is formed of a dry-stone wall which separates the site from another field. It slopes moderately from north to south towards the Leeds & Liverpool Canal.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	There is a former farmstead which has been converted into residential use located in the northeastern corner of the site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	The Leeds and Liverpool Canal, and Morton Lane are strong features which would restrict development to the south and north. Dry-stone walls formed the east and west boundaries which could be breached and would be less likely to restrict development.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Keighley & Bingley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site would fill a gap between Keighley (Riddlesden) and East Morton connecting the two settlements. The site would protrude into the Green Belt in an transitionary area between two settlements but which is rural in nature.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	The site has a relatively rural feel given the surround land form and views to the wider countryside.
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 is formed to the south of the site (where it is attached to Riddlesden (Keighley) by the Leeds and Liverpool Canal which is a strong boundary which would restrict sprawl.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the large built-up area along one boundary along the south of the site.
Purpose a) comment (PAC)	The majority of the site is free from existing development, and lacks strong physical features to the east and west. These dry-stone wall field boundaries would not restrict and contain development. The site is attached to the large built-up area along one boundary to the south. The development of the site would see a protrusion into the Green Belt and connect the large built-up area to the neighbouring village settlement of

Purpose a)	To check the unrestricted sprawl of large built-up areas
	East Morton. It is therefore considered that the site makes a strong contribution to purpose a).
Purpose a) outcome (PAO)	**Strong**

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises four agricultural fields divided by dry-stone walls, together with a converted former farmstead. It remains predominantly open and rural, although its connection with the wider countryside is limited to an adjoining field, beyond which lies the golf course.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built	Residential development adjoins the northern boundary, the care-home complex lies to the east, and further development lies beyond the canal to the south and southwest. The golf course to the northwest is an open

Purpose c):	To assist in safeguarding the countryside from encroachment
form/non-rural uses within the site under consideration) (PCQ2)	recreational use rather than countryside, although it does not itself materially urbanise the site.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). It retains a predominantly open agricultural character, but its relationship with the wider countryside is limited and its setting is influenced by surrounding development and recreational land. Development would encroach onto agricultural land and could increase pressure on the adjoining field, but the site does not form part of an extensive countryside area.
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	No
If development is present – what form/type of development is it? (PDQ1b)	There is a former farmstead which has been converted into residential use located in the northeastern corner of the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Keighley & Bingley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is located in a gap on the edge of Riddlesden (Keighley) and Bingley (and also East Morton). However, the site is some considerable distance from both the historic cores of Keighley and Bingley and so there is limited intervisibility between them.
Purpose d) comment (PDC)	This site has no/limited visual, physical and experiential connection to the historic aspects of the town. The site therefore makes a weak contribution to this purpose.
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)	Yes

Footnote 7 Assessment Criteria	Yes / No and Comment
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*	Within 2.5km of SPA/SAC (supporting habitat, recreational impacts)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	Further assessment may be required to ascertain impacts on potentially functionally linked land.
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is directly adjacent to the Leeds and Liverpool Canal conservation area.

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 investigation is required to understand the potential impacts of the site on the designated assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), no contribution to purpose b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to habitat sites and heritage assets which required further investigation before determining whether they would provide a strong reason for refusing or restricting development. However, the site makes a strong contribution to purpose a) so cannot be considered as grey belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

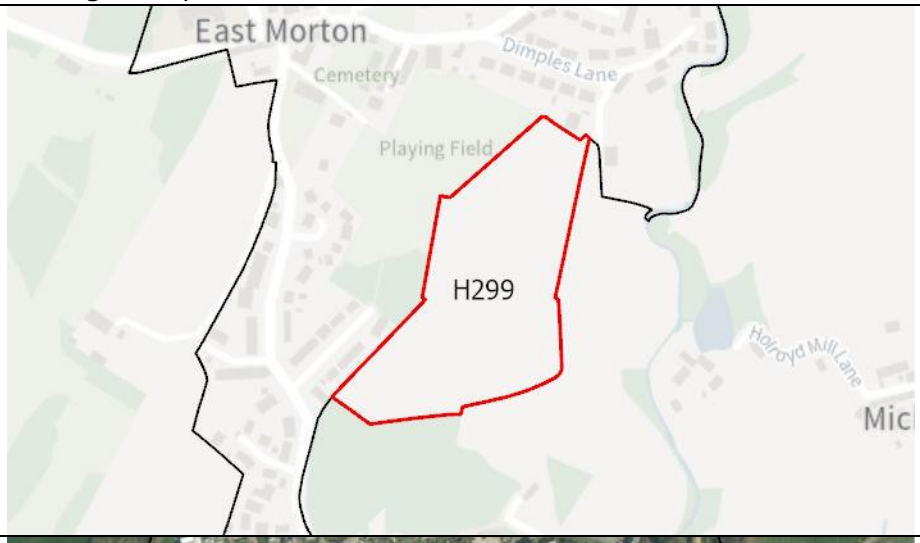
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary with East Morton is formed by rear garden boundaries to the north. These are weak features lacking in durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would principally follow dry-stone field boundaries to the east and west. These could readily be breached and would form a weak boundary.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the existing boundary is formed mainly by residential garden boundaries.

How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed mainly by dry-stone field walls.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding-off and would extend development southwards towards the larger built-up area.
Assessment of Sprawl (SpAsOv)	The site is connected to East Morton on one side. The existing inner Green Belt boundary is weak and increases the risk of sprawl. The potential new Green Belt boundary would also be weak and would not prevent further development into adjoining fields. Development would not logically round off the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	The site contains a former farmstead converted to residential use in its north-eastern corner.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The majority of the site consists of open agricultural fields. Views are partly restricted by the site's topography, adjoining development and vegetation along the canal.
Assessment of Openness (OpAsOv)	There is limited built form on site. There are moderate views across the agricultural fields and adjoining Green Belt. Development would have a moderate impact both visually and spatially on openness.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a strong contribution to purpose a), no contribution to purpose b), a moderate contribution to purpose c), a weak contribution to purpose d), and a moderate contribution to purpose e). It has a high 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 weak and lack durability. 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:	H299
Site Name:	Morton Lane/Hawthorne Way
Settlement:	East Morton
Sub-Area:	Airedale
Size (ha):	3.94
Site Description:	This site consists of three agricultural fields separated by dry-stone walls. The site is located to the east of East Morton Recreation Ground. The central part of the site is crossed by a high voltage power line including a pylon tower. The site is bounded to the west by residential properties (Cliffestone Drive) and East Morton Recreation Ground. Further residential properties (Dimples Lane and Hawthorne Way) are located to the north. The eastern boundary is formed of a dry-stone wall and public right of way. The southern boundary is formed of a dry-stone wall providing the edge of a former quarry. From the centre, the site slopes to the north, east and south. The northward slope is steeper, leading to a dip towards the northeastern corner.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The site is free from existing development except for an electricity pylon and two small animal shelters.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	To the south the site is bounded by a dry-stone wall which lacks durability and would not restrict development. The eastern boundary is similarly made up of dry-stone walls but the topography also falls away from this is which provides a partial restricting features.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bingley, Keighley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Although the site is partially contained by the settlement of East Morton, the site is detached and separated from the large built up areas of Keighley and Bingley.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	There is a recreation ground to the north west of the settlement.
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 is detached from the large built-up areas of Keighley and Bingley. The site therefore does not have an inner Green Belt boundary with the large built-up area. The site's inner Green Belt boundary within East Morton is formed of dry-stone walls separating the site form the recreation ground, a substantial block of woodland, and the rear gardens of houses on Cliffstone Drive.
How is the site connected to the large built-up area? (PAQ7)	The site is not directly connected to the large built-up area, but is within 400m of it.
Purpose a) comment (PAC)	The site is essentially free from development and there are limited features which would restrict and contain development. The site in near to the large built-up areas of Keighley and Bingley, but are not directly connected to them. If developed the site would partially be incongruous forming a protrusion out from the settlement of East Morton towards, but not joining up with, the large built-up area of Bingley. There are some other urbanising influences in the form of the adjacent

Purpose a)	To check the unrestricted sprawl of large built-up areas
	recreation ground. The inner Green Belt boundary is weak being formed of a mix of features of varying strength, some of which are lacking in durability and would not prevent sprawl. The site is not directly connected to the large built-up area and its development would create sprawl from East Morton towards the large built-up area. Given the site's detachment from the large built up area, it is considered to make a strong contribution to purpose a).
Purpose a) outcome (PAO)	**Strong**

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises three agricultural fields separated by dry-stone walls, with an electricity pylon and two small animal shelters. The site is predominantly open and

Purpose c):	To assist in safeguarding the countryside from encroachment
	rural and has a direct relationship with the agricultural countryside to the east and southeast.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development and East Morton Recreation Ground influence the western and northern edges. The recreation ground is a formal recreational use associated with East Morton, although countryside remains the dominant influence to the east and southeast.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). Existing residential development and East Morton Recreation Ground influence the western and northern boundaries, but the site remains predominantly open agricultural land with a direct connection to the wider countryside to the east and southeast. Development of the site would therefore represent encroachment into the countryside.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PDQ1b)	The site is free from existing development except for an electricity pylon and two small animal shelters.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bingley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site sits on a plateaued area adjacent to the village East Morton but looks out over Bingley and provides part of the wider setting to that historic town. The long distance views look out over to Bingley, but there is a limited visual, physical or experiential relationship with the historic aspects of the town given the distance the site is away from the historic core.
Purpose d) comment (PDC)	The site is in the wider setting of the historic town of Bingley. However, it is separated from the historic core and the town by post WWII development. Also due to its topography and existing vegetation, it has a limited visual, physical or experiential connection to the historic aspects of the town. It therefore makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts) South Pennines SSSI is 1km from the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	Further assessment may be required to ascertain impacts on potentially functionally linked land.
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
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

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)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is within 60m of a Class II archaeological site and 70m of Micklethwaite 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 investigation is required to understand the potential impacts of the site on the designated assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There is a small area of surface water flood risk to the north of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), no contribution to purpose b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to habitat sites, heritage assets and flood risk which required further investigation before determining whether they would provide a strong reason for refusing or restricting development. However, as the site makes a strong contribution to purpose a) it cannot be considered as Grey Belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

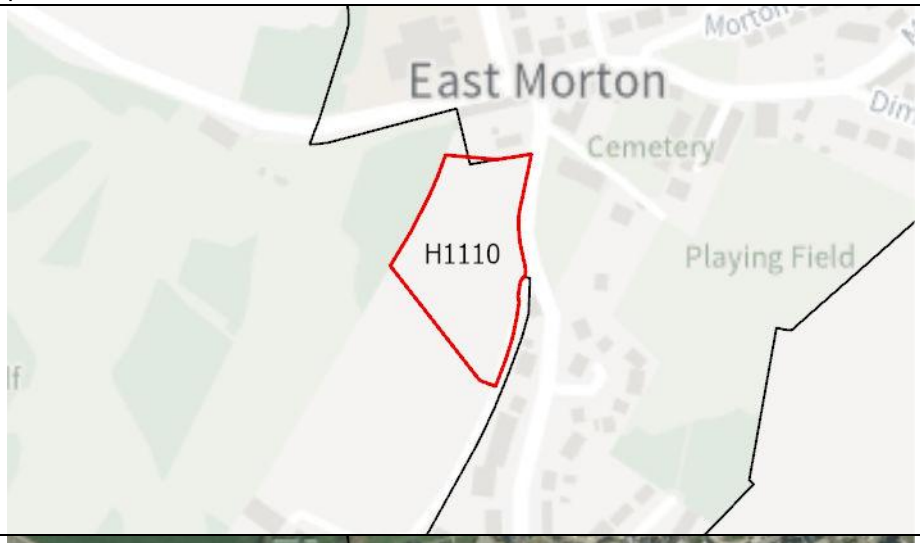
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary follows rear gardens, the recreation ground and dry-stone walls. These form a weak boundary lacking in durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would follow dry-stone walls along the eastern and southern edges. These are weak features lacking in durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially	N/A

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

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - boundaries formed by residential gardens, the recreation ground and dry-stone walls.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed mainly by dry-stone walls.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding-off and would extend development eastwards and southwards into open countryside.
Assessment of Sprawl (SpAsOv)	The site is connected to East Morton on two sides but is not strongly contained by existing development. The existing inner Green Belt boundary is weak and increases the risk of sprawl. The potential new Green Belt boundary would also be weak and could be breached. Development would not logically round off the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	The site is free from existing development except for an electricity pylon and two small animal shelters.
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 fields with views from the adjoining urban edge and across the wider Green Belt to the east and south.
Assessment of Openness (OpAsOv)	There is very limited built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a strong contribution to purpose a), no contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d), and a moderate contribution to purpose e). It has a high potential for sprawl and development would have a high impact on openness. Both the existing inner Green Belt boundary and the potential new boundary are weak and lack durability. 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:	H1110
Site Name:	Carr Lane
Settlement:	East Morton
Sub-Area:	Airedale
Size (ha):	0.88
Site Description:	This sit consists of part of a larger field site to the west of East Morton. The site boundaries are formed of a made road (Morton Lane) and an access track to the east, the rear gardens of properties on Carr Lane (made up of hedgerows) to the north, a woodland block to the west and a powerline to the south.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	To the west of the site is a substantial woodland block which would restrict and contain development. However there is no defined boundary to the south with the risk of unrestricted sprawl.
Is the site adjacent or near to a large built-up area? (PAQ3a)	No
What is the large built-up area(s)? (PAQ3b)	Keighley, Bingley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Although the site is partially contained by the settlement of East Morton and development would round-off this settlement, the site is detached and separated from the large built up areas of Keighley and Bingley, it would be incongruous to the planned development of these settlements.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	East Morton Primary School is located to the north of the site. The golf course is located to the west and St Luke's Church is located to the east. These uses introduce other urbanising influences in this transitionary area between urban and rural.
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 is detached from the large built-up areas of Keighley and Bingley. The site therefore does not have an inner Green Belt boundary with the large built-up area. The site's inner Green Belt boundary with East Morton is formed of Morton Lane to the east and the rear gardens of properties on Morton Lane and Carr Lane. This is a mix of strong and weak boundaries which would only partially prevent the outward sprawl of the settlement towards the large built up area.
How is the site connected to the large built-up area? (PAQ7)	The site is not directly connected to the large built-up area, but is within 400m of it.
Purpose a) comment (PAC)	The site is free from development. There are some limited features to the west that could restrict and contain development, however to the south there are no

Purpose a)	To check the unrestricted sprawl of large built-up areas
	features. The site is near to the large built up areas of Keighley and Bingley (up to 400m). Although the site would be partially contained by the settlement of East Morton, its development would be incongruous in terms of its relationship with the large built up area. The existing inner Green Belt boundary is associated with East Morton and is of mixed strength which would only partially prevent the outward sprawl of the site towards the large built up area. On balance it is considered the site makes a strong contribution to purpose a).
Purpose a) outcome (PAO)	**Strong**

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside	The site comprises undeveloped agricultural land forming part of a larger open field. It has a clear rural

Purpose c):	To assist in safeguarding the countryside from encroachment
character as characterised by rural land uses? (PCQ1)	character and is directly connected to the wider countryside to the south and west.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Development within East Morton lies along the northern and eastern edges, including residential properties and the church. These influences are localised and do not materially diminish the site's predominantly open countryside character.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It forms undeveloped countryside with a direct and extensive relationship to the surrounding rural landscape. Whilst influenced by development at East Morton, development of the site would extend built form beyond the existing settlement and represent clear encroachment into the countryside.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	There is no built form on site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Keighley
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)	Although the site is attached to East Morton (not an historic town), it forms part of the wider setting of Keighley (an historic town). However, given the distance from the site to the historic core, and the intervening topography and vegetation there is no real visual, physical or experiential relationship to the historic aspects of the town.
Purpose d) comment (PDC)	The site is in the wider setting of the historic town of Keighley. However, it is separated from the historic core and the town by post WWII development. Also due to its topography and existing vegetation, it has no visual, physical or experiential connection to the historic aspects of the town. It therefore makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	Further assessment may be required to ascertain impacts on potentially functionally linked land.
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
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

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)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The Grade II Listed Sunday School, Congregational Church is located within 50m of the northern boundary of the site. The site is also adjacent to the East Morton 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 investigation is required to understand the potential impacts of the site on the designated assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), no contribution to purpose b), and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to habitat sites and heritage assets which required further investigation before determining whether they would provide a strong reason for refusing or restricting development. However, as the site makes a strong contribution to purpose a) it cannot be considered to be Grey Belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary comprises Morton Lane to the east and rear garden boundaries to the north. This mix of strong and weak features results in a moderate boundary.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would follow the established woodland block to the west, but the southern boundary follows a power line and is otherwise undefined. Overall, it would be weak and lacking in durability.

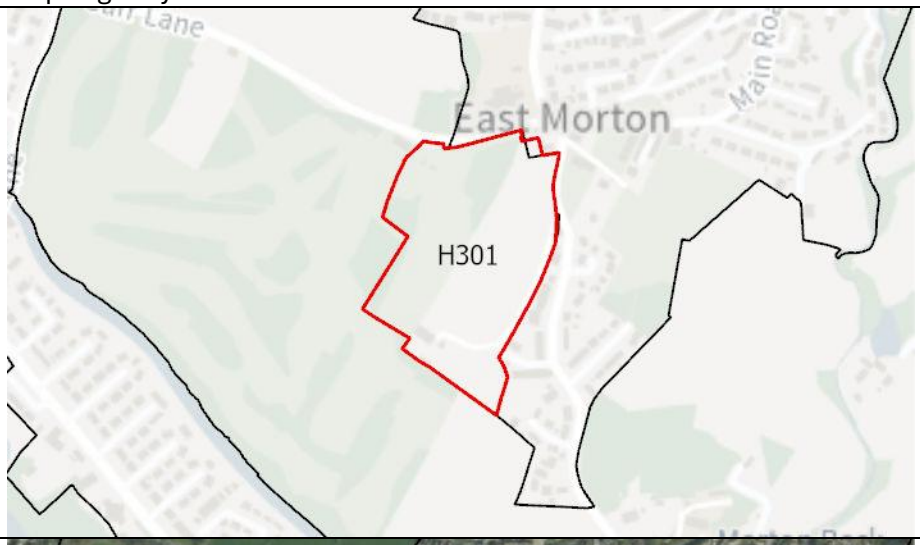
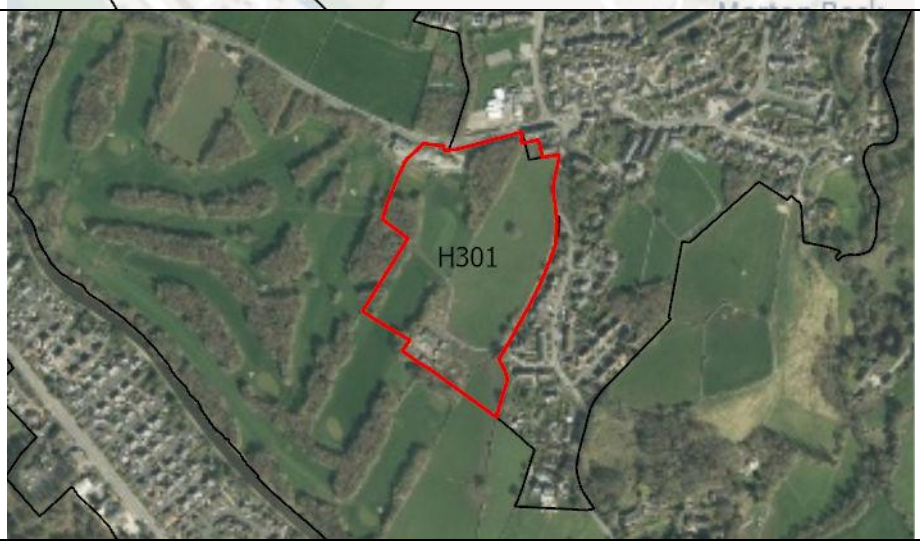
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundaries formed by Morton Lane together with residential garden boundaries.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - woodland provides containment to the west, while the southern boundary follows a power line or is undefined.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding-off and would extend development southwards beyond the existing edge.
Assessment of Sprawl (SpAsOv)	The site is connected to East Morton on two sides. The existing inner Green Belt boundary is moderate and partially resists sprawl. The potential new Green Belt boundary would be weak, particularly along its southern edge. Development would not logically round off the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site comprises an open field enclosed by woodland to the west, residential development to the north and Morton Lane to the east. Views are principally available towards the open land to the south.
Assessment of Openness (OpAsOv)	There is no built form on site. There are moderate views across the site and adjoining Green Belt, with woodland and development providing visual containment. Development would have a moderate impact both visually and spatially on openness.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a strong contribution to purpose a), no contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d), and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a moderate impact on openness. The existing inner Green Belt boundary is moderate in strength, while the potential new boundary would be weak and lack durability. 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:	H301
Site Name:	Carr Lane
Settlement:	East Morton
Sub-Area:	Airedale
Size (ha):	6.09
Site Description:	This site consists to two sections. The western section forms part of East Morton / Fardew Golf Course and includes the clubhouse car park as well as some wooded areas. The eastern section of consists of an agricultural field with an agricultural building/complex adjacent to the southern boundary. A high voltage electricity line crosses the site from west to east including a pylon tower within the southern part of the site. The site is bounded to the west and south by the remainder of the golf course. Carr Lane and the residential properties of St Lukes Terrace are to the north, with Morton Lane forming the boundary to the east. The site slopes gently from north to south.
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)	In the north west corner is the car park for Fardew (East Morton) golf course and includes some temporary structures. At the southern boundary there are some farm buildings. There is also an electricity pylon in the south western part of the site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	To the south there are some well established trees which form the boundary of the farm buildings. Slightly further to the east the southern boundary is made up of a dry-stone wall which is lacking in durability. Slightly further to the west there are no real features which define the remainder of the southern boundary. The western boundary is mainly formed from a substantial woodland block with
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Keighley, Bingley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Although the site is partially contained by the settlement of East Morton and development would round-off this settlement, the site is detached and separated from the large built up areas of Keighley and Bingley, it would be incongruous to the planned development of these settlements.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	East Morton Primary School is located to the north of the site. The golf course is located to the west and St Luke's Church is located to the east. These uses introduce other urbanising influences in this transitionary area between urban and rural.
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 is detached from the large built-up areas of Keighley and Bingley. The site therefore does not have an inner Green Belt boundary with the large built-up area. The site's inner Green Belt boundary with East Morton is formed of Morton Lane to the east as well as the rear gardens of properties on Morton Lane, and the boundaries of gardens of properties on Morton Lane and Carr Lane to the north. This is a mix of strong and weak boundaries which would only partially prevent the

Purpose a)	To check the unrestricted sprawl of large built-up areas
	outward sprawl of the settlement towards the large built up area.
How is the site connected to the large built-up area? (PAQ7)	The site is not directly connected to the large built-up area, but is within 400m of it.
Purpose a) comment (PAC)	There are some farm buildings on the southern part of the site and a car park and temporary buildings associated with the golf course on the north western boundary, otherwise it is free from development. There are some limited features to the west (two woodland blocks) that could restrict and contain development. To the south the boundary is made of woodland blocks and dry-stone walls which provide a mix of features which would not fully restrict and contain development. The site is near to the large built up areas of Keighley and Bingley (up to 400m). Although the site would be partially contained by the settlement of East Morton, its development would be incongruous in terms of its relationship with the large built up area. The existing inner Green Belt boundary is associated with East Morton and is of mixed strength which would only partially prevent the outward sprawl of the site towards the large built up area. On balance it is considered the site makes a strong contribution to purpose a).
Purpose a) outcome (PAO)	**Strong**

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

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 is not in a gap between two defined towns so makes no contribution to this purpose.
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a mixed character. The eastern section comprises an agricultural field and farm buildings, whilst the western section forms part of the golf course and includes woodland, a car park and temporary structures. An electricity pylon also lies within the site.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development adjoins the northern and eastern boundaries. The golf-course car park and temporary structures introduce built and recreational influences within the western section, whilst the surrounding golf course is an open recreational use rather than countryside.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). The agricultural field retains a rural character, but the site also includes golf-course land and associated development and has no direct connection to a wider area of countryside. Development would encroach upon the agricultural part of the site, although the site as a whole has a mixed rural and recreational character.
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	No
If development is present – what form/type of development is it? (PDQ1b)	In the north west corner is the car park for Fardew (East Morton) golf course and includes some temporary structures. At the southern boundary there are some farm buildings. There is also an electricity pylon in the south western part of the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Keighley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No

Purpose d):	To preserve the setting and special character of historic towns
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	Although the site is attached to East Morton (not an historic town), it forms part of the wider setting of Keighley (an historic town). However, given the distance from the site to the historic core, and the intervening topography and vegetation there is no real visual, physical or experiential relationship to the historic aspects of the town.
Purpose d) comment (PDC)	The site is in the wider setting of the historic town of Keighley. However, it is separated from the historic core and the town by post WWII development. Also due to its topography and existing vegetation, it has no visual, physical or experiential connection to the historic aspects of the town. It therefore makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	Further assessment may be required to ascertain impacts on potentially functionally linked land.
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The Grade II Listed Sunday School, Congregational Church is located within 50m of the northern boundary of the site. The site is also adjacent to the East Morton 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 investigation is required to understand the potential impacts of the site on the designated assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	No The very southern part of the site is in an area of low ground water flood risk where surface manifestation is not likely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), no contribution to purpose b), and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to habitat sites and heritage assets which required further investigation before determining whether they would provide a strong reason for refusing

Potential Grey Belt Outcome	
	or restricting development. However, as the site makes a strong contribution to purpose a) it cannot be considered to be Grey Belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary comprises Carr Lane and Morton Lane, together with rear garden boundaries. This mix of strong and weak features results in a moderate boundary.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would comprise trees, dry-stone walls and tracks, with some sections crossing fields and the golf course remaining undefined. Overall, it would be weak and lacking in durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundaries formed by Carr Lane, Morton Lane and residential garden boundaries.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed by trees, dry-stone walls, tracks and partly undefined sections.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding-off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to East Morton on two sides but extends substantially beyond the existing settlement edge. The existing inner Green Belt boundary is moderate and partially resists sprawl. The potential new Green Belt boundary would be weak and increase the risk of further outward development. The site would not logically round off the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	The site contains a golf club car park and temporary buildings in its north-western section, agricultural buildings near its southern boundary and a pylon.

How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	Built form is present in parts of the site, whilst the remaining land consists of open golf course and agricultural land. Topography, woodland and boundary vegetation restrict views from the wider Green Belt.
Assessment of Openness (OpAsOv)	There is limited built form across parts of the site. Views into and across the site are restricted by topography and tree cover. Development would have a moderate impact both visually and spatially on openness.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a strong contribution to purpose a), no contribution to purpose b), a moderate contribution to purpose c), a weak contribution to purpose d), and a moderate contribution to purpose e). It has a high potential for sprawl and development would have a moderate impact on openness. The existing inner Green Belt boundary is moderate in strength, while the potential new boundary would be weak and lack durability. 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:	H306
Site Name:	High Stead, Street Lane
Settlement:	East Morton
Sub-Area:	Airedale
Size (ha):	0.88
Site Description:	The site consists of a mown field that appears to form the garden area/grounds for the large residential properties (located to the south) on the northern edge of East Morton. Mature trees and dry-stone walls are present along the northern, eastern and western boundaries. The site is bounded to the north and east by Street Lane, and to the south by a number of large residential properties (High Stead Close). The area to the west consists of agricultural fields and is bound by a tree line. The site slopes gently from south to north (from the southern boundary towards Street Lane).
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	
What are the physical features? (PAQ2b)	
Is the site adjacent or near to a large built-up area? (PAQ3a)	No
What is the large built-up area(s)? (PAQ3b)	N/A
Would the proposal result in an incongruous pattern of development? (PAQ4a)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
What are the urbanising influences? (PAQ5b)	
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to this purpose.
Purpose a) outcome (PAO)	**No Contribution**

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

Purpose b)	To prevent neighbouring towns merging into one another
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	
Does the site form a substantial part of a gap between these towns? (PBQ2d)	N/A
What type of gap does the site sit within? (PBQ2e)	
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	
Details of the loss of visual separation (PBQ3b)	
Purpose b) comment (PBC)	The site is not in a gap between two defined towns so makes no contribution to this purpose.
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises mown open land forming the garden or grounds of the adjoining residential properties. Mature trees and dry-stone walls provide rural features, whilst the access drive and association with the properties give the site a partly domestic character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Large residential properties adjoin the southern boundary, and the site forms part of their grounds. Agricultural fields lie to the west and beyond Street Lane to the north and east.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). The site remains open and has a direct relationship with the surrounding agricultural land, but the use as residential grounds and the adjoining properties weaken the countryside character. Development would extend built form into open land, although within a setting already influenced by residential use.
Purpose c) outcome (PCO)	**Moderate**

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

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

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	Further assessment may be required to ascertain impacts on potentially functionally linked land.
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden*	No

Footnote 7 Assessment Criteria	Yes / No and Comment
Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No There is a small Scheduled Monument and Class I archaeological site within 85m.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	No There is a very small area of low surface water flood risk present along the northern boundary of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to any of purposes a), b) or d). There are potential Footnote 7 asset issues in relation to habitat sites which required further investigation before determining whether they would

Potential Grey Belt Outcome	
	provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

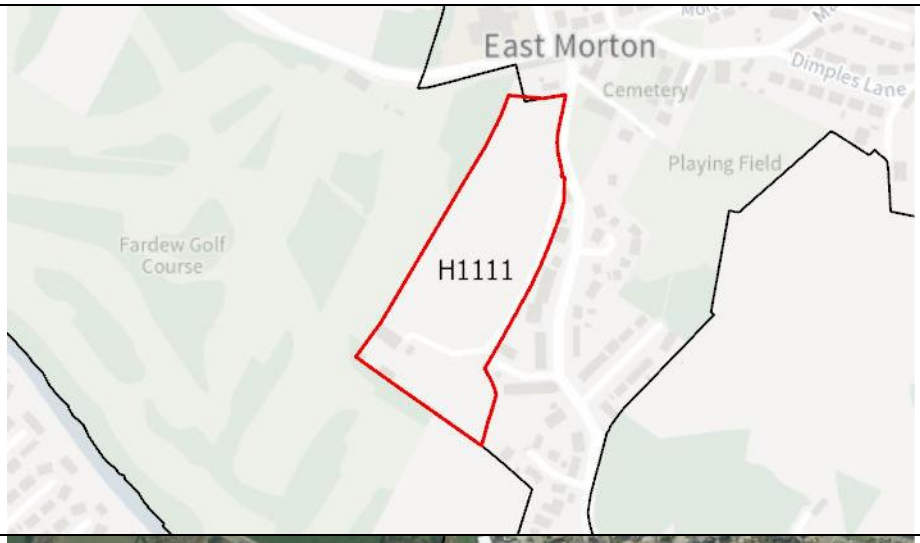
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed by rear garden boundaries, fencing and a broken tree line. These are weak features lacking in durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow Street Lane to the east but would also rely on mature trees, dry-stone walls and field boundaries to the north and west. Overall, it 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 alternative boundary could be drawn along Street Lane. This made road would provide a stronger and more clearly defined boundary than the existing rear garden boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - boundaries formed by residential gardens, fencing and a broken tree line.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by Street Lane, mature trees, dry-stone walls and field boundaries.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a logical and contained rounding-off between the existing properties and Street Lane.
Assessment of Sprawl (SpAsOv)	The site is connected to East Morton on one side but is contained on its remaining sides by Street Lane, mature trees and dry-stone walls. The existing inner Green Belt boundary is weak, but the potential new Green Belt boundary would be moderate and resist further outward development. The site would logically round off the settlement.
Potential for Sprawl: (SpAs)	**Low**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There are no buildings on site. The land forms mown garden or grounds and contains an access drive serving the adjoining properties.

How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	Mature trees and vegetation around the site limit views into, out of and across the land.
Assessment of Openness (OpAsOv)	There is no built form on site apart from the access drive. The site is visually contained and views to the wider Green Belt are limited. Development would have a moderate impact on openness.
Impact on Openness: (OpAs)	**Moderate**

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

Site Information	
Site Reference:	H1111
Site Name:	Carr Lane
Settlement:	East Morton
Sub-Area:	Airedale
Size (ha):	3.35
Site Description:	This site consists of a large field, part of another field and farmstead situated west of East Morton. The site boundaries are formed of the rear gardens of properties on Carr Lane (made up of hedgerows) to the north, Morton Lane, an access track and dry-stone wall to the east, a tree line and partly undefined line to the south, dry-stone walls and a woodland block to the west.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	There are some farm building along the southern edge of the site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	To the south there are some well established trees which form the boundary of the farm buildings. Slightly further to the east the southern boundary is made up of a dry-stone wall which is lacking in durability. To the west the boundary is formed of two separate blocks of woodland which would restrict and contain development. However, the intervening section is formed by a dry-stone wall which is lacking in durability and would not restrict or contain development.
Is the site adjacent or near to a large built-up area? (PAQ3a)	No
What is the large built-up area(s)? (PAQ3b)	Keighley, Bingley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Although the site is partially contained by the settlement of East Morton and development would round-off this settlement, the site is detached and separated from the large built up areas of Keighley and Bingley, it would be incongruous to the planned development of these settlements.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	East Morton Primary School is located to the north of the site. The golf course is located to the west and St Luke's Church is located to the east. These uses introduce other urbanising influences in this transitionary area between urban and rural.
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 is detached from the large built-up areas of Keighley and Bingley. The site therefore does not have an inner Green Belt boundary with the large built-up area. The site's inner Green Belt boundary with East Morton is formed of Morton Lane to the east as well as the rear gardens of properties on Morton Lane, and the boundaries of gardens of properties on Morton Lane and Carr Lane to the north. This is a mix of strong and weak boundaries which would only partially prevent the

Purpose a)	To check the unrestricted sprawl of large built-up areas
	outward sprawl of the settlement towards the large built up area.
How is the site connected to the large built-up area? (PAQ7)	The site is not directly connected to the large built-up area, but is within 400m of it.
Purpose a) comment (PAC)	There are some farm buildings on the southern part of the site, otherwise it is free from development. There are some limited features to the west (two woodland blocks) that could restrict and contain development. To the south the boundary is made of a woodland block and dry-stone wall which provides a mix of features which would not fully restrict and contain development. The site is near to the large built up areas of Keighley and Bingley (up to 400m). Although the site would be partially contained by the settlement of East Morton, its development would be incongruous in terms of its relationship with the large built up area. The existing inner Green Belt boundary is associated with East Morton and is of mixed strength which would only partially prevent the outward sprawl of the site towards the large built up area. On balance it is considered the site makes a strong contribution to purpose a).
Purpose a) outcome (PAO)	**Strong**

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

Purpose b)	To prevent neighbouring towns merging into one another
Details of the loss of visual separation (PBQ3b)	N/A
Purpose b) comment (PBC)	The site is not in a gap between two defined towns so makes no contribution to this purpose.
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises a large agricultural field, part of an adjoining field and a farmstead. It retains a predominantly rural character and has a direct relationship with the wider countryside to the west.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development within East Morton adjoins parts of the northern and eastern boundaries. These influences are localised, whilst the farm buildings form part of the site's rural use and do not materially urbanise it.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It comprises predominantly open agricultural land directly connected to the wider countryside, with only localised influence from development along its eastern edge. Development would extend built form substantially beyond East Morton and represent clear encroachment into the countryside.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PDQ1b)	There are some farm building along the southern edge of the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Keighley
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)	Although the site is attached to East Morton (not an historic town), it forms part of the wider setting of Keighley (an historic town). However, given the distance from the site to the historic core, and the intervening topography and vegetation there is no real visual, physical or experiential relationship to the historic aspects of the town.

Purpose d):	To preserve the setting and special character of historic towns
Purpose d) comment (PDC)	The site is in the wider setting of the historic town of Keighley. However, it is separated from the historic core and the town by post WWII development. Also due to its topography and existing vegetation, it has no visual, physical or experiential connection to the historic aspects of the town. It therefore makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	Further assessment may be required to ascertain impacts on potentially functionally linked land.
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
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
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 Sunday School, Congregational Church is located within 50m of the northern boundary of the site. The site is also adjacent to the East Morton 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 investigation is required to understand the potential impacts of the site on the designated assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	No The very southern part of the site is in an area of low ground water flood risk where surface manifestation is not likely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), no contribution to purpose b), and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to habitat sites and heritage assets which required further investigation before determining whether they would provide a strong reason for refusing or restricting development. However, as the site makes a strong contribution to purpose a) it cannot be considered to be Grey Belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

Boundary Strength	Boundary Details

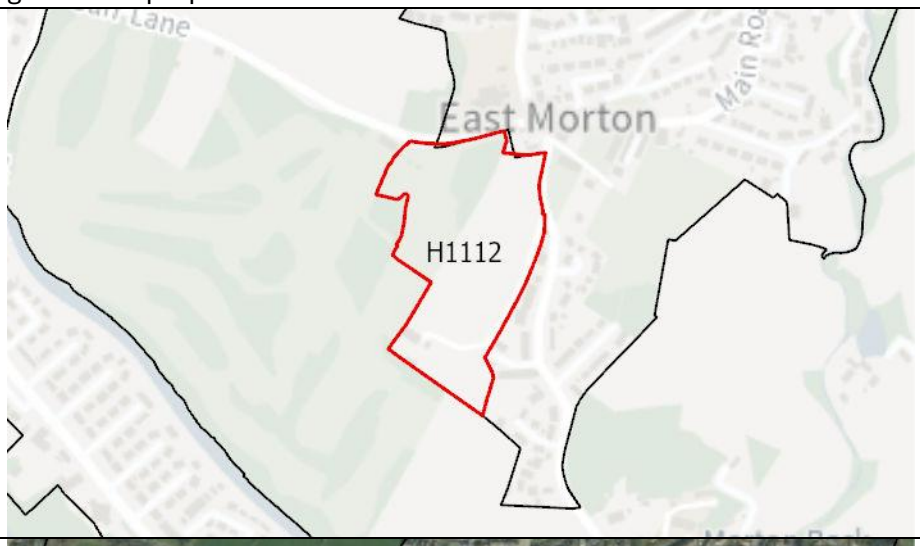
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary comprises Morton Lane to the east and rear garden boundaries to the north. This mix of strong and weak features results in a moderate boundary.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow a woodland block and tree line to the west and south, with weaker dry-stone wall and undefined sections. Overall, it 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.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundaries formed by Morton Lane together with residential garden boundaries.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by woodland and tree lines, with weaker dry-stone wall and undefined sections.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding-off and would extend development southwards beyond the existing edge.
Assessment of Sprawl (SpAsOv)	The site is connected to East Morton on two sides. The existing inner Green Belt boundary is moderate and partially resists sprawl. The potential new Green Belt boundary would also be moderate, although weaker sections would remain. Development 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)	Agricultural buildings are present in the southern 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 agricultural buildings occupy a limited part of the site, whilst the remainder consists of open fields. Woodland, tree lines and the surrounding topography provide some visual containment.
Assessment of Openness (OpAsOv)	There is limited agricultural built form on site. There are moderate views across the remaining fields and adjoining Green Belt. Development would have a

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

Overall Conclusion: (OGrBC)	The site makes a strong contribution to purpose a), no contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d), and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a moderate impact on 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:	H1112
Site Name:	Nursery Farm and land west of Morton Lane
Settlement:	East Morton
Sub-Area:	Airedale
Size (ha):	5.17
Site Description:	This site consists of a number of elements. The eastern part of the site consists of a large field, part of another field, and a farmstead. The western part of the site consists of a woodland block, part of East Morton/Fardew Golf Course and the clubhouse car park. The site boundaries are formed of Morton Lane, an access track and dry-stone wall to the east, an undefined area, treeline and access track to the south, tree lines and stonewalls to the west, and Carr Lane and the rear gardens of properties to the north.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	In the north west corner is the car park for Fardew (East Morton) golf course and includes some temporary structures. At the southern boundary there are some farm buildings.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	To the south there are some well established trees which form the boundary of the farm buildings. Slightly further to the east the southern boundary is made up of a dry-stone wall which is lacking in durability. The southern boundaries to the west and the western boundaries are also made up of woodland blocks, dry-stone walls a track/an undefined area. These are a mix of boundaries of different strengths which would only partially restrict or contain development.
Is the site adjacent or near to a large built-up area? (PAQ3a)	No
What is the large built-up area(s)? (PAQ3b)	Keighley, Bingley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Although the site is partially contained by the settlement of East Morton and development would round-off this settlement, the site is detached and separated from the large built up areas of Keighley and Bingley, it would be incongruous to the planned development of these settlements.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	East Morton Primary School is located to the north of the site. The golf course is located to the west and St Luke's Church is located to the east. These uses introduce other urbanising influences in this transitionary area between urban and rural.
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 is detached from the large built-up areas of Keighley and Bingley. The site therefore does not have an inner Green Belt boundary with the large built-up area. The site's inner Green Belt boundary with East Morton is formed of Morton Lane to the east as well as the rear gardens of properties on Morton Lane, and the boundaries of gardens of properties on Morton Lane and

Purpose a)	To check the unrestricted sprawl of large built-up areas
	Carr Lane to the north. This is a mix of strong and weak boundaries which would only partially prevent the outward sprawl of the settlement towards the large built up area.
How is the site connected to the large built-up area? (PAQ7)	The site is not directly connected to the large built-up area, but is within 400m of it.
Purpose a) comment (PAC)	There are some farm buildings on the southern part of the site and a car park and temporary buildings associated with the golf course on the north western boundary, otherwise it is free from development. There are some limited features to the west (two woodland blocks) that could restrict and contain development. To the south the boundary is made of woodland blocks and dry-stone walls which provide a mix of features which would not fully restrict and contain development. The site is near to the large built up areas of Keighley and Bingley (up to 400m). Although the site would be partially contained by the settlement of East Morton, its development would be incongruous in terms of its relationship with the large built up area. The existing inner Green Belt boundary is associated with East Morton and is of mixed strength which would only partially prevent the outward sprawl of the site towards the large built up area. On balance it is considered the site makes a strong contribution to purpose a).
Purpose a) outcome (PAO)	**Strong**

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

Purpose b)	To prevent neighbouring towns merging into one another
of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	
Details of the loss of visual separation (PBQ3b)	N/A
Purpose b) comment (PBC)	The site is not in a gap between two defined towns so makes no contribution to this purpose.
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises predominantly open agricultural fields and woodland, together with a farmstead and part of the adjoining golf course. Despite this mixture of uses, it retains a strong countryside character and connects directly with the wider open landscape to the west and south.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The golf-course car park and temporary structures introduce localised built and recreational influences. The golf course itself remains open and does not materially urbanise the site, whilst development at East Morton influences parts of the northern and eastern boundaries.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It is predominantly open and rural, forms part of the wider countryside and contains only localised built development. Development across the site would substantially extend built form westwards from East Morton and represent clear encroachment into the countryside.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	No
If development is present – what form/type of development is it? (PDQ1b)	In the north west corner is the car park for Fardew (East Morton) golf course and includes some temporary structures. At the southern boundary there are some farm buildings.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Keighley
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)	Although the site is attached to East Morton (not an historic town), it forms part of the wider setting of Keighley (an historic town). However, given the distance from the site to the historic core, and the intervening topography and vegetation there is no real visual, physical or experiential relationship to the historic aspects of the town.
Purpose d) comment (PDC)	The site is in the wider setting of the historic town of Keighley. However, it is separated from the historic core and the town by post WWII development. Also due to its topography and existing vegetation, it has no visual, physical or experiential connection to the historic aspects of the town. It therefore makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	Further assessment may be required to ascertain impacts on potentially functionally linked land.
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The Grade II Listed Sunday School, Congregational Church is located within 50m of the northern boundary of the site. The site is also adjacent to the East Morton 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 investigation is required to understand the potential impacts of the site on the designated assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	No The very southern part of the site is in an area of low ground water flood risk where surface manifestation is not likely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), no contribution to purpose b), and a weak contribution to purpose d). There are potential Footnote 7 asset issues

Potential Grey Belt Outcome	
	in relation to habitat sites and heritage assets which required further investigation before determining whether they would provide a strong reason for refusing or restricting development. However, as the site makes a strong contribution to purpose a) it cannot be considered to be Grey Belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary comprises Carr Lane and Morton Lane together with rear garden boundaries. This mix of strong and weak features results in a moderate boundary.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would comprise woodland, tree lines and an access track, together with weaker dry-stone wall and undefined sections. Overall, it 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.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundaries formed by Carr Lane, Morton Lane and residential garden boundaries.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by woodland, tree lines and an access track, with weaker dry-stone wall and undefined sections.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding-off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to East Morton on two sides but extends substantially beyond the existing settlement edge. The existing inner Green Belt boundary is moderate and partially resists sprawl. The potential new Green Belt boundary would also be moderate, although weaker sections would remain. Development 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)	The site contains farm buildings, a golf club car park and temporary buildings associated with the golf course.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	Built form is present in parts of the site, while the remaining land consists of agricultural fields, woodland and golf course. Tree cover and topography limit views into and across the site from the wider Green Belt.
Assessment of Openness (OpAsOv)	There is limited built form across parts of the site. Views into and across the site are restricted by woodland, vegetation and topography. Development would have a moderate impact both visually and spatially on openness.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a strong contribution to purpose a), no contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d), and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a moderate impact on 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**