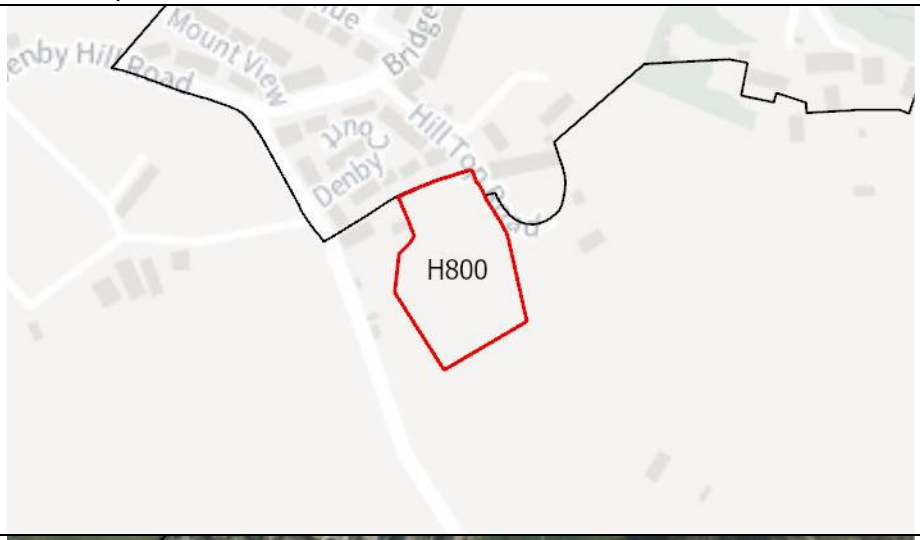
Bradford District Green Belt Assessment

Appendix C18 – Oakworth

Site Information	
Site Reference:	H800
Site Name:	Hill Top Road
Settlement:	Oakworth
Sub-Area:	South Pennine Towns
Size (ha):	0.76
Site Description:	This site consists of a field used for grazing/equestrian purposes. The site is situated on the south west of Oakworth. The site has a level topography, and its boundaries are formed of dry-stone walls along its northern eastern and southern edges. Part of the eastern boundary is also made up of a strong hedgerow. The western boundary is formed of a wooden post and rail fence.
Map (Site Boundary):	
Aerial (Site Boundary):	

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

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

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is formed of an agricultural field used for grazing. It is open and forms part of the wider field pattern surrounding the settlement, with views across the site to the wider Green Belt and countryside beyond to the south and west. The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no built form on site. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms part of the agricultural landscape extending southwards away from the village of Oakworth. The site is characteristically rural in nature being formed of a field and with the absence of built form. The site makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

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

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is directly adjacent to the Oakworth conservation area in the north east corner of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further investigation is required to understand the potential impacts of the site on the designated asset.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There are areas of low and medium flood risk which runs across the southern part of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

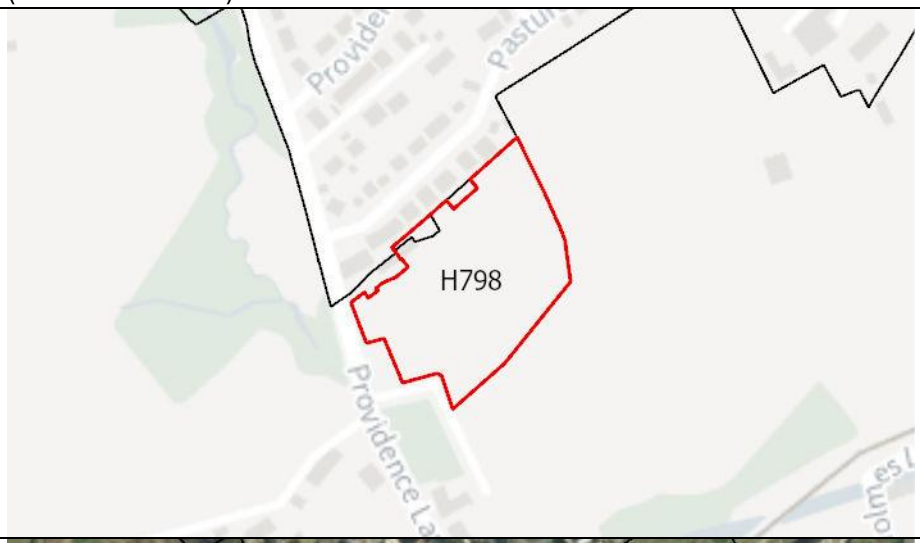
Potential Grey Belt Outcome	
	relation to habitat sites, heritage assets and flood risk which required further investigation before determining whether they would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing Green Belt boundary is formed of a dry-stone wall and public right of way which runs along the site's northern boundary and a well-defined track which runs along part of the site's eastern edge. These boundaries are recognisable but less durable and therefore moderate in strength.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed of dry-stone wall field boundaries along the eastern and southern edge of the site, a farm track and a wooden post and rail fence along the western edge of the site. These boundaries are lacking in durability and could be easily breached and therefore would be weak in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected to the settlement mainly along only one side with a small part along another side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - dry-stone wall, footpath, well-defined track.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - farm track, dry-stone wall, post and rail fence.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would protrude into the Green Belt as an extension to the settlement rather than rounding it off.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement mainly along one boundary. The existing inner Green Belt boundary is moderate in strength and may increase the risk of sprawl. The potential new Green Belt boundary would be weak and risk unrestricted sprawl. The site would not round off the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The surrounding landscape and topography mean that there are clear, wide ranging, long distance views into the surrounding Green Belt and beyond.
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

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

Site Information	
Site Reference:	H798
Site Name:	Providence Farm, Providence Lane
Settlement:	Oakworth
Sub-Area:	South Pennine Towns
Size (ha):	1.35
Site Description:	This site consists of three small fields and a farm building situated against the northern boundary. The boundaries of the site are made up of dry-stone walls which run along the northern, eastern and part of the southern edge of the site. Part of the southern boundary cuts across one of the fields and is not defined by any feature on the ground. The western boundary is formed of a strong line of vegetation and a made road (Providence Lane).
Map (Site Boundary):	
Aerial (Site Boundary):	

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

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

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	This site consists of three agricultural fields with views across to the adjacent Green Belt and countryside. The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is a small amount of built form located along the northern edge of the site. These buildings are now in residential use. However, they do not detract from the contribution the site makes to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site forms part of the agricultural landscape extending southwards away from the village of Oakworth. The site is characteristically rural in nature being formed of a single paddock and with a small amount of built form in a rural use. The site makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

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

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

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

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

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

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

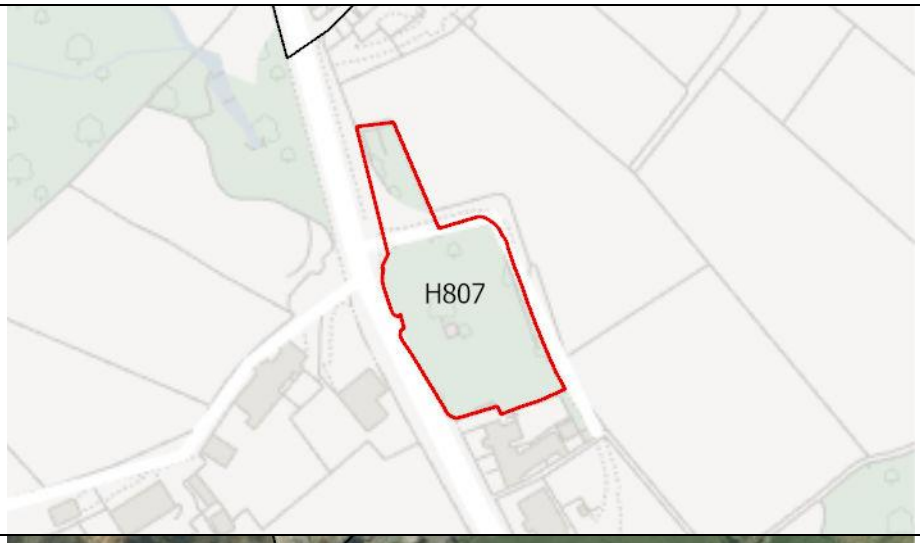
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing Green Belt boundary is formed of the rear gardens of properties on Pasture Avenue. These are inconsistent features and result in a weak boundary lacking in durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed of a mix of features of varying strength. To the west a small part of the boundary is formed of Providence Lane, a strong boundary. However, the boundary to the east and south are made up of dry-stone walls and broken tree lines and hedgerows which are weak boundaries lacking in durability. There is a section of the south boundary which is entirely undefined. The remainder of the western edge is also made up of a dry-stone wall and trees.
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 connected on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - rear gardens.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - dry-stone walls, hedgerows and trees, made road, an undefined section.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would protrude into the Green Belt and represent an extension of the settlement rather than a rounding off.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along only one boundary. The existing inner Green Belt boundary is weak and would risk unrestricted sprawl. The potential new Green Belt boundary would also be weak and risk unrestricted sprawl. The site would not round off the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is a small element of built form on site. This occupies a very small part of the site along the northern edge.

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 visually prominent in the landscape being located on a hillside and providing the setting for the existing settlement. There are wide ranging and distant views across the wider Green Belt.
Assessment of Openness (OpAsOv)	There is a very limited amount of built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

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

Site Information	
Site Reference:	H807
Site Name:	Providence Lane
Settlement:	Oakworth
Sub-Area:	South Pennine Towns
Size (ha):	0.32
Site Description:	This site consists of an old mill chimney in the centre surrounded by hardstanding and trees. The site is located to the south of Oakworth and is detached from the settlement. It abuts site H798 to the north and east. The site boundaries are formed of a made road (Providence Lane) to the west, tree lines to the north, a track to the east and existing development 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)	
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	
What are the physical features? (PAQ2b)	
Is the site adjacent or near to a large built-up area? (PAQ3a)	No
What is the large built-up area(s)? (PAQ3b)	N/A
Would the proposal result in an incongruous pattern of development? (PAQ4a)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
What are the urbanising influences? (PAQ5b)	
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built up area so makes no contribution to this purpose.
Purpose a) outcome (PAO)	**No Contribution**

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

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	This site is heavily covered in trees and includes a former mill chimney structure. The site sits to the south of Oakworth in an area of transitionary countryside between Oakworth and Haworth. The site is predominantly in rural use, but there are restricted views through the site due to the tree coverage. This slightly reduces the open nature of the site.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is an old mill chimney stack in the centre of the site, but the other elements of the mill buildings have been demolished. The site is partially detached from the settlement edge, so plays an important role in safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site is made up of a mixture of countryside and non-rural characteristics. However, the tree coverage dominates the site and the built form is limited to the mill chimney stack. The site makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

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

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
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 western half of the site is within flood zone 2. There are also areas of surface water flood risk to the west.
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 no contribution to any of purposes a), b) or d). There are potential Footnote 7 asset issues in relation to habitat sites and flood risk which required further investigation before determining whether they

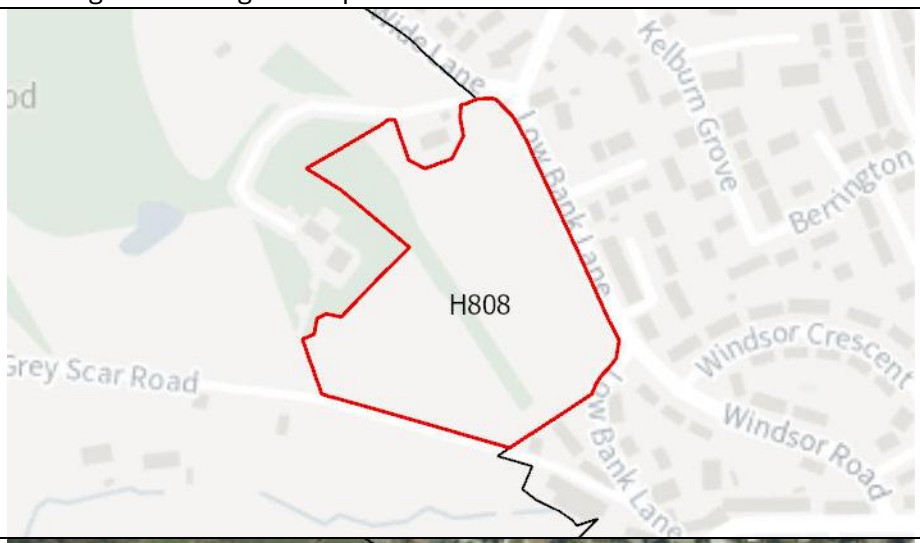
Potential Grey Belt Outcome	
	would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Entirely Undefined The site is not connected to the settlement of Oakworth. The site does not have an existing inner boundary as there is an area of Green Belt between the site and the urban edge.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed of a made road (Providence Lane) to the west forming a strong boundary. To the south the boundary would be a driveway to existing development. To the east the boundary would be formed of an access track. These are features of moderate strength. However, the site is detached from the settlement of Oakworth and would need to be developed in conjunction with site H798 to connect to the urban edge.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is not connected to the settlement.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Not connected to the settlement so there is no existing inner Green Belt to the site.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - made road, track, existing development.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site is located away from the settlement edge. It does not form a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is not connected to the settlement. Development of the site would constitute unrestricted sprawl due to its detachment from the settlement edge. The potential new Green Belt boundary would be moderate in strength but may still increase the risk of sprawl. The site would not represent a logical rounding off of the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	Yes - there is a former mill chimney on the site. There are also a significant number of trees on the site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is notable in the landscape due to the mill chimney and surrounding trees which provide a focal point. There are views from the site into the wider adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is limited built form on site. There are moderate views from the site to adjoining areas of Green Belt. Development would have a moderate impact both visually and spatially on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes no contribution to purposes a), b) or d). It makes a strong contribution to purpose c) and a moderate contribution to purpose e). It has a high potential for sprawl, and development would have a moderate impact on the openness of the Green Belt. The site is not directly connected to the settlement of Oakworth and therefore does not have an existing inner Green Belt boundary. The proposed boundary would be moderate in strength. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H808
Site Name:	Boston Hill, Low Bank lane
Settlement:	Oakworth
Sub-Area:	South Pennine Towns
Size (ha):	2.96
Site Description:	This site consists of a number of fields and a small area of woodland. The site forms a small valley down the centre of the site with steeply sloping sides to the east and west. The site also slopes generally downhill from north to south. The site boundaries are formed of a made road, a well-defined track, dry stone walls, vegetation and hedgerows and the curtilage of existing development.
Map (Site Boundary):	
Aerial (Site Boundary):	

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

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	This site consists of a number of sloping fields used for grazing. There are also areas of woodland, particularly in the northwestern part of the site. There are views across the site to the wider Green Belt and countryside beyond to the south and west. The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no built form on site. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms part of the agricultural landscape extending southwards and westwards away from the village of Oakworth. The site is characteristically rural in nature being formed of a number of fields and woodland, and with the absence of built form. The site makes a strong contribution to purpose c).
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)	
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	
Is the site separate from the historic core? (PDQ3a)	
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	
Purpose d) comment (PDC)	The site does not form part of the setting of an historic town and so does not make a contribution to this purpose.
Purpose d) outcome (PDO)	**No Contribution**

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
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)	Yes Groundwater levels are at least 5m below the ground surface, therefore flooding from groundwater is not likely. There is a linear area of high, medium and low surface water flood risk which runs through the centre of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

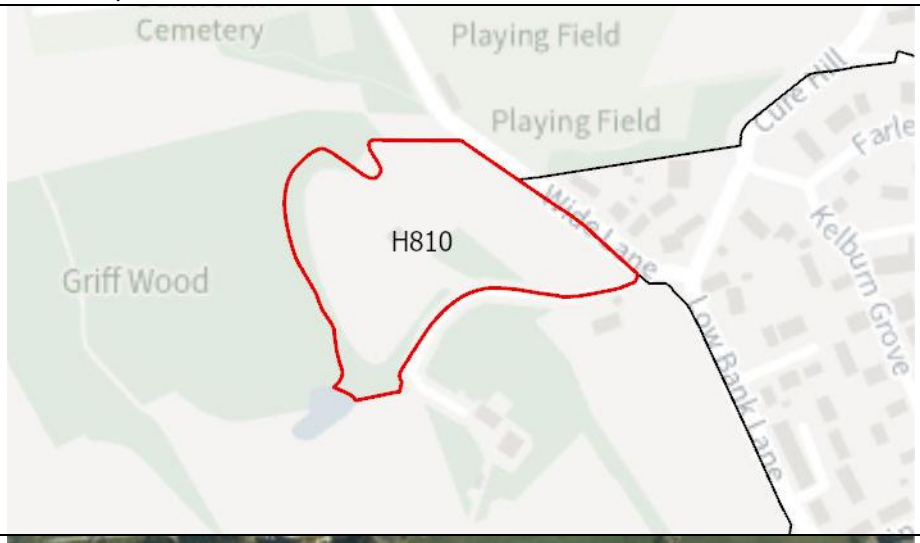
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary is formed of a made road (Low Bank Lane) which runs along the eastern and part of the southern of the site . This forms a strong, defensible boundary. The remainder of the southern boundary is made up of a dry stone wall which separates existing development and its curtilage from the Green Belt.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The new Green Belt boundary formed by the development of the site would be created by a well-defined track/private road (Grey Scar Road) along the southwestern boundary, strong vegetation lines and dry-stone walls along the western and northern boundaries. These boundaries would be a mix of features that are recognisable, less defensible but some which are 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)	The site is connected on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - made roads, dry-stone wall.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - well-defined track/private road, dry-stone walls, vegetation, trees and hedgerows.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - although the site is attached to the settlement along two boundaries, it is not contained and its outer boundaries would not form a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along two sides. The existing inner Green Belt boundary is strong and

	would resist unrestricted sprawl. The potential new Green Belt boundary is moderate in strength and may increase the risk of sprawl. The site would not form a logical rounding off of the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is 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 reasonably prominent in the landscape with a rising topography. There are long distance, wide ranging views into the surrounding Green Belt
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

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

Site Information	
Site Reference:	H810
Site Name:	Wide Lane
Settlement:	Oakworth
Sub-Area:	South Pennine Towns
Size (ha):	2.12
Site Description:	This site consists of fields, meadow grassland, small areas of woodland and a farm building. Parts of the site are relatively level with other parts comprising of a gentle slope downhill from north to south. The site's boundaries are formed of a made road (Wide Lane to the east), strong tree lines to the west, north and south, a farm track to the south and a wooden post and rail fence to the north.
Map (Site Boundary):	
Aerial (Site Boundary):	

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

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

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site consists of a number of small fields surrounded by trees and woodland to the north, west and east. The notable vegetation surrounding parts of the site restricts views to the wider Green Belt and countryside to the west and south. However, the site is still characterised by its rural use and plays a role in protecting the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is a small agricultural building in the centre of the site. Due to the topography of the site, the building is well screened and therefore does not detract from the contribution the site makes from safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site forms part of the agricultural landscape extending southwards and westwards away from the village of Oakworth. The site is characteristically rural in nature being formed of a number of fields and woodland. There is a small agricultural building in the centre of the site which is rural in nature and does not detract from the contribution the rest of the site makes to safeguarding the countryside from encroachment. The site makes a strong contribution to purpose c).
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)	
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	
Is the site separate from the historic core? (PDQ3a)	
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	
Purpose d) comment (PDC)	The site does not form part of the setting of an historic town and so does not make a contribution to this purpose.
Purpose d) outcome (PDO)	**No Contribution**

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
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)	Yes There are some areas of high, medium and low surface water flood risk on the western edge of the site. Groundwater levels are at least 5m below the ground surface, therefore flooding from groundwater is not likely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

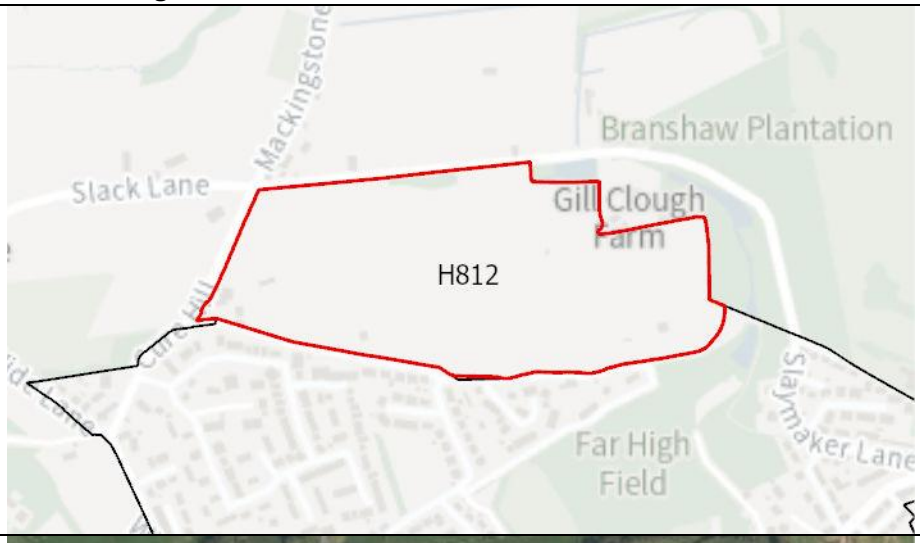
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to any of purposes a), b) or d). There are potential Footnote 7 asset issues in relation to habitat sites and flood risk which required further investigation before determining whether they would provide a strong reason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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing Green Belt boundary if formed of a made road (Wide Lane) which is a strong defensible boundary.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed of a well-defined farm track to the south of the site. A strong wooded area and tree line which runs along the western edge of the site and a wooden post and rail fence which runs along the northern edge of the site. Along part of the eastern edge the Green Belt boundary would be formed by the made road of Wide Lane. Together these form a boundary of moderate strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected along part of one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - made road.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - woodland block and tree belts, post and rail fence, well-defined track.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site protrudes into the Green Belt in an irregular form and would not form a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along only a part of one boundary. The existing inner Green Belt boundary is strong and would resist sprawl. The potential new Green Belt boundary would be moderate in strength and may increase the risk of sprawl. The site would not form a logical rounding off of the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is a small element of built form on site. This is located in the centre of the site and is well screened.
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 the landscape, however the large woodland blocks and tree belts part restrict views into the site, and out of the site into the adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is limited built form on site. There are moderate views across the site and adjoining areas of Green Belt. Development would have a moderate impact both visually and spatially on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

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

Site Information	
Site Reference:	H812
Site Name:	Cure Hill / Slaymaker Lane
Settlement:	Oakworth
Sub-Area:	South Pennine Towns
Size (ha):	14.32
Site Description:	This is a large site situated to the north of the existing settlement of Oakworth. It encompasses a number of fields and two farm complexes. The site occupies a hillside location with varied topography, sloping both to the north and south with a slightly more level section running through the centre. The site's boundaries are formed of made roads, dry-stone walls, strong tree lines and farm tracks.
Map (Site Boundary):	
Aerial (Site Boundary):	

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

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

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	This site consists of a large number of fields which span the width of the settlement of Oakworth and are situated to the north of the village and sit on a plateaued area of land above the village. There are views across the site to the wider Green Belt and countryside beyond to the north. The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There are small pockets of built form in various locations throughout the site, including a larger complex of farm buildings at the southwestern corner. The smaller elements of built form are agricultural stores and shelters, and are rural in use and form. The large extent of the site is integral in safeguarding the countryside from encroachment of the settlement to the north.
Purpose c) comment (PCC)	The site forms an integral part of the continuous agricultural landscape extending northwards away from the settlement of Oakworth. The site is characteristically rural in nature being formed of a number of large fields and with the presence of a number of farm buildings in various locations throughout the site but which are predominantly in rural use. The site makes a strong contribution to purpose c).
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)	
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	
Is the site separate from the historic core? (PDQ3a)	
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	
Purpose d) comment (PDC)	The site does not form part of the setting of an historic town and so does not make a contribution to this purpose.
Purpose d) outcome (PDO)	**No Contribution**

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	Yes Half of the site within 2.5km of SPA/SAC (supporting habitat, recreational impacts). The other half is 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)	Further assessment may be required to ascertain impacts on potentially functionally linked land.
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 Ancient woodland present on the eastern edge 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? (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 Grade II Listed Baptist Chapel on the western edge of the chapel.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further investigation is required to understand the potential impacts of the site on the designated asset.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels at least 5m below ground surface, therefore flooding from groundwater is unlikely. There are some small areas at risk of surface water flooding in the southern and western part of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No

Footnote 7 Assessment Criteria	Yes / No and Comment
	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 no contribution to any of purposes a), b) or d). There are potential Footnote 7 asset issues in relation to habitat sites, irreplaceable habitats, heritage assets and flood risk which required further investigation before determining whether they would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing Green Belt boundary is formed along the southern boundary of the site and is created by the made road of Race Moor Lane. This road morphs into a single track lane and then a path on the eastern side. However, this offers a strong boundary.
Boundary Strength – Potential new boundary:	Strong: defensible boundary The potential new Green Belt boundary would be formed of two made roads running along the western (Cure Hill) and northern (Slaymaker Road) edges. These boundaries are durable and likely to be permanent and therefore strong. However, the boundary on the eastern edge is formed of less defensible boundaries which are lacking in durability. These include dry-stone wall field boundaries, tracks/public rights of way and strong tree lines.
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 connected on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - made road, well-defined track

How strong is the potential new Green Belt boundary? (SpAs3)	Strong - made roads, dry-stone walls, public footpath, tree belts.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would represent a significant, large extension to the settlement and not form a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along only one boundary. The existing inner Green Belt boundary is strong and would resist sprawl. The potential new Green Belt boundary would also be strong and resist sprawl. The site would not represent a logical rounding off of the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There are small pockets of built form in various locations throughout the site. However, they are small in comparison to the large extent of the site which is undeveloped.
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 reasonably prominent in the landscape as the site rises uphill and occupies a plateaued area about the village of Oakworth. There are long distance, wide ranging views from the site into the wider Green Belt.
Assessment of Openness (OpAsOv)	There is some limited built form on the site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

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

Site Information	
Site Reference:	H814
Site Name:	Grey Scar Road
Settlement:	Oakworth
Sub-Area:	South Pennine Towns
Size (ha):	1.73
Site Description:	This site consists of two fields detached from the settlement of Oakworth and situated to the west of the village. The topography within the site is varied and undulating, with a notable change in levels in the centre of the site where the landform drops to the west. The site includes part of a large pond to the north. The boundaries of the site are formed of a unmade road to the south, a public right of way to the west, a woodland block, pond and change in topography to the north, and a track and tree line to the east.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	

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

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

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is made up of two fields located to the west of Oakworth. There are view from the site to the south and west across to the wider Green Belt and countryside beyond. The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no built form on site. The site is also detached from the settlement of Oakworth. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms part of the agricultural landscape extending westwards away from the village of Oakworth. The site is characteristically rural in nature being formed of open fields and with the absence of built form. The site makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

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

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
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 Areas of high, medium and low surface water flood risk on the western half 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 no contribution to any of purposes a), b) or d). There are potential Footnote 7 asset issues in relation to habitat sites and flood risk which required further investigation before determining whether they would provide a strong reason for refusing or restricting development.

Potential Grey Belt Outcome	
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

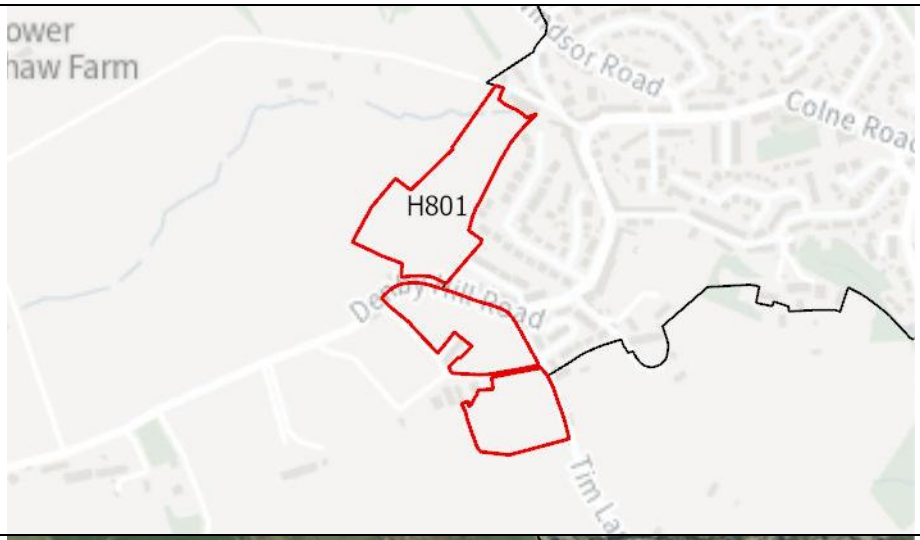
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Entirely Undefined The site is not connected to the settlement of Oakworth. The site does not have an existing inner boundary as there is an area of Green Belt between the site and the urban edge.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed of Grey Scar Road to the south and a defined track, strong tree belts and woodland to the north and west. However, the site is detached from the settlement of Oakworth and would need to be developed in conjunction with sites H808 and/or H810 to connect to the urban edge.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is not connected to the settlement.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Not connected to the settlement so there is no existing inner Green Belt to the site.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - defined track, woodland, tree belts.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site is located away from the settlement edge. It does not form a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is not connected to the settlement. Development of the site would constitute unrestricted sprawl due to its detachment from the settlement edge. The potential new Green Belt boundary would be moderate in strength but may still increase the risk of sprawl. The site would not represent a logical rounding off of the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.

How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is visible in the landscape, creating the foreground and setting of the woodland block beyond. There are views into the site and out to the wider Green Belt beyond to the south, east and west. View to the north are restricted by the woodland.
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no contribution to purposes a), b) or d). It makes a strong contribution to purpose c) and a moderate contribution to purpose e). It has a high potential for sprawl, and development would have a high impact on the openness of the Green Belt. The site is not directly connected to the settlement of Oakworth and therefore does not have an existing inner Green Belt boundary. The proposed boundary would be moderate in strength. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H801
Site Name:	Denby Hill Road (1)
Settlement:	Oakworth
Sub-Area:	South Pennine Towns
Size (ha):	4.87
Site Description:	This site is made up of three distinct pieces of land which are mainly in agricultural use situated to the west of Oakworth. The site has a varied topography with the north part of the site seeing undulations with a general slope down to the north. The middle portion of the site rises to the north but also slopes east towards the settlement. The southern part of the site is relatively level. The site is bounded by Tim Lane and the rear gardens of properties on Hillside Avenue to the east, and by field boundaries mainly consisting of dry-stone walls 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)	
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	
What are the physical features? (PAQ2b)	
Is the site adjacent or near to a large built-up area? (PAQ3a)	No
What is the large built-up area(s)? (PAQ3b)	N/A
Would the proposal result in an incongruous pattern of development? (PAQ4a)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
What are the urbanising influences? (PAQ5b)	
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built up area so makes no contribution to this purpose.
Purpose a) outcome (PAO)	**No Contribution**

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

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site consists of a number of agricultural fields on the western edge of Oakworth. The large mature tree lines on part of the site limit some views between the different sections of the site. However, the fields are open in form and there are views across the various site sections to the adjacent and distant Green Belt and countryside. The site is intrinsically rural in its nature and plays an important role in protecting the essential open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no discernible built form on site. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms an integral part of the agricultural landscape extending southwards and westwards away from the village of Oakworth. The site is characteristically rural in nature being formed of a number fields and with the absence of built form. The site makes a strong contribution to purpose c).
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)	
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	
Is the site separate from the historic core? (PDQ3a)	
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	
Purpose d) comment (PDC)	The site does not form part of the setting of an historic town and so does not make a contribution to this purpose.
Purpose d) outcome (PDO)	**No Contribution**

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes Eastern edge of the site within 50 metres of a group of Grade II Listed buildings.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further investigation is required to fully understand the risk and potential mitigation options.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes In the northern parcel of this site - groundwater levels are at least 5m below the ground surface and therefore flooding from groundwater is not likely. In the northern corner of the site there is fluvial flood risk (Flood Zones 2, 3 and 3b). There small areas of surface water flood risk located in the centre of the northern parcel and also in the southern parcel.

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further 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 no contribution to any of purposes a), b) or d). There are potential Footnote 7 asset issues in relation to habitat sites, heritage assets and flood risk which required further investigation before determining whether they would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

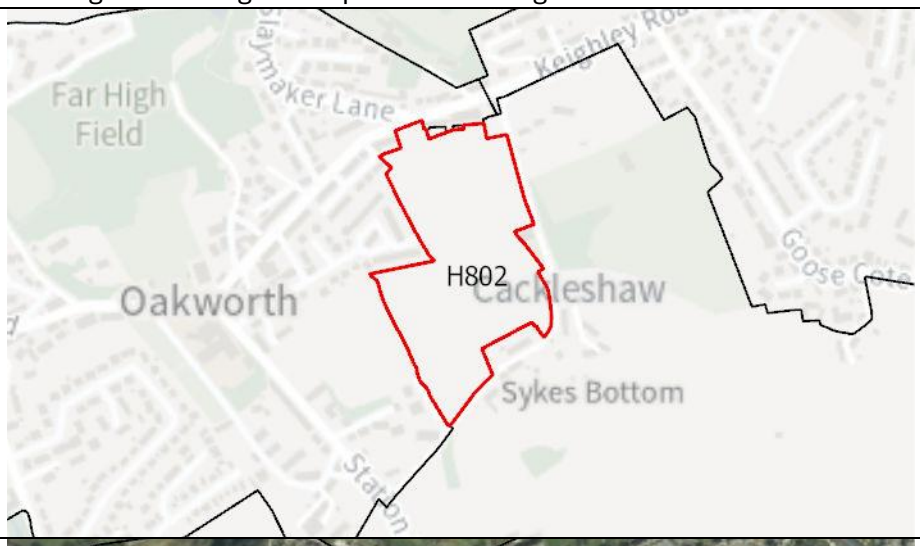
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing Green Belt boundary is formed of a number of features of varying strength, including the made roads of Tim Lane, Denby Hill Road and Grey Scar Road offering strong boundaries. However, a large section of the boundary is made up of the rear gardens of properties on Hillside Avenue which are inconsistent in nature and would be weaker boundaries.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed from a range of weaker features such as dry-stone wall field boundaries, domestic property boundaries, a track and hedgerows. These features are lacking in durability and would form a weaker 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 connected to the settlement along two/three boundaries due to its size and shape and the way it wraps around the settlement edge.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - made roads, rear gardens.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - rear gardens, dry-stone walls, track, hedgerows.

Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would represent an extension into the Green Belt rather and a rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along two/three boundaries. The existing inner Green Belt boundary is moderate in strength and would increase the risk of sprawl. The potential new Green Belt boundary would be weak and risk unrestricted sprawl. The site would not round off the settlement.
Potential for Sprawl: (SpAs)	**High**

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

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

Site Information	
Site Reference:	H802
Site Name:	Keighley Road / Sykes Lane (2)
Settlement:	Oakworth
Sub-Area:	South Pennine Towns
Size (ha):	5.59
Site Description:	This site consists of a number of fields situated to the east of Oakworth. The site has a varied topography with a gentle slope down to the centre of the site from the northern boundary at Keighley Road. The site then rises again before again sloping downhill to the south. The boundaries of the site are formed by a large number of features including a made road (Keighley Road to the north), single track roads (Sykes Lane to the east and East Royd to the south), dry stone walls, the rear gardens and curtilage of existing development and hedgerows.
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)	Various residential buildings to the east on Sykes Lane which form a strong boundary.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Keighley
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 some sports pitches opposite the site adjacent to Sykes Lane.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site is not attached to the large built-up area, rather is it attached to the village of Oakworth on two sides. The site's inner Green Belt boundaries are formed of the rear gardens of properties made up of dry-stone walls, and Keighley Road - these boundaries partially help to contain and restrict sprawl towards the large built-up area of Keighley The site is partially contained within the built-up area along two boundaries and development would constitute rounding off therefore there is limited risk of sprawl.
How is the site connected to the large built-up area? (PAQ7)	The site is not directly connected to the large built up area, rather it is separated by 200m of open green belt land.
Purpose a) comment (PAC)	The site has physical feature(s) in reasonable proximity that restrict and contain development. Site is partially enclosed by existing development, such that new development would not result in an incongruous pattern of development. There are other nearby urbanising influence in the form of sports pitches. The site would therefore make a moderate contribution to purpose a).

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	This site consists of a number of open agricultural fields. There are views across the site to the wider Green Belt and countryside to the south. The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no built form on site. There is a low voltage electricity cable which runs through part of the site. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms part of the agricultural landscape extending southwards away from the village of

Purpose c):	To assist in safeguarding the countryside from encroachment
	Oakworth. The site is characteristically rural in nature being formed of a number of fields and with the absence of built form. The site makes a strong contribution to purpose c).
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)	
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	
Is the site separate from the historic core? (PDQ3a)	
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	
Purpose d) comment (PDC)	The site does not form part of the setting of an historic town and so does not make a contribution to this purpose.
Purpose d) outcome (PDO)	**No Contribution**

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	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)	Yes Site adjacent or near to Oakworth conservation area.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further assessment will be required to understand the potential impact of development in the conservation area.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There are some areas of low and medium surface water flood risk mainly within the southern part 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? (FN7Q6b)	Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

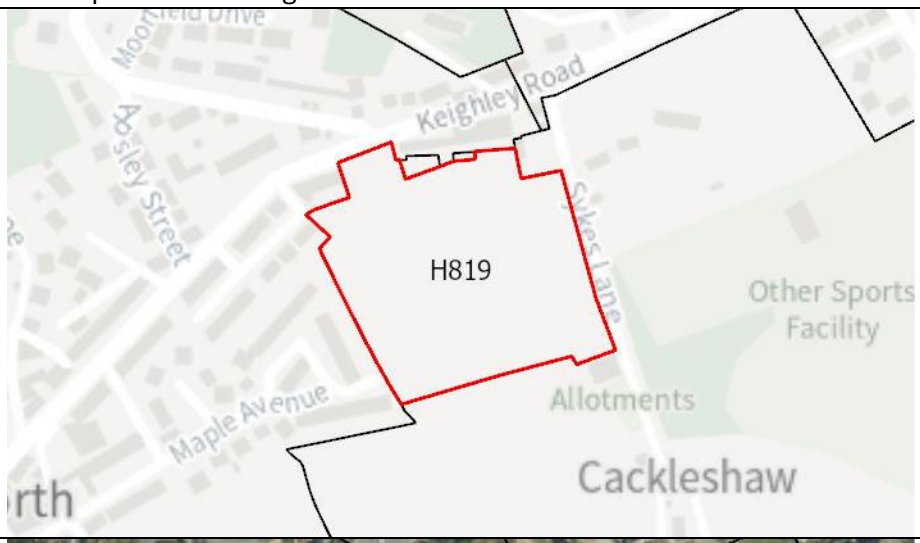
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a) and no contribution to purposes b) and d). There are potential Footnote 7 asset issues in relation to heritage assets and Flood Risk which required further investigation before determining whether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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing Green Belt boundary is made up of a number of features of varying strength. Along the northern edge of the site the boundary consists of the made road (Keighley Road) along with the rear gardens of properties on Keighley Road. Along the western edge, the boundary is made up of a dry-stone wall which demarks the rear gardens of properties on Maple Avenue and forms fields boundaries with fields within the settlement area, and a small section of a public right of way. These features are generally recognisable but are less defensible and would create a boundary of moderate strength.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would essentially be formed of the single track roads of Sykes Lane along the eastern edge and East Royd/The Barns along the southern edge. However, the current site boundary excludes the existing development which occurs within the site along the south and eastern edges. Should this boundary be followed it would create an inconsistent boundary, which would only be of moderate strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	Strong: defensible boundary An alternative boundary could be created if it followed the defined single track roads of Sykes Lane and East Royd to exclude the existing properties from the Green Belt and to form a boundary that is recognisable, durable and likely to be permanent and therefore strong.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - made road, rear gardens, dry-stone walls.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - made/unmade roads, well defined track, rear gardens.
Does the site represent a logical rounding off of the settlement? (SpAs4)	Yes - the site would constitute a rounding off of the settlement partly due to the partial containment of the existing settlement edge and the natural way the site follows the tracks/roads to the south and east.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along two boundaries. The existing inner Green Belt boundary is moderate in strength and may increase the risk of sprawl. The potential new Green Belt boundary is also moderate in strength and may increase the risk of sprawl. The site would represent a rounding off of the existing settlement pattern.
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 visually prominent in the landscape and there are long distance and wide ranging views into the site and from the site into the surrounding Green Belt land.
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact 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 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 the openness of the Green Belt. The existing inner Green Belt boundary is moderate in strength, and the proposed boundary would also be moderate in strength. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H819
Site Name:	Keighley Road / Sykes Lane (1)
Settlement:	Oakworth
Sub-Area:	South Pennine Towns
Size (ha):	2.31
Site Description:	This site consists of a single field situated on the eastern edge of Oakworth. The topography of the site sees the land slope downhill from Keighley Road to the south. The boundaries of the site are formed by a number of features including a made road to the north, single track roads to the east, dry stone walls, the rear gardens and curtilage of existing development and hedgerows to the 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)	Yes
What are the physical features? (PAQ2b)	Sykes Lane, a residential house and an area of mature trees form a broken eastern boundary to this site.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Keighley
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 some sports pitches opposite the site adjacent to Sykes Lane.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site is not attached to the large built-up area, rather is it attached to the village of Oakworth on two sides. The site's inner Green Belt boundaries are formed of the rear gardens of properties made up of dry-stone walls, and Keighley Road - these boundaries partially help to contain and restrict sprawl towards the large built-up area of Keighley The site is partially contained within the built-up area along two boundaries and development would constitute partial rounding off therefore there is limited risk of sprawl.
How is the site connected to the large built-up area? (PAQ7)	The site is not directly connected to the large built up area, rather it is separated by 200m of open green belt land.
Purpose a) comment (PAC)	The site has physical feature(s) in reasonable proximity that would restrict and contain development. The site is partially enclosed by existing development, such that new development would not result in an incongruous pattern of development. There are other nearby urbanising influence in the form of sports

Purpose a)	To check the unrestricted sprawl of large built-up areas
	pitches. The site would therefore make a moderate contribution to purpose a).
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	
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 this purpose.
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	This site consists of a single agricultural field. There are views across the site to the wider Green Belt and countryside to the south. The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no built form on site. There is a low voltage electricity cable which runs through part of the site. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.

Purpose c):	To assist in safeguarding the countryside from encroachment
Purpose c) comment (PCC)	The site forms part of the agricultural landscape extending southwards away from the village of Oakworth. The site is characteristically rural in nature being formed of a single field and with the absence of built form. The site makes a strong contribution to purpose c).
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)	
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	
Is the site separate from the historic core? (PDQ3a)	
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	
Purpose d) comment (PDC)	The site does not form part of the setting of an historic town and so does not make a contribution to this purpose.
Purpose d) outcome (PDO)	**No Contribution**

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	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)	Yes The site is directly adjacent to the Oakworth conservation area.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further investigation is required to understand the potential impacts of the site on the designated asset.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The northern part of the site is in an area where flood from groundwater is not likely. There is also a small area of low surface

Footnote 7 Assessment Criteria	Yes / No and Comment
	water flood risk in the south eastern 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	**Footnote 7 Issues**

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

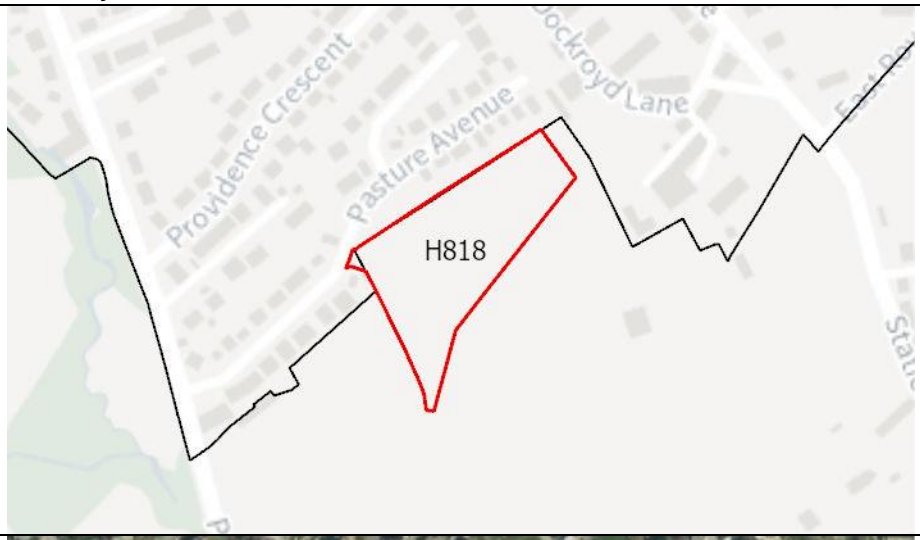
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing Green Belt boundary is made up of features of varying strength. Along the northern edge the boundary consists of the made road (Keighley Road) along with the rear gardens / curtilages of properties on Keighley Road. Along the western edge, the boundary is made up of a dry-stone wall which demarks the rear gardens of properties on Maple Avenue. Together these features make a boundary of moderate strength.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed of the single track road of Sykes Lane along the eastern edge which would be a strong durable boundary. To the south the boundary would be formed of a dry-stone wall which would be weak and lacking 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)	The site is connected on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - made road, rear gardens, dry-stone walls.

How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - single track road, dry-stone wall.
Does the site represent a logical rounding off of the settlement? (SpAs4)	Partially - the site is contained by the existing settlement edge along two boundaries and would partially round off the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along two boundaries. The existing inner Green Belt boundary is moderate in strength and may increase the risk of sprawl. The potential new Green Belt boundary would also be moderate in strength and increase the risk of sprawl. The site would represent a partial rounding off of the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The sit is very prominent in the landscape and there are long distance, wide ranging views into and out of the site to the wider Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact 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 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 the openness of the Green Belt. The existing inner Green Belt boundary is moderate in strength, and the proposed boundary would also be moderate in strength. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H818
Site Name:	Pasture Avenue
Settlement:	Oakworth
Sub-Area:	South Pennine Towns
Size (ha):	1.06
Site Description:	This site consists of a field of unmown, semi-natural grassland situated to the south of Oakworth. The site slopes gently downhill to the south. The site's boundaries are formed of dry-stone walls around the whole site. The southern boundary is also formed by a line of trees of varying maturity.
Map (Site Boundary):	
Aerial (Site Boundary):	

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

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

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site consists of a single field. There are boundary trees along the southern edge which partially encloses the site and restricts views across to the wider Green Belt and countryside to the south. However, the site is still rural in nature and form and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no built form on site. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms part of the agricultural landscape extending southwards away from the village of Oakworth. The site is characteristically rural in nature being formed of a single field and with the absence of built form. The site makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

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

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is adjacent to the Oakworth conservation area along the east edge of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further investigation is required to understand the potential impacts of the site on the designated asset.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There are some areas of low surface water flood risk along the western edge 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 no contribution to any of purposes a), b) or d). There are potential Footnote 7 asset issues in relation to heritage assets and flood risk which required further investigation before determining whether they would provide a strong reason for refusing or restricting development.

Potential Grey Belt Outcome	
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 of a dry stone wall which runs along the rear gardens and open space of properties on Pasture Avenue. The boundary is reasonably consistent in form but is lacking in durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed of dry-stone walls along the eastern, western and southern edges of the site. The southern edge is also reinforced by the presence of a line of trees and vegetation. Although these boundaries are fairly consistent they are similarly 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)	The site is connected to the settlement mainly along only one side with a small part along another side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - dry-stone wall, rear gardens.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - dry-stone walls, trees.
Does the site represent a logical rounding off of the settlement? (SpAs4)	Partially - the site is partially contained by the existing settlement edge, but also extends out in to the Green Belt. It would not form a true rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement partially along two boundaries. The existing inner Green Belt boundary is weak and would risk unrestricted sprawl. The potential new Green Belt boundary would also be weak and risk unrestricted sprawl. The site would not represent a rounding off of the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and	The site is visible in the landscape as it occupies a hillside location. However, the established vegetation

views across to the wider Green Belt? (OpA2)	along the south edge reduces views into and out of the site. However, from the top of the site there are wide ranging views to the Green Belt beyond.
Assessment of Openness (OpAsOv)	There is no built form on site. There are moderate views across the site and adjoining areas of Green Belt. Development would have a moderate impact both visually and spatially on the openness of the Green Belt
Impact on Openness: (OpAs)	**Moderate**

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