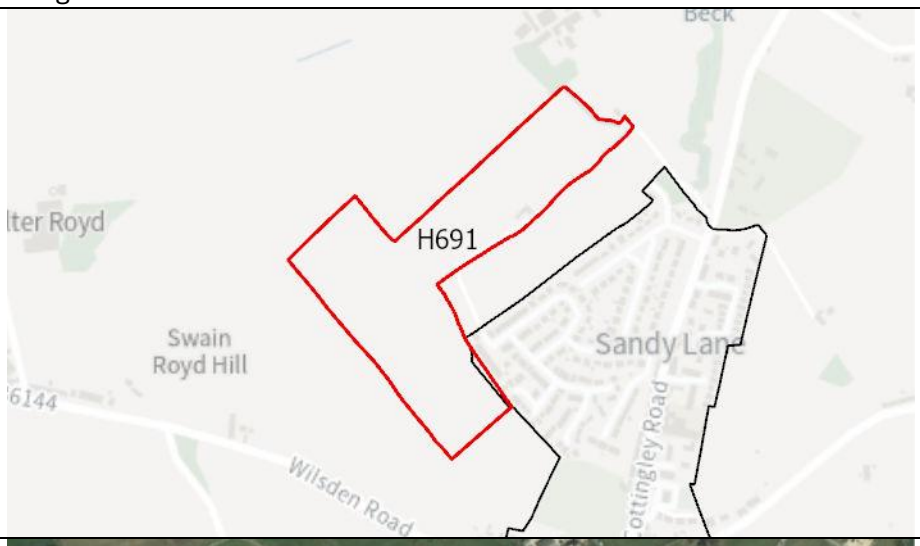
Bradford District Green Belt Assessment

Appendix C5 – Bradford North West

Site Information	
Site Reference:	H691
Site Name:	Mount Pleasant Farm, Sandy Lane
Settlement:	Bradford North West
Sub-Area:	Regional City
Size (ha):	11.17
Site Description:	The site comprises agricultural fields in a roughly inverted T shape on the north-western edge of Bradford. The fields slope downwards from south-west to north-east, from approximately 250m to 190m, with steeper slopes in the west and gentler slopes in the east. Dry-stone walls and hedges form the site boundaries.
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)	It is generally free of development, except for a farm house/agricultural structures on a small part of its northern section.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	There are dry stone walls and hedges (along the northern part) that form the site's boundaries (weak less durable).
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site has an odd shape. Only a small part of site to the south is located on the edge of the existing settlement boundary, whilst the northern part of site is located near the settlement edge along its southern boundary. Development would result in an incongruous pattern as it would not be contained by existing development or result in the rounding off of the settlement. It would increase the risk of further urban sprawl within the wider Green Belt.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Only a small part of the site's southern area that is adjacent to the gardens of residential properties off Acacia Drive is to a small extent impacted by potential urban influences, which is part mitigated by the shrubland/vegetation.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The existing inner boundary is formed by the garden fences of residential properties that are adjacent to the site. These are considered weak and less durable for preventing the outward spread of the large built up area.
How is the site connected to the large built-up area? (PAQ7)	A small part of the site's southern section and northeastern boundary is connected to the settlement boundary. The site area to the north is located close to the settlement boundary near its southern boundary.
Purpose a) comment (PAC)	The site makes a strong contribution to purpose a). It comprises sloping agricultural fields, with only a small

Purpose a)	To check the unrestricted sprawl of large built-up areas
	part of its southern edge adjoining Bradford. The site is otherwise open and largely unaffected by urban influences. Development would extend the built-up area into the countryside, and the dry-stone walls and hedges would provide weak boundaries to contain further growth.
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)	
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 purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a predominantly open and rural character, comprising sloping agricultural fields with a farmhouse and limited agricultural buildings that form part of the wider countryside.
To what extent does the site safeguard the countryside from	Residential gardens influence a small part of the site's south-eastern edge, whilst the remainder of the site

Purpose c):	To assist in safeguarding the countryside from encroachment
encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	retains a strong visual and physical relationship with the surrounding agricultural landscape.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site safeguards an extensive area of countryside adjoining the north-western edge of Bradford. Development would introduce urban form across open agricultural land and result in substantial encroachment into the wider countryside.
Purpose c) outcome (PCO)	**Strong**

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

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

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

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)	Yes Further details and assessment would be required as part of a pre-application or planning application
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There are small areas effected by surface water flooding issues near the edges of its boundary.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Yes Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed by the rear garden fences of residential properties adjoining Sandy Lane. Although relatively straight, these boundaries lack durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed mainly by dry-stone walls, hedges and agricultural field boundaries along the northern and western edges. These features provide limited containment and could readily be removed or breached. Overall, the potential new boundary would be weak.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on a small part of one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the boundary is formed by residential garden fencing.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - the boundary would be formed by dry-stone walls, hedges and agricultural field boundaries.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off of the settlement and would extend into the countryside in two directions.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on only a small part of one side. The existing inner Green Belt boundary is weak and would increase the risk of sprawl. The potential new Green Belt boundary would also be weak and would risk further unrestricted sprawl. Development would not round off the settlement and would extend into the countryside in two directions.
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 sloping site is prominent in local and wider views and there are wide views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The sloping land is visually prominent and provides wide views across the site and adjoining Green Belt. Development would have a high visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a strong contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a moderate 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 potential new Green Belt boundary are weak. Based on these assessment outputs and planning judgement, the site is considered to make a strong contribution to the Green Belt overall.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H692
Site Name:	Wilsden Road, Sandy Lane,
Settlement:	Bradford North West
Sub-Area:	Regional City
Size (ha):	13.75
Site Description:	The site comprises prominent fields alongside Wilsden Road, with dwellings near the centre. It lies just outside Bradford's settlement boundary, approximately 328m to the south-east and 144m to the north-east. A central hill has steep slopes around its edges, except along the southern boundary. Dry-stone walls and occasional vegetation are present within and along the site.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	There are isolated dwellings on a small part of the southern site area off Wilsden Road.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	Dry stone walls form the site's north eastern, south eastern, north western and north eastern boundaries (weak less durable). The southern boundary is formed by the B6144 (strong and defensible).
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site is located near the edge of the settlement boundary (circa 328m to the south east and 144m to the north east). Development would result in an incongruous pattern, as it would not be contained by existing development or result in the rounding off of the settlement, and would increase the risk of further urban sprawl within the wider Green Belt.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Only a small part of the site that is close to the row of ribbon residential units is to a small extent impacted by urban influences. The site is an open field and forms part of the wider undulating landscape.
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 by gardens and fences to the north east. On the south eastern edge it is formed by low stone walls in poor condition and sporadic trees and a couple of residential properties. These boundaries are considered weak and lacking in durability.
How is the site connected to the large built-up area? (PAQ7)	Site is not connected to the boundary of the large built up area and is located near the edge of its settlement boundary (circa 328m , south east and 144m to north east).
Purpose a) comment (PAC)	The site makes a strong contribution to purpose a). It lies outside Bradford's settlement edge and is not significantly affected by urban influences. Development

Purpose a)	To check the unrestricted sprawl of large built-up areas
	would extend the built-up area westwards into open agricultural fields beyond a weak boundary of stone walls and fences. The site would not be contained by existing development or round off the settlement, increasing the risk of further sprawl.
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)	
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 purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a predominantly open and rural character, comprising sloping agricultural fields with isolated dwellings occupying only a small part of its southern area.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built	The isolated dwellings within the site and nearby ribbon development along Wilsden Road provide limited urbanising influences, whilst the agricultural fields remain dominant.

Purpose c):	To assist in safeguarding the countryside from encroachment
form/non-rural uses within the site under consideration) (PCQ2)	
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site forms part of an extensive area of open countryside between Wilsden and Sandy Lane. Development would introduce further urban form into the agricultural landscape and constitute clear encroachment into the countryside.
Purpose c) outcome (PCO)	**Strong**

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

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a)	No

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 7km of SPA/SAC (recreational impacts only)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	No
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	No
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	No
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes There is a Grade II Listed building on the site southern boundary, as well as a number of listed buildings located within proximity to its boundary. (i.e. circa 400m

Footnote 7 Assessment Criteria	Yes / No and Comment
	to south, 380m to south east, 400m east).
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Yes Further details and assessment would be required as part of a pre-application or planning application
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There is an area effected by ground water flooding, where groundwater levels are at least 5m below the ground surface. Flooding from groundwater is not likely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No
Footnote 7 Conclusion	**Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary in this location is formed by residential gardens and fences, low stone walls, sporadic trees and isolated residential development. These features are weak and lacking in durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include the B6144/Wilsden Road along the southern edge, which is strong and defensible. The remaining boundaries would follow dry-stone walls and field boundaries, which are weak. Overall, the mixture of strong and weak features would provide a moderate boundary.

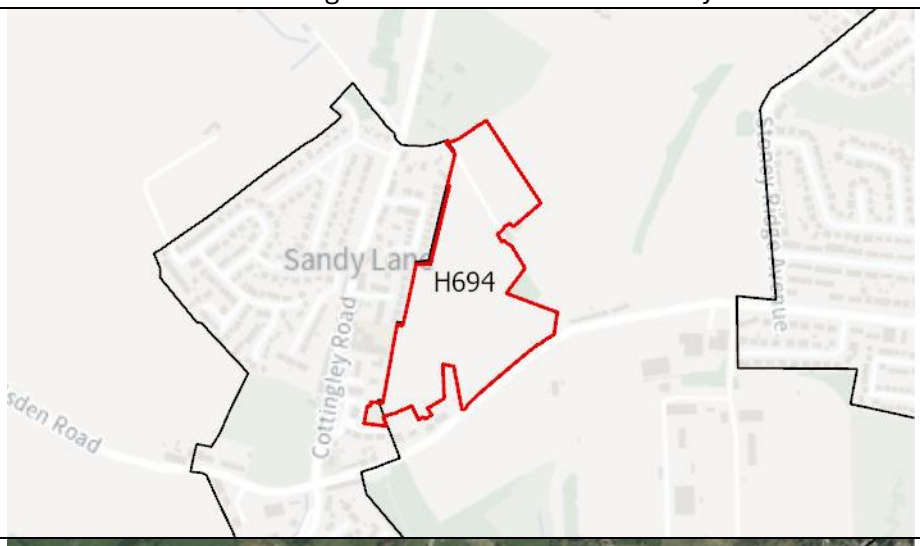
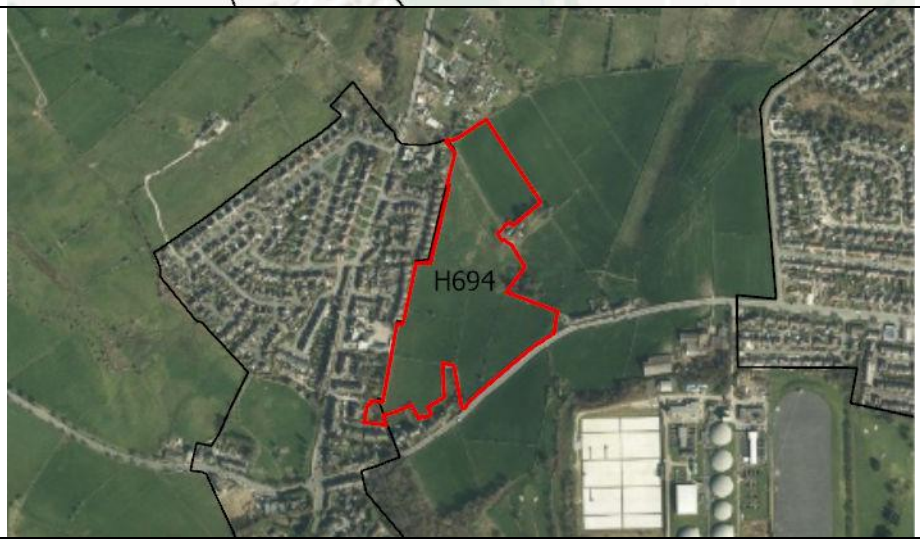
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is detached from the settlement.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the boundary is formed by gardens and fences, low stone walls, trees and isolated development.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the boundary would be formed by Wilsden Road together with dry-stone walls and field boundaries.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is detached from the settlement. The existing inner Green Belt boundary is weak and would increase the risk of sprawl. The potential new Green Belt boundary would be moderate in strength but would not contain the site within the existing urban form. Development would not round off the settlement and would extend built form into open countryside.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is limited built form on site comprising dwellings and associated buildings.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The elevated and steeply sloping fields are visually prominent and allow wide views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is limited built form on site. The elevated fields are visually prominent and provide wide views across the site and adjoining Green Belt. Development would have a high visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

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

	considered to make a strong contribution to the Green Belt overall.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H694
Site Name:	Haworth Road, Sandy Lane
Settlement:	Bradford North West
Sub-Area:	Regional City
Size (ha):	7.37
Site Description:	The site comprises sloping, undulating fields east of Sandy Lane, with trees scattered across the site. Dry-stone walls and hedges divide the fields. A school and residential properties lie to the west, farmland lies to the north and east, and Haworth Road forms the southern boundary. West House Farm and its cottage are on the eastern boundary.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	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 south the site is bounded by Haworth Road which is a strong feature that could restrict or contain development. To the east the topography rises creating a partial ridge which could also contain and 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)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site is partially contained and would not result in an incongruous pattern of development.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	There are residential properties to the west and also a school. To the north there are some small holdings and further to the south is a water treatment works.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is formed of the rear gardens of properties on Sandymoor, Meadow Court, and Cottingley Road, and the school grounds. These boundaries are fairly uniform and would offer a boundary of moderate strength which would partially prevent the outward, irregular spread of the large built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the large built-up area on one side.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It is free from development and adjoins Bradford along one boundary. Haworth Road and rising land to the east could partly contain development, although the adjacent school and the less defensible parts of the existing boundary influence the site. Development would not result in an incongruous settlement pattern.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford NW
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 purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a predominantly open and rural character, comprising undeveloped sloping fields that connect directly with the wider agricultural landscape to the north and east.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development and a school influence the western edge, whilst Haworth Road and scattered development affect the southern boundary; however, these influences do not dominate the site's overall countryside character.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site safeguards open countryside adjoining the eastern edge of Sandy Lane. Development would extend urban form eastwards across agricultural fields and result in encroachment into the wider countryside.

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

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No The nearest ancient woodland is over 80m away (Chellow Dean)
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 are a number of Grade II listed properties on Cottingley Road but these are separated 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? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There is an area in the southeastern part of the site where groundwater levels are between 0.5m and 5m below the

Footnote 7 Assessment Criteria	Yes / No and Comment
	surface. There is a risk to subsurface assets but surface manifestation is unlikely. There are some areas of low, medium and high surface water flood risk in the northern parts 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 purpose b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to flood risk which require further investigation before determining whether they would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

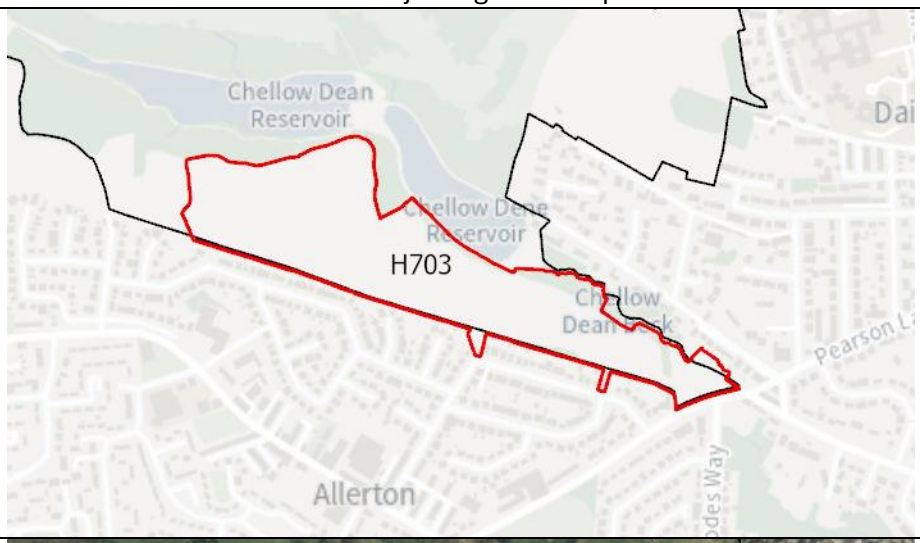
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary is formed by relatively uniform residential garden boundaries and the school grounds. These provide a recognisable but less defensible boundary.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow Haworth Road along much of the southern edge, providing a strong and defensible feature. The northern and eastern edges comprise dry-stone walls, field boundaries and West House Farm, whilst the remainder of the southern edge follows residential boundaries. Overall, the potential new boundary would be moderate.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

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

How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - the boundary is formed by residential gardens and school grounds.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the boundary would include Haworth Road, dry-stone walls, field boundaries, farm development and residential boundaries.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is moderate in strength and provides some resistance to sprawl. The potential new Green Belt boundary would also be moderate, with Haworth Road providing a strong section. Development would not round off the settlement, but the boundary features would provide some containment.
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)	Visibility varies across the site, but the more elevated parts are prominent and provide wide views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The more elevated parts are visually prominent and provide wide views across the site and adjoining Green Belt. Development would have a high visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

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

Site Information	
Site Reference:	H703
Site Name:	Chellow Dene, Bradford
Settlement:	Bradford North West
Sub-Area:	Regional City
Size (ha):	12.96
Site Description:	The site comprises fields forming a green wedge between residential properties on Canford Drive, Canford Road, Aynsley Grove and Manscombe Road, and the Chellow Dean reservoirs. Residential gardens lie along the southern boundary. Woodland and the reservoirs lie to the north, Chellow Dene Beck and associated vegetation to the north-east, and Allerton Road to the south-east. The western boundary follows established field boundaries adjoining further open land.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	The Chellow Dean reservoirs and woodland to the north, and Allerton Road to the southeast are strong features that could restrict and contain development. To the west the boundary is formed of a broken wall and vegetation.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site is adjacent to existing residential development primarily to the south but still strongly defined by its countryside character and lack of urbanising influence. There are some strong woodland edge features to the north and broken lines of vegetation which run along the southern boundary of the site and these screen the existing development in such a way that it reduces the urbanising influences on the site, giving it a more rural feel. The site is in a transitionary area between the urban suburbs and the rural 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 boundary is formed of the rear gardens of properties on Canford Drive, Canford Road, Aynsley Grove and Manscombe Road to the south, Allerton Road to the southeast and a tree line which forms part of the eastern boundary. These are boundaries of mixed strength which are less defensible or lacking in durability and would not necessarily prevent the outward, irregular spread of the large built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the large built-up area along its southern, southeastern and part of its eastern boundary.

Purpose a)	To check the unrestricted sprawl of large built-up areas
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It is free from development and adjoins Bradford along approximately two and a half boundaries. The reservoirs, woodland and Allerton Road provide features that would partly contain development, while the existing inner boundary is less defensible. Development would be partly contained and would not create an incongruous pattern.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford NW
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 purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a predominantly rural character, comprising undeveloped fields that have a strong visual and physical relationship with Chellow Dene Beck, the reservoirs and surrounding woodland.

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential properties and their rear gardens adjoining much of the southern boundary, together with Allerton Road and built development near the eastern end, exert an urbanising influence along the site's southern and eastern edges. However, these influences do not materially alter the rural character of the wider site.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site safeguards a prominent area of countryside forming a green wedge between the built-up area and the Chellow Dene reservoirs and woodland. Development would represent encroachment into this countryside and would erode its continuity with the wider green and blue corridor.
Purpose c) outcome (PCO)	**Strong**

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No Within 7km of SPA/SAC (recreational impacts only)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	Yes The site is adjacent to the Chellow Dean ancient woodland. The site's northern edge is within the 25m of this ancient woodland.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	Further assessment may be required to ascertain impacts on the ancient woodland.

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is located <100m from Chellow Dene Reservoir Lodge and the Archway Northeast of 1 Chellow Lane. It is located approximately 220m from Allerton Mills and St Peters Church.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further assessment will be required to understand the potential impact of development on the heritage assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Small sections of the site are affected by surface and ground water flood risk. There is also a small area of the site to the southeast which falls within Flood Zone 3b (Chellow Dean Beck channel).
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 purpose b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to irreplaceable habitats, heritage assets and flood risk which require further investigation before determining whether they would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary comprises residential gardens to the south, Allerton Road to the south-east and an established tree line along part of the eastern edge. This mixture of weak, moderate and strong features results in a moderate boundary overall.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed mainly by continuous woodland and tree cover adjoining

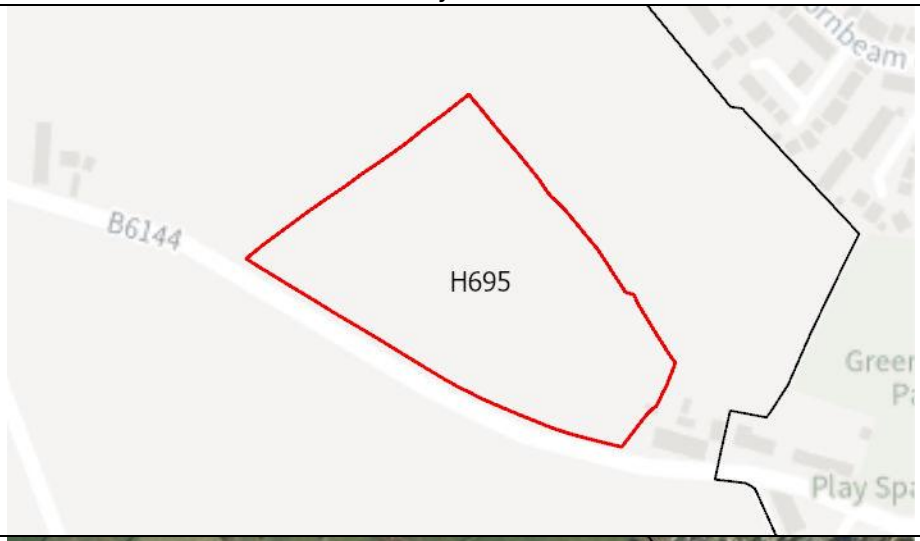
	the reservoirs and Chellow Dene Beck. Allerton Road provides a strong feature at the eastern end, whilst the western field boundary is weaker. Overall, the potential new boundary would be moderate
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides and part of a third.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - the boundary is formed by residential gardens, Allerton Road and a tree line.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the boundary would include woodland, tree cover and Allerton Road, together with a weaker western field boundary.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would partially round off the settlement by filling the green wedge between existing development.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides and part of a third. The existing inner Green Belt boundary is moderate in strength and provides some resistance to sprawl. The potential new Green Belt boundary would also be moderate, with woodland and Allerton Road providing containment. Development would partially round off the settlement, although the western part would extend into open land.
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)	Woodland, tree belts and topography limit the site's prominence and restrict wider views across the adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. Woodland, tree belts and topography restrict wider views and reduce the site's visual prominence. Development would have a moderate visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

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

	purpose c), a weak contribution to purpose d) and a moderate contribution to 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 moderate impact on openness. Both the existing inner Green Belt boundary and potential new Green Belt boundary are moderate. Based on these assessment outputs and planning judgement, the site is considered to make a moderate contribution to the Green Belt overall.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H695
Site Name:	Wilsden Road, Sandy Lane,
Settlement:	Bradford North West
Sub-Area:	Regional City
Size (ha):	3.24
Site Description:	The site comprises an open agricultural field on the western edge of Bradford's built-up area. It slopes downwards from west to east, from approximately 255m to 230m. Dry-stone walls form the boundaries, although the north-eastern boundary is not clearly visible, and isolated trees are present near some boundaries. A row of dwellings off Wilsden Lane adjoins the south-eastern edge, next to a cricket pitch. The nearest dwellings are within the Green Belt, with the remainder within the settlement boundary. Agricultural fields lie to the north, north-east, south and south-east. An agricultural field beside the cricket pitch to the east lies within the settlement boundary.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Dry stone walls form the site's north western and north eastern boundaries, which are generally weak and less durable. The southern/south western boundaries are formed by the B6144, which are strong and defensible.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site is located near the edge of the settlement boundary (53m south east and 128m north). The potential release of this site will result in an incongruous development pattern for the settlement, as it would not be contained by existing development or result in the rounding off of the settlement, and would increase the risk of further urban sprawl within the wider Green Belt.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Proximity to dwellings to the south and west results in some urbanising influences, though the site's predominant characteristic is an open field that forms part of the wider undulating landscape.
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 by gardens and fences to the north east. On the south eastern edge it is formed by low stone walls in poor condition and sporadic trees and a couple of residential properties. These boundaries are considered weak and lacking in durability.
How is the site connected to the large built-up area? (PAQ7)	The site is not directly connected to the settlement boundary (circa 53m east and 128m north).
Purpose a) comment (PAC)	The site makes a strong contribution to purpose a). It comprises a sloping agricultural field on the south-western edge of Bradford. Although residential development lies to the east, the site is otherwise open and development would extend the settlement

Purpose a)	To check the unrestricted sprawl of large built-up areas
	westwards into agricultural fields. The existing boundary and the site's dry-stone walls are weak, so development would not be well contained or round off the settlement and could increase the risk of further sprawl.
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)	
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 purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has an open and rural character, comprising an undeveloped agricultural field that forms part of the wider countryside west of Sandy Lane.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built	Nearby ribbon development and the cricket ground provide limited urbanising influences to the south and east, whilst open agricultural land remains dominant around the site.

Purpose c):	To assist in safeguarding the countryside from encroachment
form/non-rural uses within the site under consideration) (PCQ2)	
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site safeguards open countryside beyond the existing settlement edge. Development would introduce urban form into an undeveloped agricultural landscape and result in 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)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are no views from the site into the historic core or from the historic core into the site. The site does not have any tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has no visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a)	No Within 7km of SPA/SAC (recreational impacts only)

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*	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	No
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	No
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	No
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes There is a Grade II Listed building on the site's southern edge, as well two G2 Listed buildings located within proximity to it (i.e. circa 200m east and 100m north west).

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)	Yes Further details and assessment would be required as part of a pre-application or planning application
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)	No
Footnote 7 Conclusion	**Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed by residential gardens and fences, low stone walls, sporadic trees and limited ribbon development. These features lack durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow the B6144/Wilsden Road along the southern and south-western edges, providing a strong and defensible feature. The northern and north-eastern edges would follow dry-stone walls and field boundaries, which are weak. Overall, the potential new boundary would be moderate.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on a small part of one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the boundary is formed by gardens and fences, low stone walls, trees and ribbon development.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the boundary would include Wilsden Road together with dry-stone walls and field boundaries.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on only a small part of one side. The existing inner Green Belt boundary is weak and would increase the risk of sprawl. The potential new Green Belt boundary would be moderate in strength but would not contain the site within the existing urban form. Development would not round off the settlement and would extend westwards into open countryside.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The open sloping field is visually prominent and provides wide views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The open sloping field is visually prominent and provides wide views across the site and adjoining Green Belt. Development would have a high visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

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

Site Information	
Site Reference:	H696
Site Name:	Wilsden Road, Sandy Lane
Settlement:	Bradford North West
Sub-Area:	Regional City
Size (ha):	2.22
Site Description:	The site comprises a sloping agricultural field on the south-western edge of Bradford's built-up area, with a farmhouse and agricultural buildings to the south. Residential gardens adjoin the north-eastern boundary. A cricket pitch and small field lie to the east, while a short ribbon of residential properties off Wilsden Road adjoins the southern boundary. Agricultural fields extend to the north-west, south and south-west. The site forms a very small part of a much larger area extending westwards towards Wilsden.
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)	There are dry stone walls that form the sites north western and south eastern boundaries, but is not clearly visible on latter. A small part of the southern boundary is formed by the B6144.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The potential release of the site would extend the built up area of the settlement in a south west direction. But as it has a diamond shape part of the site to the east would be partially be contained by existing development, whilst its western section part would be pointing out and would not be rounding off the settlement edge. Overall it would be result in an incongruous development pattern that is likely to increase the risk of further urban sprawl within the wider area.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	There are residential properties within proximity to the site northern eastern and a small part of the southern boundary with generally a lack of vegetation that have an urban influencing impact on parts of its area.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The inner green belt boundary in this location is formed on the northern edge of the site by gardens and fences, on the south eastern edge by low stone walls in poor condition and sporadic trees and a couple of residential properties. These boundaries are considered weak and lacking in durability
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the settlement via its north eastern boundary that is adjacent to residential gardens,

Purpose a)	To check the unrestricted sprawl of large built-up areas
	its south eastern boundary that is adjacent to a cricket pitch and small part of its southern boundary that abuts to two residential gardens.
Purpose a) comment (PAC)	The site makes a strong contribution to purpose a). It includes a farmhouse and agricultural buildings, but a large part of the site is an open field on Bradford's south-western edge. Development would extend the settlement westwards into open fields. The site's shape means that only its eastern part would be contained by existing development, while its western corner would project beyond the settlement edge. The weak stone-wall boundaries would increase the risk of further sprawl.
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)	
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 within a gap between neighbouring towns and makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a predominantly rural character, comprising a sloping agricultural field and a farmhouse with associated buildings consistent with its countryside use.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development to the north-east and south, together with the adjoining cricket ground, influences the eastern side of the site, whilst open agricultural fields dominate its northern and western setting.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site forms part of the open countryside extending westwards from Sandy Lane. Development across the agricultural field would extend urban form beyond the existing settlement edge and result in clear encroachment into the wider countryside.
Purpose c) outcome (PCO)	**Strong**

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes There is a Grade II Listed building on the site's southern edge, as well two G2 Listed buildings located within proximity to it (i.e. circa 200m east and 300m west).
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Yes Further details and assessment would be required as part of a pre-application or planning application
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)	No
Footnote 7 Conclusion	**Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed by residential gardens and fences, low stone walls, sporadic trees and isolated residential properties. These features are weak and lacking in durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed mainly by dry-stone walls and agricultural field boundaries along the north-western and south-western edges. Only a short section would follow the B6144, which is strong. As the great majority of the boundary would lack durability, the potential new boundary would be weak.
Boundary Strength – could an alternative site boundary be	N/A

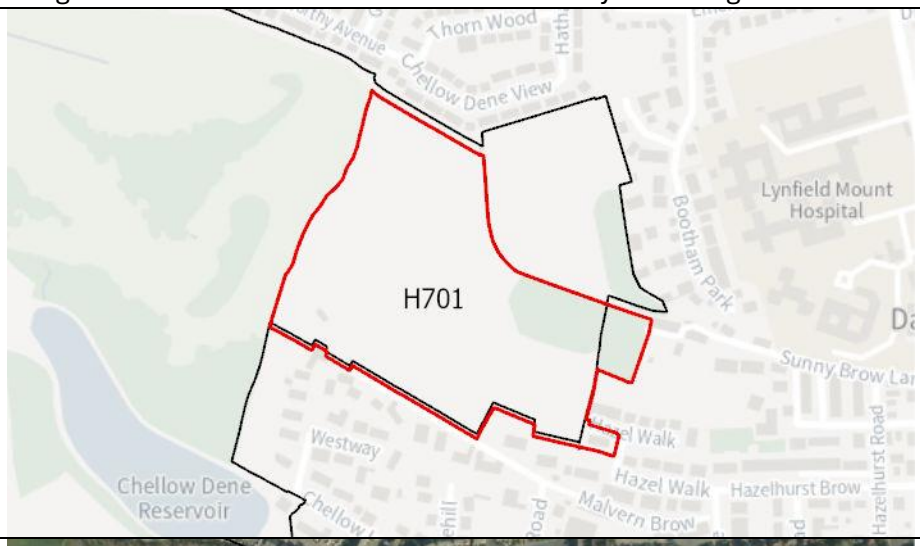
drawn to produce a potentially stronger or more logical Green Belt boundary?:	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

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 - the boundary is formed by gardens and fences, low stone walls, trees and isolated properties.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - the boundary would be formed mainly by dry-stone walls and field boundaries, with only a short section of Wilsden Road.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off because its western part would project into the countryside.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is weak and would increase the risk of sprawl. The potential new Green Belt boundary would also be weak and would risk further unrestricted sprawl. Development would not logically round off the settlement because the western part of the site would project into open countryside.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is limited built form on site comprising a farmhouse and agricultural buildings.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The agricultural field is open and sloping, with wide views across the site and adjoining Green Belt to the west and south.
Assessment of Openness (OpAsOv)	There is limited built form on site. The agricultural field remains open and provides wide views across the site and adjoining Green Belt. Development would have a high visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

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

	judgement, the site is considered to make a strong contribution to the Green Belt overall.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H701
Site Name:	Hazel Walk, Daisy Hill
Settlement:	Bradford North West
Sub-Area:	Regional City
Size (ha):	6.63
Site Description:	The site comprises steeply sloping fields on the western side of Bradford, falling from north to south from approximately 250m to 215m. Mature trees are present along the eastern edge, with hedgerows also present. Existing residential development adjoins the eastern and southern boundaries and part of the northern boundary. A field adjoins the north-eastern boundary, with residential development beyond. A well-formed hedge and tree line marks the western boundary with the golf course.
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)	There is a well-formed hedge/tree line along the western boundary, which is considered moderate strength and less defensible for containing/restricting development. Beyond this lies a golf course. Remainder of site is contained by residential development.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The potential release of the site would extend the settlement towards the west, but would largely be contained by residential development and round off the settlement.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site's northern, southern and eastern boundaries are adjacent to residential gardens.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The existing inner Green Belt boundary is formed by the gardens of residential properties , except for boundary to the south that is formed by road (Malvern Row). Therefore, the existing boundary largely comprises of weak, less durable boundaries for preventing the outward irregular spread of the large built up area.
How is the site connected to the large built-up area? (PAQ7)	The site's southern and part of the northern and western boundaries are connected to the boundary of the large built up area of the settlement.
Purpose a) comment (PAC)	The site makes a weak contribution to purpose a). It adjoins Bradford's built-up area on its northern, southern and eastern sides and would be contained by existing development if released. The existing boundary is weak, but the western hedge and tree line beside the

Purpose a)	To check the unrestricted sprawl of large built-up areas
	golf course would help contain further development. The risk of additional sprawl is therefore low.
Purpose a) outcome (PAO)	**Weak**

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)	
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 within a gap between neighbouring towns and makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a semi-rural, urban-fringe character, comprising steeply sloping undeveloped fields with mature trees and hedgerows, although the site is partly enclosed by surrounding 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)	Residential development adjoining the northern, eastern and southern boundaries, together with Lynfield Mount Hospital to the east, exerts a noticeable urbanising influence across the site. However, the golf course and wooded landscape to the west retain a more open character.

Purpose c):	To assist in safeguarding the countryside from encroachment
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). The site safeguards an area of undeveloped countryside between the existing built-up area and the golf course and wooded landscape to the west. Development would constitute encroachment into this countryside, although the site's partly enclosed position and the extent of surrounding urban influences reduce its role.
Purpose c) outcome (PCO)	**Moderate**

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

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a)	No Within 7km of SPA/SAC (recreational impacts only)

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*	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	No
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	No
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	No
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes There is a Grade II Listed building located circa 450m to the north west of site. But this unlikely to be impacted by the potential development of site due to

Footnote 7 Assessment Criteria	Yes / No and Comment
	distance and vegetation in between.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	No
Is the site affected by areas at risk of flooding? (FN7Q6a)	No The eastern part of the site is located in an area where groundwater levels are 0.5mand 5m below the surface. There is a risk to subsurface assets but surface manifestation is unlikely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No
Footnote 7 Conclusion	**No Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed mainly by residential gardens and fencing, with a section following Malvern Row. As the garden boundaries form the greater part of the edge, the existing boundary is weak overall.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow the established hedge and tree line along the western edge, with weaker field boundaries, vegetation and a public right of way elsewhere. The western tree line provides moderate containment, but the remaining sections are less durable. Overall, the potential new boundary would be moderate.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially	N/A

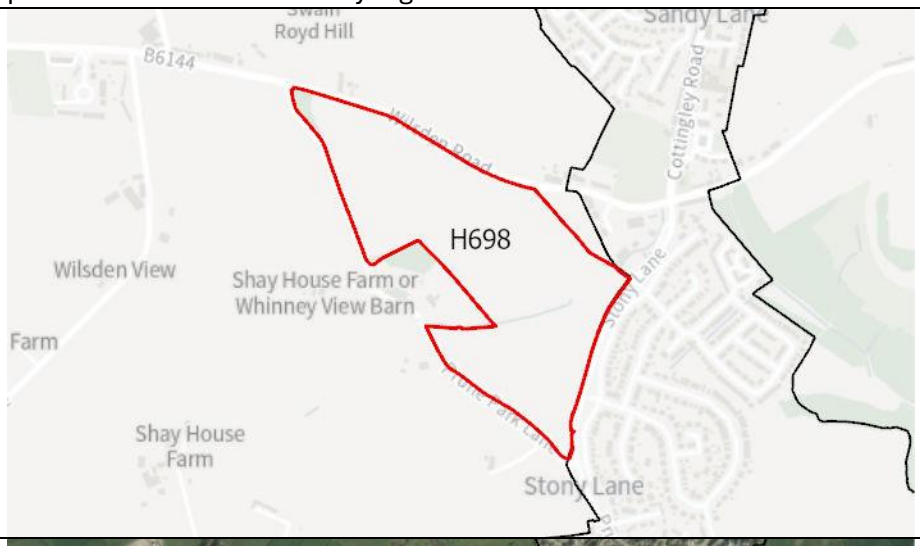
stronger or more logical Green Belt boundary?:	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on three sides
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the boundary is formed mainly by residential gardens and fencing, with Malvern Row to the south.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the boundary would be formed by an established hedge and tree line, together with weaker field boundaries, vegetation and a footpath.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on three sides and is largely contained by existing development. The existing inner Green Belt boundary is weak and would increase the risk of sprawl. The potential new Green Belt boundary would be moderate in strength and would provide greater containment. Development would logically round off the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The steeply sloping fields are visually open and provide wide views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The steeply sloping fields are visually open and provide wide views across the site and adjoining Green Belt. Development would have a high visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

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

	to make a moderate contribution to the Green Belt overall.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H698
Site Name:	Prune Park Lane, Allerton
Settlement:	Bradford North West
Sub-Area:	Regional City
Size (ha):	18.57
Site Description:	The site comprises large, undulating open fields, with steep slopes in places, west of Bradford's built-up area. Stoney Lane lies along much of the eastern boundary, beyond which are existing and newer residential development, as well as some employment uses and residential gardens. Some homes lie opposite the eastern part of the northern boundary, across Wilsden Road. A farmhouse and agricultural buildings form a small part of the western boundary. Agricultural fields lie to the north and 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)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	Wilsden Road/B6144 and Prune Park Lane form the site's boundaries to the west and north, which are considered strong defensible for restricting/containing development.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The potential release of this site would extend the settlement westwards, along Wilsden Road and Prune Park Lane. It would expand the settlement beyond the existing well-defined boundary formed by Stone Lane and result in an oddly-shaped incongruous development. It would not be contained by existing development and increases risk of further urban sprawl. Only a small area to the east would be contained by existing development due to the odd shape of the site and the residential units on the northern part of Wilsden Lane.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The eastern part of the site is impacted by urban influences. It is adjacent to some residential properties and gardens. There are isolated residential units near the eastern boundary on the northern part of Wilsden Road and residential units along Stone Lane that are set back by green space from the Road.
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 inner Green Belt boundary is mainly formed by Stoney Lane (strong and defensible) and also the dry stone wall boundaries of existing residential development and new development that is under construction (weak and less durable).

Purpose a)	To check the unrestricted sprawl of large built-up areas
	Overall the boundary is considered strong and defensible.
How is the site connected to the large built-up area? (PAQ7)	Along its south-eastern boundary which connects to Stony Labe.
Purpose a) comment (PAC)	The site makes a strong contribution to purpose a). Its eastern edge adjoins Bradford's built-up area, while the land to the west and north is open agricultural countryside. Although Stoney Lane forms a strong existing boundary and Wilsden Road and Prune Park Lane could help contain development, releasing the site would extend the settlement westwards and create an incongruous pattern that could encourage further sprawl.
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)	
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 purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a predominantly open and rural character, comprising large undulating agricultural fields with a small farmstead on its western boundary.
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 and employment development beyond Stoney Lane, together with a small group of dwellings to the north, influences the site's eastern edge but does not materially alter the rural character of the site as a whole.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site safeguards open countryside beyond Bradford's western settlement edge. Development would extend urban form westwards across agricultural land and result in substantial encroachment into the wider countryside.
Purpose c) outcome (PCO)	**Strong**

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes There are two Grade II Listed buildings located within proximity to the site, near its northern and northwest edge.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Yes Further assessment will be required to understand the potential impact of development on the heritage assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes A watercourse runs via the site, in a roughly south west to north east direction. Areas along this fall within flood zones flood zones 2 and 3. There are also surface water issues effecting areas to circa centre of site (north to south).
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Yes Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary is formed by Stony Lane. This made road provides a strong, recognisable and durable boundary.
Boundary Strength – Potential new boundary:	Strong: defensible boundary The potential new Green Belt boundary would be formed principally by Wilsden Road and Prune Park Lane. These

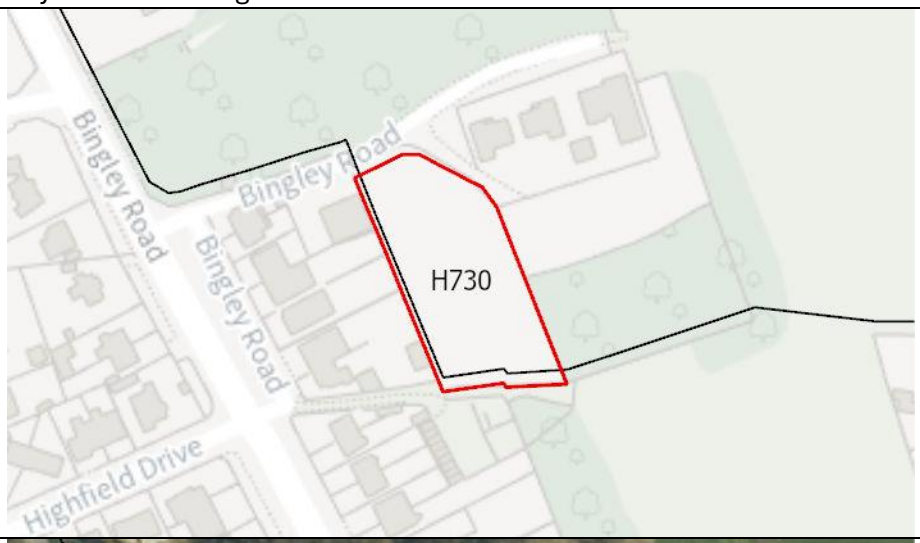
	are made roads which provide strong and defensible boundaries capable of containing further development.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side and a small part of a second.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the boundary is formed by Stony Lane.
How strong is the potential new Green Belt boundary? (SpAs3)	Strong - the boundary would be formed by Wilsden Road and Prune Park Lane.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side and a small part of a second. The existing inner Green Belt boundary is strong and resists sprawl. The potential new Green Belt boundary would also be strong and would restrict further sprawl. However, the site is large and development would not round off the settlement, but would extend substantially into open countryside.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The large undulating site is prominent in local and medium-distance views and provides wide views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The large undulating site is visually prominent and provides wide views across the site and adjoining Green Belt. Development would have a high visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a strong contribution to purpose a), a strong 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 potential new Green Belt boundary are

	strong. Notwithstanding the strength of these boundaries, the site performs strongly against several Green Belt purposes and its development would have a substantial impact on openness. Based on these assessment outputs and planning judgement, the site is considered to make a strong contribution to the Green Belt overall.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H730
Site Name:	Bingley Road, Heaton
Settlement:	Bradford North West
Sub-Area:	Regional City
Size (ha):	0.31
Site Description:	The site comprises scrubland behind residential properties off Bingley Road. An access road to two newer residential properties lies along the northern boundary. Residential gardens form the western boundary, while a private access road to a field marks the southern boundary. The eastern edge adjoins residential land to the north and scrubland with trees further south. Residential properties lie to the west and south; scrubland and woodland lie to the north, with open space to the east and south-east beyond the site vegetation.
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 site's northern and southern boundaries are formed by private access roads that are adjacent to private gardens and woodland/vegetation. Its western boundary is formed by residential garden and scrubland (weak and less durable)
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site is small and relatively contained by gardens of residential properties to the west and east. Its southern boundary is located within proximity to a residential garden.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The existing inner Green Belt boundary is formed by the gardens of a residential properties and a private unmade access road. These are considered weak and less durable to prevent the outward spread of the large built up area.
How is the site connected to the large built-up area? (PAQ7)	The sites western boundary is adjacent to the existing built up area boundary of the settlement that is formed by residential gardens.
Purpose a) comment (PAC)	The site makes a weak contribution to purpose a). It is a small area of scrubland behind residential properties on the eastern edge of Bradford and is substantially influenced by its urban surroundings. Although its boundaries are weak, existing development and nearby physical features would largely contain the site. Its

Purpose a)	To check the unrestricted sprawl of large built-up areas
	development is unlikely to result in the irregular outward spread of the settlement.
Purpose a) outcome (PAO)	**Weak**

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a semi-rural, urban-fringe character, comprising undeveloped scrubland with trees and vegetation and maintaining a relationship with the wider open land to the east.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential properties and gardens to the west and north, together with the private access roads along the northern and southern boundaries, exert a noticeable urbanising influence across this relatively small site. However, the adjoining scrubland and trees to the east retain a connection with the countryside.

Purpose c):	To assist in safeguarding the countryside from encroachment
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). The site comprises undeveloped scrubland connected to further scrubland and trees to the east. However, residential properties, gardens and private access roads to the west, north and south exert a noticeable urbanising influence across this relatively small site. Development would result in limited encroachment into the countryside.
Purpose c) outcome (PCO)	**Moderate**

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

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a)	No

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 7km of SPA/SAC (recreational impacts only)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	No
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	No
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	No
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes There are two Grade II Listed buildings located circa 600m to the north east of it. But as there is a woodland located in between, the potential development is

Footnote 7 Assessment Criteria	Yes / No and Comment
	unlikely to have an impact on the setting of the heritage asset.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	No
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The site is located in an area where groundwater levels are 0.5m and 5m below the surface. There is a risk to subsurface assets but surface manifestation is unlikely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No
Footnote 7 Conclusion	**No Footnote 7 Issues**

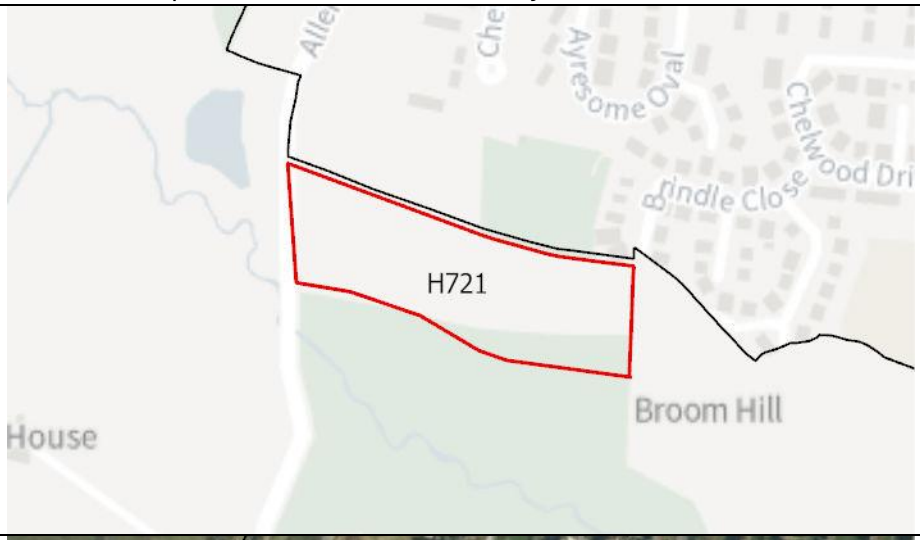
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no strong contribution to any of purposes a), b) or d). There are no potential Footnote 7 asset that require further investigation before determining whether it could provide a strong reason for refusing or restricting development
Grey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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed by residential garden boundaries and private unmade access roads. These features lack durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow an established area of trees and scrub along the eastern edge, together with private access roads to the north and south. The vegetation provides moderate containment, whilst the private roads are weaker features. Overall, the potential new boundary would be moderate.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the boundary is formed by residential gardens and private unmade access roads.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the boundary would be formed by private access roads and established trees and scrub along the eastern edge.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a partial rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides and is partly contained by existing development. The existing inner Green Belt boundary is weak and would increase the risk of sprawl. The potential new Green Belt boundary would be moderate in strength and would provide improved containment. Development would partially round off the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	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)	Existing development, trees and scrub screen the site and limit views across it to the adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. Existing development, trees and scrub restrict wider views and reduce the site's visual prominence. Development would have a moderate visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

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

Site Information	
Site Reference:	H721
Site Name:	Allerton Lane east, Allerton
Settlement:	Bradford North West
Sub-Area:	Regional City
Size (ha):	1.63
Site Description:	The site comprises a grassed area that slopes down towards scrubland and woodland to the south. The northern boundary adjoins grassland and scrubland, as well as the edge of residential development off Brindle Close. Allerton Lane forms the western boundary. An informal path and shrubs mark parts of the eastern boundary.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Allerton Lane to the west (strong and defensible) and shrubland/woodland to the south of it (moderate less defensible). Whilst the eastern boundary is part undefined
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site's northern boundary is adjacent to the edge of settlement boundary that contains shrubland, grassed area and only a small part of it is adjacent to the garden of a residential dwelling. The potential release of the site would result in extending the settlement southwards beyond the existing edge and would not be contained by existing development. It would result in a incongruous development pattern that would be poorly related to the settlement.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	There is a dwelling to the north of the site off Chevet Mount, though the urban influence is limited.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The existing inner green belt boundary is partially defined by the edge of the shrub land/vegetation and a single residential property garden. This is considered moderate in strength and less defensible. The remainder of the boundary is undefined by any clearly identifiable physical features. Thus the majority of the existing boundary does not play a role in preventing the outward irregular spread of the large built up area.
How is the site connected to the large built-up area? (PAQ7)	The site's northern boundary is connected to the settlement edge that contains grassland and shrubland. It is not contained by existing development.

Purpose a)	To check the unrestricted sprawl of large built-up areas
Purpose a) comment (PAC)	The site makes a strong contribution to purpose a). It is a grassed area adjoining the settlement edge to the north, but is not contained by existing development. Releasing it would extend the settlement southwards in an incongruous pattern rather than round off the existing edge. Although Allerton Lane and vegetation to the south could partly contain development, the eastern boundary lacks a clear physical feature and could allow further sprawl.
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 topography that would preserve visual separation)? (PBQ3a)	
Details of the loss of visual separation (PBQ3b)	
Purpose b) comment (PBC)	The site is not in a gap between two defined towns so makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a predominantly rural character, comprising undeveloped sloping grassland adjoining an area of shrubland and woodland and forming part of the wider open countryside.

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development around Brindle Close lies close to the site's northern and north-eastern edges and provides a limited urbanising influence. This influence is localised and does not materially alter the site's predominantly rural character.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site safeguards undeveloped countryside beyond the existing settlement edge. Development would extend built form into the adjoining grassland and woodland setting and would 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)	
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are no views from the site into the historic core or from the historic core into the site. The site does not have any tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has no visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Yes Further details and assessment would be required as part of a pre-application or planning application
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels are either at or very near (within 0.025m of) the ground surface within a large parts of the western parts of site. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Yes Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Entirely Undefined More than half of the existing inner Green Belt boundary has no clearly identifiable physical feature. The remainder is formed by shrubland, woodland and a residential garden boundary, but these do not overcome the predominantly undefined character.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary

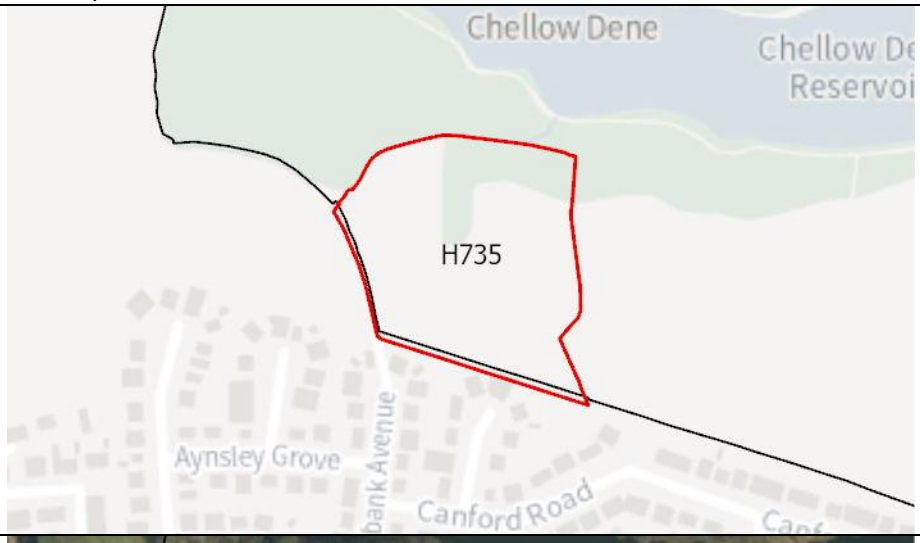
	The potential new Green Belt boundary would follow Allerton Lane to the west, providing a strong and defensible feature, and woodland to the south, providing moderate containment. Part of the eastern edge is undefined or follows an informal path and shrubs. Overall, the potential new boundary would be moderate.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the boundary is largely undefined, with the remaining section formed by vegetation and a residential garden boundary.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the boundary would include Allerton Lane and woodland, together with an informal path and an undefined eastern section.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is weak and largely undefined, and provides little resistance to sprawl. The potential new Green Belt boundary would be moderate in strength but includes an undefined section. Development would not round off the settlement and would extend southwards into open land.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is visible in local views, but topography and vegetation restrict longer-distance views across the adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The site is visible locally, but topography and vegetation restrict wider views. Development would have a moderate visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

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

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

Site Information	
Site Reference:	H735
Site Name:	Land behind Meadowbank Avenue, West of Canford Road, Allerton
Settlement:	Bradford North West
Sub-Area:	Regional City
Size (ha):	2.10
Site Description:	The site comprises grassland designated as Village Green and protected under the Commons Act 2006. Woodland and one of the Chellow Dean reservoirs lie to the north, fields lie to the east and west, and residential development lies 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)	The woodland and reservoir to the north provides a strong feature which would restrict and contain development. However, the boundaries to the east and west are not well defined.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site would produce a stub of development extending out from the existing settlement edge which would be incongruous to the settlement pattern in this area.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There is existing residential development to the south but there are no other urbanising influences nearby.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is formed of rear gardens of residential development on Bosworth Close and Meadowbank Avenue, and a track to the west. These are weaker boundaries lacking in durability and would not prevent the outward, irregular spread of the large built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the large built-up area along two boundaries.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It is free from development and adjoins Bradford along two boundaries. The woodland and reservoir to the north would restrict development in that direction, but features to the east and west are limited. Development would not round off the settlement and the weak inner boundary could be breached.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford NW
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 purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a predominantly rural character, comprising undeveloped grassland designated as a Village Green and forming part of the wider open landscape adjoining Chellow Dene woodland and reservoir.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential properties adjoining the southern boundary exert a localised urbanising influence, but this has little effect on the character of the wider site due to its relationship with the adjoining woodland, reservoir and open fields.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site comprises undeveloped grassland with a strong relationship to the adjoining countryside, woodland and reservoir. Development would 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)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is located a considerable distance from the historic core of Bradford. There is intervening development between the site and the historic core with no direct views either way. The site does not have any tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	Yes The site is directly adjacent and partially in the buffer zone of an ancient woodland.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	Further assessment may be required to ascertain impacts on the ancient woodland.
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The site is partially in an area where groundwater levels are between 0.5 and 5m below the ground surface and there is a risk of flooding to subsurface assets, but surface manifestation is unlikely. There are also areas of low, medium and high surface

Footnote 7 Assessment Criteria	Yes / No and Comment
	water flood risk which run through 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 a moderate contribution to purpose a), no contribution purpose b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to irreplaceable habitats and flood risk which require further investigation before determining whether they would provide a strong reason for refusing or restricting development. *It should be noted that this site is designated as a Village Green which is protected by the Commons Act 2006 and cannot be developed.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

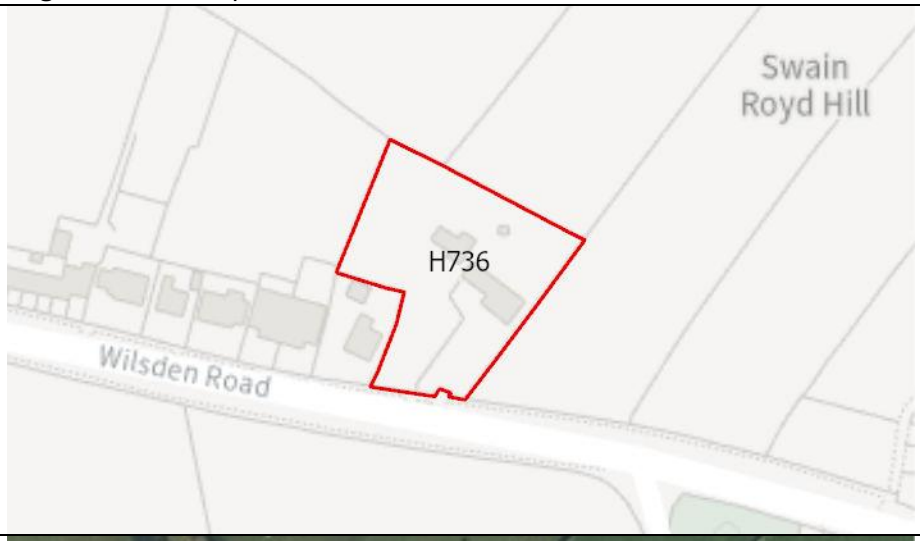
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed by the rear gardens of properties on Bosworth Close and Meadowbank Avenue and a track to the west. These features are weak and lacking in durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow substantial woodland and the Chellow Dene Reservoir along the northern edge. These are strong features, but the eastern and western field boundaries are poorly defined and lack durability. Overall, the potential new boundary would be moderate.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	Moderate: less defensible boundary An alternative boundary could follow the established footpath or track running across the northern part of the site. This would provide a more recognisable and durable boundary than the poorly defined eastern and western field edges.

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 - the boundary is formed by residential gardens and a track.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the boundary would include woodland and the reservoir to the north, with poorly defined eastern and western 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 the settlement on two sides. The existing inner Green Belt boundary is weak and would increase the risk of sprawl. The potential new Green Belt boundary would be moderate in strength, but the eastern and western sections are poorly defined. 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)	Woodland and the reservoir contain views to the north, while there are moderate views across the site and adjoining Green Belt to the east and west.
Assessment of Openness (OpAsOv)	There is no built form on site. Woodland and the reservoir provide visual containment to the north, while moderate views remain across the site and adjoining Green Belt. Development would have a moderate visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), 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 weak and the potential new Green Belt boundary is moderate. Based on these assessment outputs and planning judgement, the site is considered to make a moderate contribution to the Green Belt overall.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H736
Site Name:	150 Wilsden Road, Allerton
Settlement:	Bradford North West
Sub-Area:	Regional City
Size (ha):	0.38
Site Description:	The site comprises a large dwelling, its front and rear gardens, and adjacent land. It lies beside a ribbon of residential development off Wilsden Road. This site is located beyond 400m (circa 580m) outside of the settlement edge of the built up area of Bradford.
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 makes no contribution to purpose a) as it lies outside the 400m assessment distance.
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)	Yes - Bradford NW

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a semi-rural character, comprising a detached dwelling, associated outbuildings and gardens within a wider agricultural landscape. The relatively extensive open land to the rear retains a strong relationship with the surrounding countryside.
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 dwelling and adjoining ribbon of residential development along Wilsden Road introduce localised built form. However, the site lies approximately 580m from the main settlement edge, and these influences do not substantially alter the predominantly rural character of the wider area.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). Existing residential development reduces the site's countryside character to some extent. However, the open rear portion forms part of the wider rural landscape, and further development would represent additional encroachment into the countryside.
Purpose c) outcome (PCO)	**Moderate**

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

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)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are no views from the site into the historic core or from the historic core into the site. The site does not have any tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has no visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

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

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

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

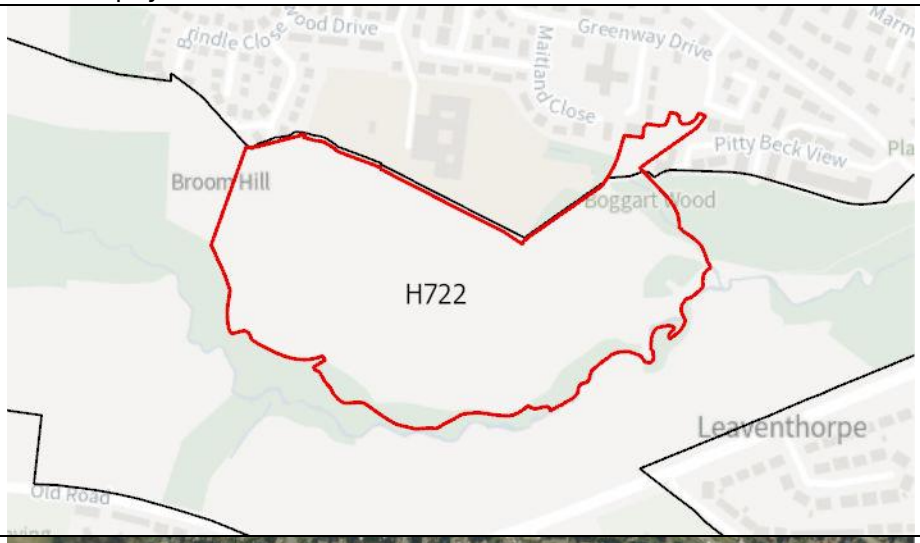
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The site does not directly adjoin the existing inner Green Belt boundary. The nearest boundary associated with the ribbon development is formed mainly by residential garden boundaries, which lack durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include Wilsden Road along the southern edge, providing a strong and defensible feature. The northern, eastern and western edges would follow residential plot and agricultural field boundaries, which are weaker. Overall, the potential new boundary would be moderate.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is detached from the settlement.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the boundary is formed mainly by residential garden boundaries associated with ribbon development.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the boundary would include Wilsden Road, together with weaker residential plot and agricultural field boundaries.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is detached from the settlement. The existing inner Green Belt boundary is weak and would increase the risk of sprawl. The potential new Green Belt boundary would be moderate in strength but would not relate the site to the existing urban form. Development would not round off the settlement and would consolidate isolated development in the countryside.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	The site contains a large dwelling and several associated outbuildings.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The built form and boundary vegetation provide some enclosure, but there are moderate views across the open parts of the site to the adjoining Green Belt.

Assessment of Openness (OpAsOv)	The site contains a large dwelling and associated outbuildings. The built form and vegetation provide some enclosure, while moderate views remain across the open parts of the site. Development would have a moderate visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes no contribution to purpose a), a weak contribution to purpose b), a moderate contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a high potential for sprawl and development would have a moderate impact on openness. The existing inner Green Belt boundary is weak and the potential new Green Belt boundary is moderate. The existing dwelling and associated gardens reduce the site's contribution to purpose c) and its existing openness. Based on these assessment outputs and planning judgement, the site is considered to make a moderate contribution to the Green Belt overall.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H722
Site Name:	Land south of Hoopoe Mews, Allerton
Settlement:	Bradford North West
Sub-Area:	Regional City
Size (ha):	9.39
Site Description:	The site comprises agricultural fields on the southern edge of Bradford's north-western area. The land slopes gently downwards from north-west to east, from approximately 190m to 165m. Playing fields and buildings at St James' School adjoin the northern part of the site, followed by residential gardens off Berrydale Close. Woodland adjoins the north-eastern area, with the built-up area beyond. Agricultural fields lie to the south and west. The site lies within a gap of approximately 722m from Thornton to the south. Dense woodland and a watercourse define much of the site boundary, although the north-western part of the western boundary has no clear physical feature.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	A large part of site's boundaries are defined by well-formed vegetation along a watercourse (moderate less defensible). A small part of the site boundary near the north west is formed by loosely formed shrubs that have gaps in between (i.e. un defined).
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Only a small part of the site to the north is impacted by urban influences from residential units and the school buildings, the impact of which is part mitigated by existing vegetation.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The existing inner green belt boundary to the north is formed in the main by fences, intermittent shrubs and residential property boundaries. These are weak and lacking durability.
How is the site connected to the large built-up area? (PAQ7)	The site's northern boundary is connected to the existing settlement boundary via the school playing field/buildings and to a lesser extent by gardens of residential properties.
Purpose a) comment (PAC)	The site makes a strong contribution to purpose a). It comprises open fields on Bradford's southern edge and is not significantly affected by urban influences. Development would extend the settlement southwards into agricultural fields and would not be contained by existing development. Vegetation along a watercourse

Purpose a)	To check the unrestricted sprawl of large built-up areas
	could provide a moderate boundary, but the weak or undefined western boundary would leave scope for further sprawl.
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 topography that would preserve visual separation)? (PBQ3a)	
Details of the loss of visual separation (PBQ3b)	
Purpose b) comment (PBC)	The site is not in a gap between two defined towns so makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a strongly rural character, comprising undeveloped agricultural fields enclosed by woodland and vegetation associated with the watercourse along its southern and western boundaries.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	St James's School and its playing fields, together with residential gardens adjoining parts of the northern boundary, exert a localised urbanising influence on the site's northern edge. However, these features have little effect on the rural character of the wider site.

Purpose c):	To assist in safeguarding the countryside from encroachment
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site forms an extensive area of countryside beyond the southern edge of the built-up area and has a strong relationship with the surrounding agricultural fields, woodland and watercourse. Development would extend built form into this rural landscape and constitute clear encroachment into the countryside.
Purpose c) outcome (PCO)	**Strong**

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

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a)	No Within 7km of SPA/SAC (recreational impacts only)

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*	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	No
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	No
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	Yes The sites southern and part of the western boundaries are formed by ancient woodlands.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	Yes Further investigation is required to understand the potential impact.
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes There are a number of Grade II Listed buildings located within proximity to the south and south west of the site's boundary.

Footnote 7 Assessment Criteria	Yes / No and Comment
	However, it is unclear whether these may impact/contain potential development of the site as there is dense vegetation along its boundary.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Yes Further details and assessment would be required as part of a pre-application or planning application
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Small parts of site areas near the south eastern boundary fall within flood zones 2,3/b, as well as effected by surface water flooding. Groundwater levels are either at or very near (within 0.025m of) the ground surface within a large parts of the western parts of site. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. Groundwater levels are between 0.025m and 0.5m below the ground surface near the north western and south eastern parts of the site . Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Yes Measures should be able to be put in place to mitigate the impact.
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 irreplaceable habitats, heritage assets and flood risk which require further investigation before determining whether they would provide a strong reason for refusing or restricting development. However, the site makes a strong contribution to purpose b) so cannot be considered as grey belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

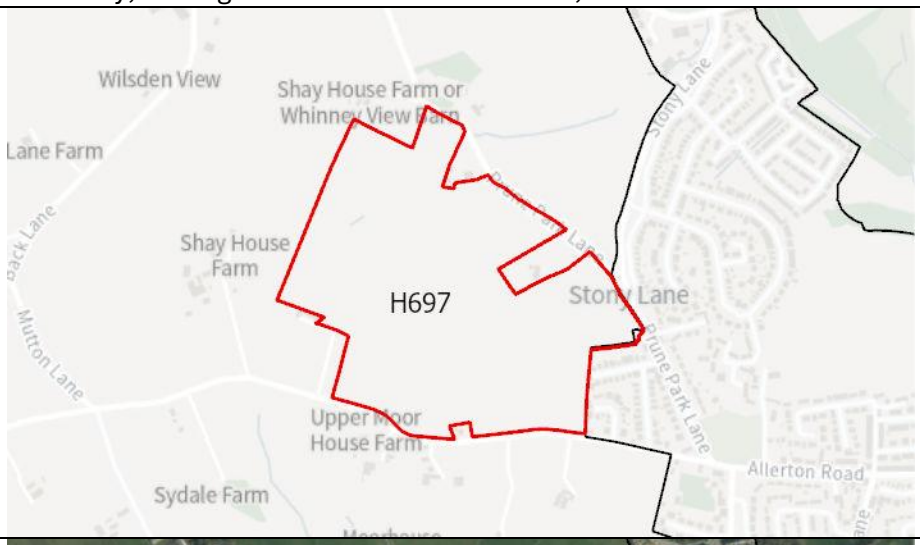
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed mainly by fences, intermittent shrubs and residential property boundaries along the northern edge. These features are weak and lacking in durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow well-established woodland and the watercourse along the southern and eastern edges. These provide moderate containment, although part of the western edge is formed by loose vegetation or is undefined. Overall, the potential new boundary would be moderate.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the boundary is formed by fences, intermittent shrubs and residential property boundaries.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the boundary would be formed mainly by woodland and a watercourse, with a loose or undefined western section.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is weak and would

	increase the risk of sprawl. The potential new Green Belt boundary would be moderate in strength, although its western section is weak or undefined. Development would not round off the settlement and would extend southwards into open countryside.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The open grassland provides wide views across the site and adjoining Green Belt, although landform and woodland partly restrict longer views.
Assessment of Openness (OpAsOv)	There is no built form on site. The open grassland provides wide views across the site and adjoining Green Belt, despite some restriction from landform and woodland. Development would have a high visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

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

Site Information	
Site Reference:	H697
Site Name:	Allerton Road, Prune Park Lane
Settlement:	Bradford North West
Sub-Area:	Regional City
Size (ha):	27.67
Site Description:	The site comprises several agricultural fields divided by dry-stone walls on the north-western edge of Bradford. The land slopes gently downwards from south to north, from approximately 275m to 245m. Prune Park Lane lies to the north and Allerton Road to the south. Dry-stone walls form parts of the western boundary, which is otherwise undefined in places. A hedge and tree line marks parts of the southern boundary. Residential gardens off High Ash Park and Allerton Road adjoin the eastern boundary; the eastern corner lies between gardens off Bryland Grove South and Prune Park Lane. A farmhouse and agricultural buildings are near the northern boundary, with agricultural fields to the north, west and 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)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	Allerton Road and Prune Park Road to the north and south (strong and defensible). A dry stone wall and no features define a large part of western boundary (weak, less defensible)
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	A small part of the site to the east is connected to two points of the settlement edge and is enclosed by the existing development. The remainder of site would significantly extend the built-up area westwards. It would not be contained by existing development and round off the settlement edge, as well as increase the risk of further urban sprawl as there would be an undeveloped area between the two road to north, south and site area near the western boundary.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The eastern parts of the site abut gardens of residential properties with a lack of vegetation, which form the settlement boundary edge. These have an urban influence impact on part of the site. The western section is adjacent to agricultural fields.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The existing inner Green Belt boundary is formed by the gardens of residential properties (weak, less durable) and a small part of it to the north is formed by Prune Lane Park Lane (strong and defensible).
How is the site connected to the large built-up area? (PAQ7)	A small part of the site to the east is connected to two parts of the large built-up area via Prune Park Lane and Byland Grove. A significant part of the site is connected to one edge of the built-up area.

Purpose a)	To check the unrestricted sprawl of large built-up areas
Purpose a) comment (PAC)	The site makes a strong contribution to purpose a). Its eastern areas adjoin Bradford's built-up edge, but the western areas remain open and adjoin agricultural fields. Releasing the site would extend the settlement significantly westwards beyond the weak existing boundary. The western part would not be contained by existing development, and much of its outer boundary is weak or undefined, creating a risk of further sprawl.
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)	
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 purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a strongly rural character, comprising an extensive group of undeveloped agricultural fields that connect directly with the wider countryside to the north, west and south.

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential properties and gardens adjoining parts of the eastern boundary provide localised urbanising influences, but these have little effect on the predominantly rural character of the wider site.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site safeguards a large and continuous area of countryside beyond Bradford's north-western settlement edge. Development would extend urban form substantially westwards across open agricultural land and constitute major encroachment into the wider countryside.
Purpose c) outcome (PCO)	**Strong**

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No Within 7km of SPA/SAC (recreational impacts only)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	No
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	No
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	No
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes There is a Grade II Listed building located within proximity to the site (i.e. 100m, south west)

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)	Yes Further assessment will be required to understand the potential impact of development on the heritage assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The site is located in an area where groundwater levels are 0.5m and 5m below the surface. There is a risk to subsurface assets but surface manifestation is unlikely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Yes Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed mainly by residential garden boundaries, which lack durability, together with a shorter section of Prune Park Lane, which is strong and defensible. Overall, the existing boundary is moderate.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include Allerton Road and Prune Park Lane, which are strong and defensible made roads. Other sections would follow an access road, dry-stone walls and agricultural field boundaries, whilst part of the western edge is undefined. Overall, the mixture of strong, weak and undefined sections would provide a moderate boundary.

Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	Weak: boundaries lacking in durability A more logical alternative boundary could be drawn eastwards from the undefined western section to follow existing internal field boundaries. This would remove the undefined section, although the resulting boundary would remain weak and lacking in durability.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - the boundary is formed by residential gardens and a section of Prune Park Lane.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the boundary would include Allerton Road, Prune Park Lane and an access road, together with weaker field boundaries and an undefined section.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is moderate in strength and provides some resistance to sprawl. The potential new Green Belt boundary would also be moderate, but includes weak and undefined sections. Development would not round off the settlement and would create a substantial westwards extension into open countryside.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is very limited built form on site comprising isolated farm buildings.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The large sloping site is open and provides wide local and longer-distance views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is very limited built form on site. The large sloping site is visually open and provides wide views across the site and adjoining Green Belt. Development would have a high visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

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

Site Information	
Site Reference:	H780
Site Name:	Bingley Road/Long Lane, Heaton
Settlement:	Bradford North West
Sub-Area:	Regional City
Size (ha):	20.34
Site Description:	The site is used as a golf course and driving range, with mown grass and parkland. Trees and woodland of various sizes are present within and along the site boundaries. The land slopes gently upwards from east to west. Tree belts and topography limit extensive views into and across the site from outside its boundaries. Long Lane lies to the north, a tree belt to the east, Bingley Road to the west and a substantial woodland block 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)	No
If development is present – what form/type of development is it? (PAQ1b)	The site contains the Shay Grange golf club house and associated car park. Otherwise the site is free from development.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	To the north of the site is the made road of Long Lane and the new crematorium. To the east is a tree belt and Shay Lane and to the south is a woodland block. These offer features which could restrict and contain development.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The containment of the site between Long Lane to the north and woodland to the south means that the development would not necessarily be incongruous.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site is in close proximity to residential development to the south and southwest. There are playing fields to the west and beyond the woodland to the south. The crematorium is located to the north.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is formed of a made road (Bingley Road) which is a strong boundary and would help to prevent the outward, irregular spread of the large built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the large built-up area along one boundary.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It is partly developed and adjoins Bradford along one boundary. Long Lane, Shay Lane, the tree belt and woodland could help contain development, while Bingley Road forms a strong inner Green Belt boundary. The site is also partly influenced by surrounding urban uses, and development would be reasonably contained.

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

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	The site contains the Shay Grange golf club house and associated car park. Otherwise the site is free from development.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford NW
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 purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a predominantly semi-rural recreational character, comprising a managed golf course and driving range with extensive areas of open parkland and woodland. The Shay Grange Golf Club clubhouse and associated car park form a localised area of built development 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)	The clubhouse, car park and formal recreational use influence the site's character, whilst residential development adjoins the southern and south-western edges. However, these influences are limited in extent, and the extensive open and wooded areas retain a clear relationship with the wider countryside.

Purpose c):	To assist in safeguarding the countryside from encroachment
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). Its contribution is reduced by the managed recreational character and the clubhouse and car park. However, most of the site remains open and substantially undeveloped, and more extensive development would represent encroachment into the countryside.
Purpose c) outcome (PCO)	**Moderate**

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

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

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

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)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	Yes Part of the site's southern boundary is within 25m of an area of ancient woodland (Cliff Wood).
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	Further assessment may be required to ascertain impacts on the ancient woodland.
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is adjacent to the Saltaire World Heritage Site buffer zone and also adjacent to a number of Grade II Listed buildings, although the existing boundary

Footnote 7 Assessment Criteria	Yes / No and Comment
	trees partially screen the site from these assets.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further assessment will be required to understand the potential impact of development on the heritage assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The southern part of the site is in an area where groundwater levels are 0.5m to 5m below the ground surface. There is a risk to subsurface assets but surface manifestation is unlikely. The central and northern parts of the site are in an area where ground water levels are at least 5m below the ground surface and the risk of flooding from ground water is unlikely. There is an area to the northeast which is within flood zones 2 and 3. There are also areas of low, medium and high surface water flood risk in the central and southern parts 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 purpose b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to irreplaceable habitats, heritage assets and flood risk which require further investigation before determining whether they would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

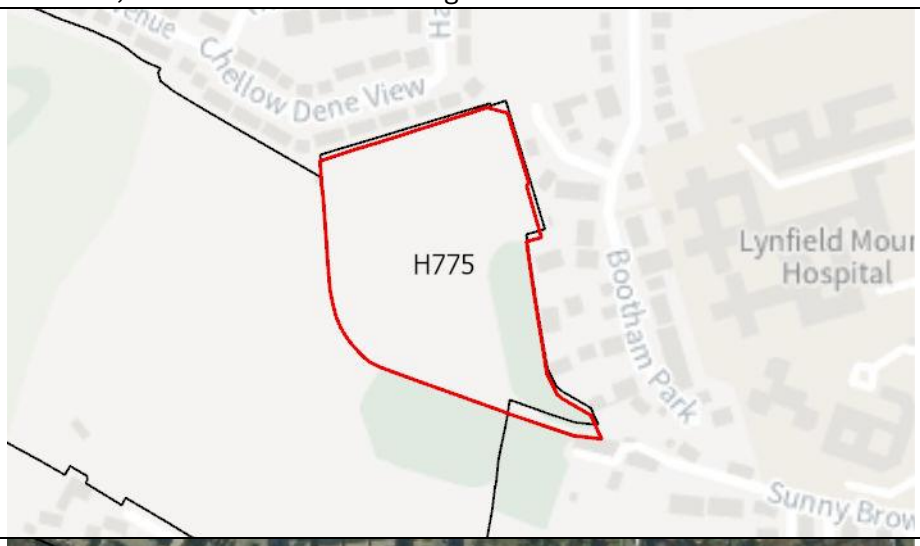
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary is formed by Bingley Road. This made road provides a strong, recognisable and durable boundary.

Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow Long Lane to the north and a substantial woodland block to the south, both providing strong containment. The eastern edge follows a narrower tree belt, which is moderate and less defensible. Overall, the potential new boundary would be moderate.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the boundary is formed by Bingley Road.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the boundary would include Long Lane and substantial woodland, together with a narrower eastern tree belt.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is strong and resists sprawl. The potential new Green Belt boundary would be moderate in strength and would provide substantial containment. Development would not round off the settlement, but the surrounding road and woodland features would limit the risk of further sprawl.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is very limited built form associated with the golf course and driving range.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	Tree belts and topography limit the site's prominence and restrict views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is very limited built form on site. Tree belts and topography restrict wider views and reduce the site's visual prominence. Development would have a moderate visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

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

Site Information	
Site Reference:	H775
Site Name:	Millmoor Close
Settlement:	Bradford North West
Sub-Area:	Regional City
Size (ha):	2.35
Site Description:	The site comprises a gently sloping field west of Millmoor Close and Bootham Park. Residential gardens off Bootham Park and Millmoor Close lie to the east, Chellow Dean View lies to the north, woodland lies to the south and a footpath lies to the west. Footpaths also run around the northern, southern and western edges.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	There is a small area of woodland to the south which could restrict or contain development. To the west there are limited features which could restrict or contain development.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	There are residential properties to the north and east of the site. The golf course further to the west of the site offers some other urbanising influences.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is formed of the rear gardens of properties on Bootham Park, Millmoor Close and Chellow Dean View. These boundaries are partially uniform and partially irregular and would not wholly prevent the outward, irregular spread of the large built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the large built-up area along two boundaries and is partially contained.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It is free from development and connected to Bradford along two sides. Woodland to the south could partly contain development, although features to the west are limited and the existing inner boundary is fairly weak. Development would partly round off the settlement and would not create an incongruous pattern.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford NW
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 purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a predominantly rural, although urban-edge, character. It comprises an undeveloped field that retains a relationship with the adjoining woodland and the wider open landscape 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 properties adjoin the northern and eastern boundaries, with Lynfield Mount Hospital situated farther east. These influences affect the site's northern and eastern edges, whilst the woodland and open land to the south and west maintain its connection with the countryside.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). The site is undeveloped and retains a relationship with the wider countryside, meaning that development would constitute encroachment. However, its contribution is moderated by the urbanising influence of development

Purpose c):	To assist in safeguarding the countryside from encroachment
	along two boundaries and its partially contained position at the settlement edge.
Purpose c) outcome (PCO)	**Moderate**

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The majority of the site is located in an area where groundwater levels are 0.5mand 5m below the surface. There is a risk to subsurface assets but surface

Footnote 7 Assessment Criteria	Yes / No and Comment
	manifestation is unlikely. There are small areas across the central part of the site where there is a possibility of surface manifestation and also areas to the east where flooding from ground water 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)	Yes Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

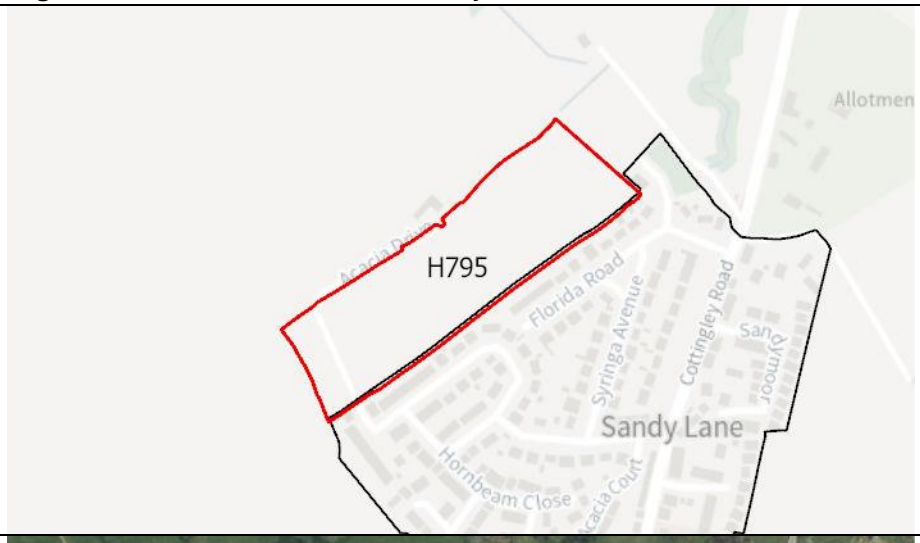
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), no contribution purpose b) and no contribution to purpose d). There are potential Footnote 7 asset issues in relation to flood risk which require further investigation before determining whether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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed mainly by residential gardens and fencing, with some reinforcement from existing trees. As the greater part of the boundary lacks durability, it is weak overall.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow footpaths around the northern, western and southern edges, together with woodland along the southern edge and intermittent shrubs elsewhere. These are recognisable features which provide moderate containment, although parts remain relatively open. Overall, the potential new boundary would be moderate.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides and a small part of a third.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the boundary is formed mainly by residential gardens and fencing, with some trees.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the boundary would be formed by footpaths, woodland and intermittent shrubs, although parts remain relatively open.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a partial rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides and a small part of a third and is partly contained by existing development. The existing inner Green Belt boundary is weak and would increase the risk of sprawl. The potential new Green Belt boundary would be moderate in strength and would provide improved containment. Development would partially round off the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	Views vary across the site, but the western and southern parts provide wide views across the adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The western and southern parts provide wide views across the site and adjoining Green Belt. Development would have a high visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

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

Site Information	
Site Reference:	H795
Site Name:	Acacia Drive, Sandy Lane
Settlement:	Bradford North West
Sub-Area:	Regional City
Size (ha):	3.73
Site Description:	The site comprises several open fields that slope gently upwards to the south-west. Sandy Lane runs along the southern boundary, with residential properties on this side. Field boundaries, a public right of way and a surfaced access to Mount Pleasant Farm mark the northern boundary; the farm adjoins the site. The south-western and north-eastern boundaries are field boundaries, marked by trees, shrubs and other vegetation in the south-west and a dry-stone wall in the north-east.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	No
What are the physical features? (PAQ2b)	There are no strong physical feature present that could restrict or contain development.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site would create an extension to the settlement but it would not be a 'finger' and would not be incongruous in form.
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's inner Green Belt boundary is formed of the rear gardens of properties on Acacia Drive and Florida Road. Although these form a straight line this boundary is considered to be weak and lacking in durability, therefore would not prevent the outward, irregular spread of the large built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the large built up area along one boundary.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It comprises open fields adjoining Bradford along one side. The existing inner boundary, formed by residential gardens, is weak and there are no strong nearby features to contain development. However, development would extend the settlement without creating an incongruous pattern, and there are no other nearby urbanising influences.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford NW
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 purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a strongly rural character, comprising several undeveloped fields that form part of an extensive agricultural landscape extending to the north and west.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development adjoins the site's south-eastern boundary. This influence is confined to one edge and does not materially diminish the predominantly open and rural character of the site.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site is undeveloped, open and has a strong relationship with the wider agricultural countryside. Development would represent clear encroachment beyond the existing settlement edge.
Purpose c) outcome (PCO)	**Strong**

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No Nearest listed buildings over 225m away.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There is a small area of low surface water flood risk in the southwest part of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**No Footnote 7 Issues**

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

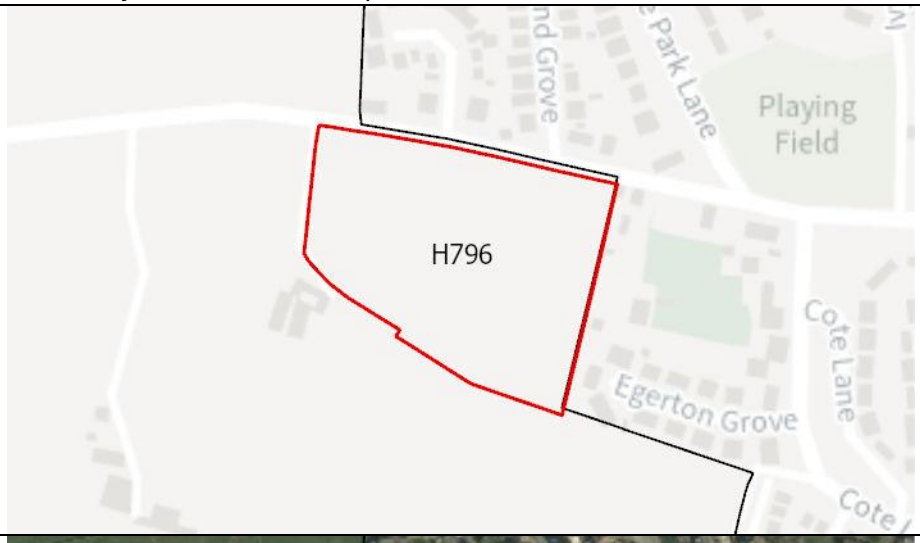
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed by the rear gardens of properties on Acacia Drive and Florida Road. Although relatively straight, these boundaries lack durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would comprise field boundaries, a public right of way and the surfaced access to Mount Pleasant Farm along the northern edge. The remaining edges include a dry-stone wall and established trees and vegetation. The mixture of a made access, defined path, vegetation and weaker field boundaries would provide a moderate boundary overall.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the boundary is formed by the rear gardens of properties on Acacia Drive and Florida Road.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the boundary would include field boundaries, a public right of way, a surfaced access, a dry-stone wall and established vegetation.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is weak and would increase the risk of sprawl. The potential new Green Belt boundary would be moderate in strength and would provide improved containment. Development would not

	round off the settlement, although it would not extend beyond the existing northern extent of the urban area.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is not visually prominent and topography limits wider views across the adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The site is not visually prominent and topography limits wider views across the adjoining Green Belt. Development would have a moderate visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

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

Site Information	
Site Reference:	H796
Site Name:	High Ash Farm, Allerton Road, Allerton
Settlement:	Bradford North West
Sub-Area:	Regional City
Size (ha):	2.58
Site Description:	The site comprises level to gently sloping fields on the edge of the built-up area. Residential properties adjoin the northern and eastern boundaries, with agricultural land to the south and west. High Ash Farm lies just beyond the south-western corner. A dry-stone wall forms the southern boundary, while a farm access road and agricultural building lie along the western boundary. The site occupies a high point and is visible in long-distance views from the south. Further north, the land dips and views are framed by residential development to the north and east.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	There is a dry stone wall along the southern boundary and an access road to a farm house/agricultural buildings. These are weak features that lack durability to contain/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)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Residential properties and gardens located on the edge of the site's eastern boundary and on the opposite side of Allerton Road that forms the northern boundary, result in some urbanising influence.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is formed by Allerton Road to the north, which is considered strong and defensible. The eastern boundary is formed by dry stone walls along the gardens of residential properties, which are considered weak and less durable.
How is the site connected to the large built-up area? (PAQ7)	The site's northern and eastern boundaries are connected to the existing built up area of the settlement. It is considered to be relatively well contained by existing development.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It comprises fields on the southern and western edges of Bradford, with residential properties to the north and gardens to the east. Development would extend the settlement southwards and eastwards beyond an existing boundary of mixed strength. However, the site is reasonably well related to the built-up area, would be

Purpose a)	To check the unrestricted sprawl of large built-up areas
	contained by development and would round off the settlement edge.
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	
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 topography that would preserve visual separation)? (PBQ3a)	
Details of the loss of visual separation (PBQ3b)	
Purpose b) comment (PBC)	The site is not in a gap between two defined towns so makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a strongly rural character, comprising open agricultural fields that form part of the wider countryside extending to the south and west. Its elevated position also makes the site prominent in longer-distance views from the south.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential properties and gardens adjoin the northern and eastern edges. These influences affect the site's margins but do not materially diminish its open agricultural character or its relationship with the wider countryside.

Purpose c):	To assist in safeguarding the countryside from encroachment
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site is undeveloped, open and forms part of a wider agricultural landscape. Development would extend built form into the countryside and constitute clear encroachment beyond the settlement edge.
Purpose c) outcome (PCO)	**Strong**

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
• *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)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	No
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	No
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	No
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes There is a Grade II Listed Building located 374m to the west of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Yes Further details and assessment would be required as part of a pre-application or planning application

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The site is impacted by ground water flooding (.i.e. at least 5m below ground surface), but flooding from such source is not likely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No
Footnote 7 Conclusion	**Footnote 7 Issues**

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

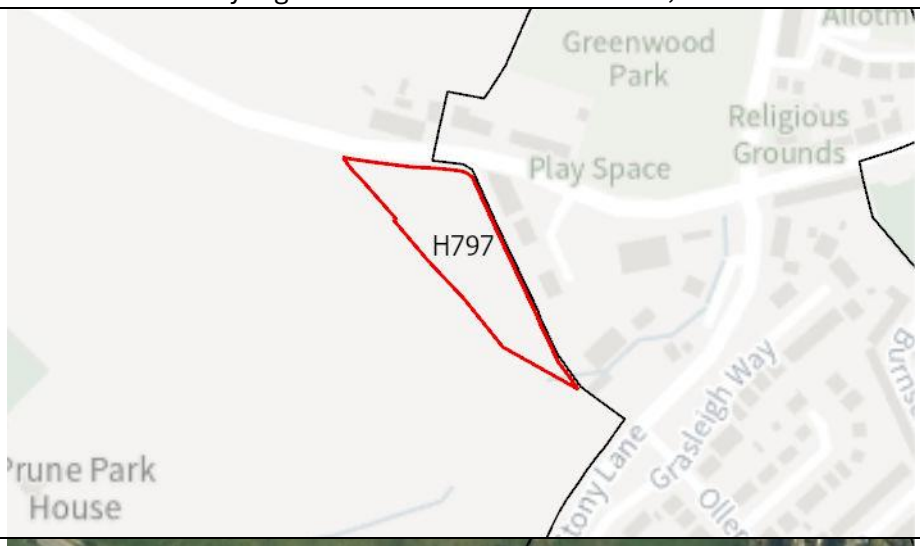
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary is formed by Allerton Road to the north, which is strong and defensible, and residential garden boundaries and dry-stone walls to the east, which are weak. Overall, the existing boundary is moderate.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed by a dry-stone wall along the southern edge and the access serving High Ash Farm and its agricultural buildings to the west. These features lack durability and would provide limited containment. Overall, the potential new boundary would be weak.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

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

How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - the boundary is formed by Allerton Road, residential garden boundaries and dry-stone walls.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - the boundary would be formed by a dry-stone wall and an access serving High Ash Farm and agricultural buildings
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides and is partly contained by existing development. The existing inner Green Belt boundary is moderate in strength and provides some resistance to sprawl. The potential new Green Belt boundary would be weak and would increase the risk of future sprawl. Development would logically round off the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is visible in longer-distance views and provides wide views across the adjoining Green Belt, although existing development forms part of the backdrop.
Assessment of Openness (OpAsOv)	There is no built form on site. The site is visible in longer-distance views and provides wide views across the adjoining Green Belt. Development would have a high visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

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

Site Information	
Site Reference:	H797
Site Name:	Wilsden Road/West Avenue, Sandy Lane
Settlement:	Bradford North West
Sub-Area:	Regional City
Size (ha):	0.70
Site Description:	The site comprises open fields in a triangular shape, sloping gently downwards from west to east. It lies on the western edge, and partly on the southern edge, of Bradford's built-up area. Residential development and gardens adjoin the eastern boundary, while Wilsden Road forms the northern boundary. Agricultural fields lie to the north, south and west.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	The site's eastern boundary is formed by a dry-stone wall (weak and less durable), which may play a limited role to contain/restrict development. A small part of the southern boundary is not clearly defined by any physical features.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The eastern and northern parts of the site are impacted by urban influences via residential properties. There are also residential properties on the opposite side of Wilsden Road that forms the site's northern boundary, some of which are located within the boundary of the built up area of the settlement and within the Green Belt .
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is formed by the dry-stone wall boundaries of an existing/new residential development (weak and less durable). Overall the boundary is considered weak and less durable.
How is the site connected to the large built-up area? (PAQ7)	The site's eastern boundary is located on the edge of the existing built-up area of the settlement that is formed by the boundaries of existing residential properties.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It comprises agricultural fields adjoining Bradford along its eastern and, to a lesser extent, northern edge.

Purpose a)	To check the unrestricted sprawl of large built-up areas
	Development would extend the built-up area westwards, but would be contained by existing development. The new boundary would be formed mainly by dry-stone walls, with a small part of the southern edge undefined.
Purpose a) outcome (PAO)	**Moderate**

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)	
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 purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a predominantly rural, although urban-edge, character. It comprises an undeveloped agricultural field with a direct relationship to the wider open countryside to the south and west.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built	Residential development and gardens adjoin the eastern boundary, whilst Wilsden Road, properties on its northern side and nearby commercial development influence the northern part of the site. These influences

Purpose c):	To assist in safeguarding the countryside from encroachment
form/non-rural uses within the site under consideration) (PCQ2)	are most apparent along the northern and eastern edges, with the remainder retaining a rural character.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). The site is undeveloped and connected to the wider agricultural countryside, meaning that development would constitute encroachment. However, its contribution is moderated by its relatively small scale and the influence of existing development along its northern and eastern edges.
Purpose c) outcome (PCO)	**Moderate**

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
	boundary on the opposite side of Wilsden Road.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Yes Further details and assessment would be required as part of a pre-application or planning application
Is the site affected by areas at risk of flooding? (FN7Q6a)	No A small part of the sites southern corner falls within flood zones 2/3.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No
Footnote 7 Conclusion	**Footnote 7 Issues**

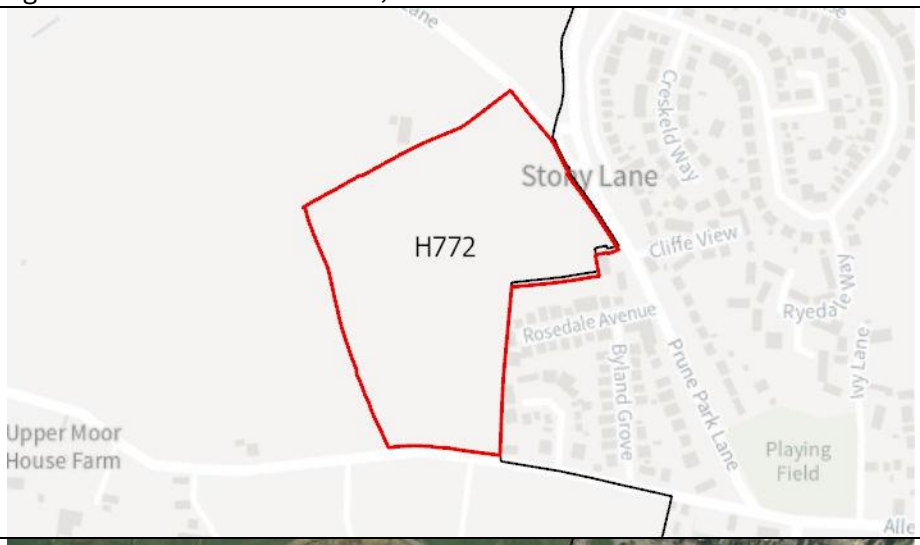
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no strong contribution to any of purposes a), b) or d). There is a potential Footnote 7 asset in relation to heritage assets that require further investigation before determining whether it could provide a strong reason for refusing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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed by dry-stone walls and residential garden boundaries. These features are weak and lacking in durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would follow dry-stone walls and post-and-rail fencing along the western edge. A short section of the southern boundary is not clearly defined. Overall, the potential new boundary 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)	Weak - the boundary is formed by dry-stone walls and residential garden boundaries.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - the boundary would be formed by dry-stone walls and post-and-rail fencing, with a short undefined southern section.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a partial rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides and is partly contained by existing development. The existing inner Green Belt boundary is weak and would increase the risk of sprawl. The potential new Green Belt boundary would also be weak and would risk further sprawl. However, the small triangular site would partially round off the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is 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 small site is not visually prominent and provides moderate views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The site is not visually prominent and provides moderate views across the site and adjoining Green Belt. Development would have a moderate visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

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

Site Information	
Site Reference:	H772
Site Name:	Allerton Road, Prune Park Lane
Settlement:	Bradford North West
Sub-Area:	Regional City
Size (ha):	6.16
Site Description:	The site comprises agricultural fields on the north-western edge of Bradford. The land slopes gently downwards from south to north, from approximately 275m to 255m. Prune Park Lane forms the northern boundary and Allerton Road the southern boundary. A private access road to a farmhouse and dry-stone walls mark parts of the western boundary, which is undefined in places. Residential gardens off High Ash Park and Allerton Road adjoin the eastern boundary. The eastern corner lies between gardens off Bryland Grove South and Prune Park Lane. A farmhouse and agricultural buildings are near the northern boundary, with agricultural fields to the north, west and 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)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Allerton Road and Prune Park Road to the north and south (strong and defensible); a private access road along the north west boundary (weak, less durable) and a dry stone wall to the west (weak, less defensible).
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The eastern part of the site abuts the gardens of residential properties with a lack of vegetation, which form the settlement boundary edge. These have an urban influence impact on part of the site. The western section of the site is adjacent to agricultural fields and open.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The existing inner Green Belt boundary is formed by the gardens of residential properties (weak, less durable) and a small part of it to the north is formed by Prune Lane Park Lane (strong and defensible)
How is the site connected to the large built-up area? (PAQ7)	A small part of the site to the east is connected to two parts of the large built-up area via Prune Park Lane and Byland Grove.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). Its eastern areas adjoin Bradford's built-up edge and are affected by urban influences, while its western areas adjoin open agricultural fields. Development would extend the settlement westwards beyond a weak boundary of residential gardens. However, the eastern

Purpose a)	To check the unrestricted sprawl of large built-up areas
	part is connected to the settlement in two places, and the site would broadly follow the existing pattern between Prune Park Lane and Allerton Road. The new boundary would include a mix of stronger and weaker features.
Purpose a) outcome (PAO)	**Moderate**

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)	
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 purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a strongly rural character, comprising open agricultural fields that form part of an extensive agricultural landscape to the north, west and south.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built	Residential development adjoins parts of the eastern boundary, and an isolated farmhouse lies near the northern boundary. These influences are confined to the

Purpose c):	To assist in safeguarding the countryside from encroachment
form/non-rural uses within the site under consideration) (PCQ2)	site's edges and do not materially affect the rural character of the site as a whole.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site is undeveloped, predominantly open and has a strong visual and functional relationship with the wider countryside. Development would represent clear encroachment into an extensive area of agricultural land.
Purpose c) outcome (PCO)	**Strong**

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

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a)	No

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 7km of SPA/SAC (recreational impacts only)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	No
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	No
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	No
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes There is a Grade II Listed building located within proximity to the site (.i.e. 300m, south west)

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)	Yes Further assessment will be required to understand the potential impact of development on the heritage assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The site is located in an area where groundwater levels are 0.5m and 5m below the surface. There is a risk to subsurface assets but surface manifestation is unlikely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Yes Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary is formed mainly by residential garden boundaries, which lack durability, together with a shorter section of Prune Park Lane, which is strong and defensible. Overall, the existing boundary is moderate.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include Allerton Road and the access road serving Whinney Hill Farm, providing strong sections. The western edge would follow dry-stone walls and field boundaries, with part of the boundary poorly defined. Overall, the potential new boundary would be moderate.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially	N/A

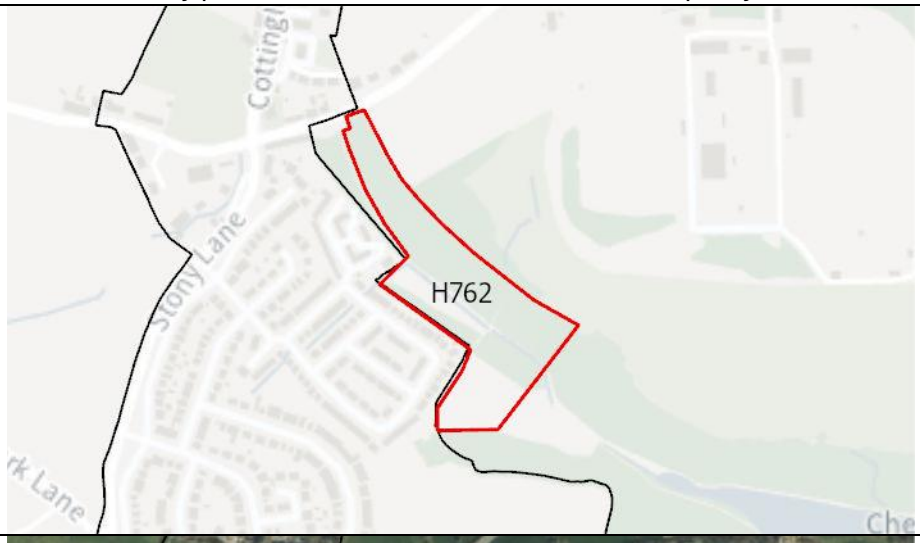
stronger or more logical Green Belt boundary?:	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

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)	Moderate - the boundary is formed by residential gardens and a short section of Prune Park Lane.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the boundary would include Allerton Road and an access road, together with weaker dry-stone walls, field boundaries and a poorly defined section.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a partial rounding off of the settlement between Prune Park Lane and Allerton Road.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is moderate in strength and provides some resistance to sprawl. The potential new Green Belt boundary would also be moderate, with roads providing stronger sections. Development would partially round off the settlement between Prune Park Lane and Allerton Road.
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 sloping agricultural fields are visually open and provide wide local and longer-distance views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The sloping agricultural fields are visually open and provide wide views across the site and adjoining Green Belt. Development would have a high visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

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

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

Site Information	
Site Reference:	H762
Site Name:	Chellow Dene Woodland
Settlement:	Bradford North West
Sub-Area:	Regional City
Size (ha):	4.16
Site Description:	The site comprises ancient woodland and a Local Wildlife Site, with woodland and scrubland on Bradford's eastern edge. A watercourse runs through its southern section from north-west to south-east. Haworth Road (B6144) adjoins the northern boundary. The south-western and north-western boundaries of the central and southern sections adjoin the settlement boundary, which follows residential gardens off Deanwood Crescent, Burnsadle and Glaisdale Court. Woodland and scrubland cover the site and surrounding area, so much of the boundary is not clearly defined. The boundary is more visible in a small area to the north; vegetation is also less dense and the boundary undefined south-west of Deanwood Crescent. A golf course and sewage treatment works lie to the east, a country park to the south-east, and a disused quarry 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)	The woodland and scrubland within and around the site could help contain development. However, the existing physical boundary would need to be defined.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site's eastern boundary is adjacent to the gardens of residential properties though the urbanising impact is minimised by the vegetation along the existing edges. There is a water treatment works to the east of the site, though vegetation and topography screen this from the site.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The inner Green Belt boundary is formed by the fencing of residential gardens. It is considered weak and less durable for preventing the outward, irregular spread of the large built up area.
How is the site connected to the large built-up area? (PAQ7)	The site's southwestern and northwestern boundaries are connected to the settlement edge of the large built up area. There is also a small vegetated area between the northern part of the site and the settlement edge.
Purpose a) comment (PAC)	The site makes a weak contribution to purpose a). It comprises woodland and scrubland on Bradford's eastern edge. Vegetation within and around the site reduces the urban influence of adjoining residential gardens, and development would be partly contained by existing development, vegetation and open space to the

Purpose a)	To check the unrestricted sprawl of large built-up areas
	east. The existing garden boundary is weak, but the site's vegetation would help limit further sprawl.
Purpose a) outcome (PAO)	**Weak**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford NW
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 purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a strongly rural and natural character, comprising ancient woodland, scrubland and a watercourse. It forms part of the wider wooded landscape associated with Chellow Dene.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential gardens adjoin sections of the western boundary, whilst a golf course and sewage-treatment works lie farther east. These influences are localised and substantially screened or separated from the site by established vegetation, and therefore do not materially diminish its countryside character.

Purpose c):	To assist in safeguarding the countryside from encroachment
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site is undeveloped and retains a strongly natural character and a clear relationship with the wider countryside. Development would constitute clear encroachment into an established area of woodland and scrubland.
Purpose c) outcome (PCO)	**Strong**

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

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
	The site is located in an area where groundwater levels are between 0.5 and 5m below the ground surface and there is a risk of flooding to subsurface assets, but surface manifestation is unlikely. There is an area of flood zone 2 and 3 which runs through the site. There are also areas of low, medium and high surface water flood risk which run through 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 weak contribution to purpose a), no contribution to purpose b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to flood risk which require further investigation before determining whether they would provide a strong reason for refusing or restricting development. However, there are also Footnote 7 asset issues in relation to irreplaceable habitats which would provide a strong reason for refusing or restricting development and therefore the site cannot be considered as Grey Belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed mainly by residential garden fencing along the north-western and south-western edges. These boundaries are weak and lacking in durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include Haworth Road, extensive woodland and scrub and a watercourse running through the southern part of the site. These provide strong or moderate containment, although some sections of the site boundary are not clearly defined. Overall, the potential new boundary would be moderate.

Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	Moderate: less defensible boundary An alternative boundary could follow the watercourse and continuous woodland through the southern part of the site. These existing features would provide a more recognisable and durable boundary than the residential garden fencing.

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 - the boundary is formed by residential garden fencing.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the boundary would include Haworth Road, extensive woodland and scrub and a watercourse, with some undefined sections.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a partial rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides and is partly contained by existing development. The existing inner Green Belt boundary is weak and would increase the risk of sprawl. The potential new Green Belt boundary would be moderate in strength and would provide improved containment through woodland and the watercourse. Development would partially round off the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is 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)	Dense woodland and scrub screen the site and substantially restrict views across it and to the adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. Dense woodland and scrub substantially restrict wider views and reduce the site's visual prominence. Development would have a moderate visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a weak contribution to purpose a), 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 weak and the potential new Green Belt boundary is moderate. Based on these assessment outputs and planning judgement, the site is considered to make a moderate contribution to the Green Belt overall.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H712
Site Name:	Bingley Road/Long Lane, Heaton
Settlement:	Bradford North West
Sub-Area:	Regional City
Size (ha):	27.22
Site Description:	The site includes areas of trees and woodland of various sizes, both within it and along its boundaries. It slopes gently upwards from east to west. Tree belts and topography limit extensive views into and across the site from outside its boundaries. Long Lane lies to the north, Shay Lane to the east, Bingley Road to the west and a substantial woodland block 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)	No
If development is present – what form/type of development is it? (PAQ1b)	The site contains the Shay Grange golf club house and associated car park. Otherwise the site is free from development.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	To the north of the site is the made road of Long Lane and the new crematorium. To the east is Shay Lane and to the south is a woodland block. These offer strong features which could restrict and contain development.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site is in close proximity to residential development to the south and southwest. There are playing fields to the west and beyond the woodland to the south. The crematorium is located to the north.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is formed of a made road (Bingley Road) which is a strong boundary and would help to prevent the outward, irregular spread of the large built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the large built-up area along one boundary.
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It is partly developed and adjoins Bradford along one boundary. Long Lane, Shay Lane and the woodland provide features that could help contain development, while Bingley Road forms a strong inner Green Belt boundary. Development would be reasonably contained and would not necessarily create an incongruous pattern.

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

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	The site contains the Shay Grange golf club house and associated car park. Otherwise the site is free from development.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Bradford NW
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 purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a semi-rural recreational character, comprising an extensive golf course with woodland and mature tree cover. Shay Grange Golf Club clubhouse and its associated car park introduce localised built form, but the remainder of the site is undeveloped.
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 to the south and south-west, together with Bingley Road along the western boundary, exerts some urbanising influence on the site's western and southern edges. However, woodland, tree belts and the site's topography limit this influence across the wider site.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). The site provides an extensive area of open land

Purpose c):	To assist in safeguarding the countryside from encroachment
	between the built-up area and the wooded countryside to the north and east. The clubhouse and car park represent localised development, but the wider site remains open and development across it would result in encroachment. Its formal recreational use nevertheless reduces the extent to which the site is perceived as countryside.
Purpose c) outcome (PCO)	**Moderate**

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

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a)	No Within 7km of SPA/SAC (recreational impacts only)

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*	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	Yes A large part of the southern boundary of the site is adjacent to an area of ancient woodland (Cliff Wood) and within the 25m buffer zone of this asset.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	Further assessment may be required to ascertain impacts on the ancient woodland.
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is adjacent to the Saltaire World Heritage Site buffer zone and also adjacent to a number of

Footnote 7 Assessment Criteria	Yes / No and Comment
	Grade II listed buildings, although the existing boundary trees partially screen the site from these assets.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further assessment will be required to understand the potential impact of development on the heritage assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The site is located in an area where groundwater levels are 0.5m and 5m below the surface. There is a risk to subsurface assets but surface manifestation is unlikely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary is formed by Bingley Road. This made road provides a strong, recognisable and durable boundary.
Boundary Strength – Potential new boundary:	Strong: defensible boundary The potential new Green Belt boundary would be formed by Long Lane to the north, Shay Lane to the east and a substantial woodland block to the south. The made roads and well-established woodland provide strong and durable containment. Overall, the potential new boundary would be strong.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially	N/A

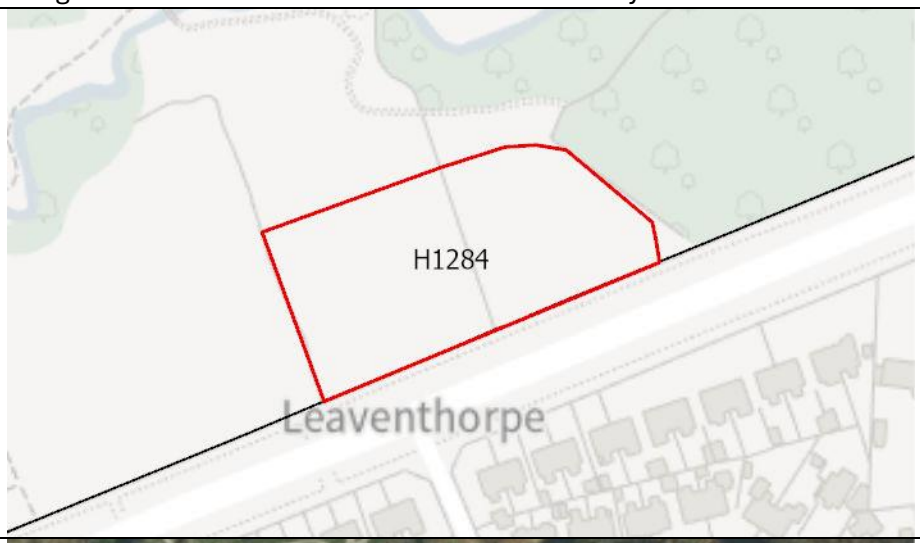
stronger or more logical Green Belt boundary?:	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the boundary is formed by Bingley Road.
How strong is the potential new Green Belt boundary? (SpAs3)	Strong - the boundary would be formed by Long Lane, Shay Lane and substantial woodland.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is strong and resists sprawl. The potential new Green Belt boundary would also be strong and would restrict further sprawl. Development would not round off the settlement, but the surrounding roads and woodland would provide strong containment.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is very limited built form associated with the existing golf course use.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	Tree belts and topography limit the site's prominence and restrict views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is very limited built form on site. Tree belts and topography restrict wider views and reduce the site's visual prominence. Development would have a moderate visual and spatial impact on the openness of the Green Bel
Impact on Openness: (OpAs)	**Moderate**

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

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

Site Information	
Site Reference:	H1284
Site Name:	Thornton Road
Settlement:	Bradford North West
Sub-Area:	Regional City
Size (ha):	0.64
Site Description:	Site description: The site comprises parts of two fields off Thornton Road, between Bradford North West and Bradford South West. Thornton Road and a dry-stone wall form the southern boundary. The northern boundary is undefined and crosses the fields, beyond which the land falls towards Pitty Beck. A substantial area of woodland lies to the east, while a hedgerow and tree line form the western boundary.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	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 east there is a substantial woodland block, to the south is a dry-stone wall which fronts Thornton Road a strong feature, to the west is a tree line/broken hedgerow a weaker feature, to the north there is no defined boundary.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site protrudes into an undeveloped area of Green Belt / countryside between two parts of the City of Bradford.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	There are residential areas and schools nearby.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is formed of a dry-stone wall and Thornton Road. The made road is a strong boundary which would help to prevent the outward, irregular spread of the large built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the large built-up area along one boundary (the site's southern boundary).
Purpose a) comment (PAC)	The site makes a strong contribution to purpose a). It is undeveloped and connected to Bradford along one boundary, but is not contained by existing development. Development would project into the Green Belt between parts of Bradford and breach the strong existing boundary formed by Thornton Road. The woodland could help contain development to the east, but the weaker western boundary and undefined northern boundary would leave scope for further sprawl. Nearby

Purpose a)	To check the unrestricted sprawl of large built-up areas
	housing and schools exert some urbanising influence, but do not outweigh the site's contribution.
Purpose a) outcome (PAO)	**Strong**

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a predominantly open and rural character, comprising undeveloped parts of two fields that form part of the wider countryside extending to the north and west.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development south of Thornton Road and nearby schools influence the southern setting, whilst the woodland to the east and open fields to the north and west maintain the site's countryside character.

Purpose c):	To assist in safeguarding the countryside from encroachment
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site safeguards undeveloped countryside adjoining the built-up edge of Bradford. Development would introduce urban form into open fields and extend encroachment northwards beyond Thornton Road into the wider 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)	No
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

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

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)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	Yes The site is adjacent to an area of Ancient Wood Pasture.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	Further investigation is required to understand the potential impact.
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No The nearest listed building is over 180m away.
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

Footnote 7 Assessment Criteria	Yes / No and Comment
	The site is located in an area of high groundwater flood risk where flooding to surface assets is possible.
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 irreplaceable habitats and flood risk which require further investigation before determining whether they would provide a strong reason for refusing or restricting development. However, the site makes a strong contribution to purpose a) and therefore 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:	Strong: defensible boundary The existing inner Green Belt boundary is formed by Thornton Road, a made road along the site's southern edge. This is a strong, defensible boundary.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include strong features: Thornton Road to the south and substantial woodland to the east. The western tree line and hedgerow are weaker, while the northern boundary is undefined. Overall, the new boundary would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

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

How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the boundary would include Thornton Road and substantial woodland, together with a weaker tree line and hedgerow and an undefined northern section.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is strong and resists sprawl. The potential new Green Belt boundary would be moderate in strength, with woodland providing containment but the northern section remaining undefined. Development would not round off the settlement and would project into open countryside.
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)	Woodland and boundary vegetation provide enclosure to the east and west, while moderate views remain across the site and adjoining Green Belt to the north.
Assessment of Openness (OpAsOv)	There is no built form on site. Woodland and boundary vegetation provide some visual containment, while moderate views remain across the site and adjoining Green Belt. Development would have a moderate visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

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