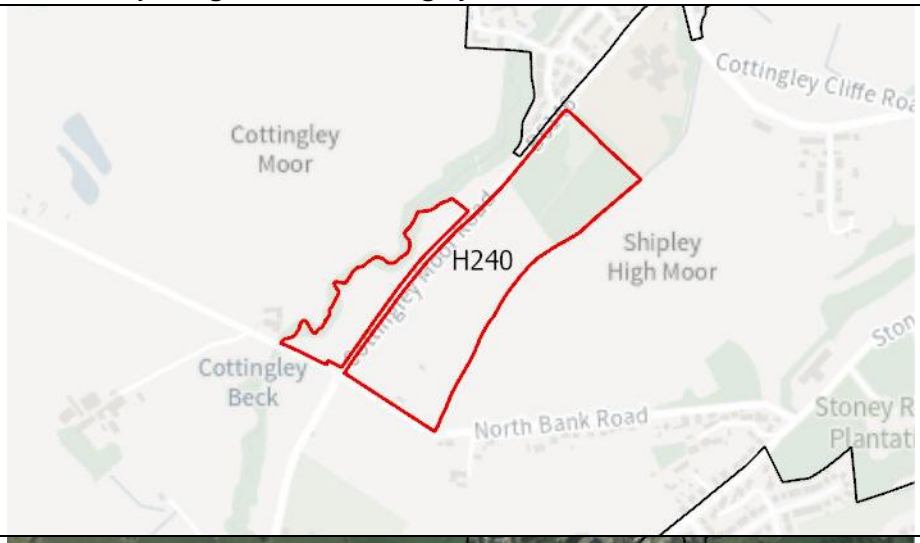
Bradford District Green Belt Assessment

Appendix C9 – Cottingley

Site Information	
Site Reference:	H240
Site Name:	Cottingley Moor Road, Cottingley
Settlement:	Cottingley
Sub-Area:	Airedale
Size (ha):	10.41
Site Description:	The site comprises two areas of predominantly open agricultural land divided by the B6146 Cottingley Moor Road, to the south of Cottingley. The eastern section contains stables and is bounded by the grounds of Cottingley Village Primary School to the north, further agricultural fields to the east, North Bank Road to the south and Cottingley Moor Road to the west. The western section is bounded by agricultural land to the north, Cottingley Moor Road to the east, Lee Lane to the south and woodland associated with Cottingley Beck to the west, with further agricultural fields beyond. A public right of way crosses the site from north to south. The site is predominantly detached from the built-up area, except for a short section adjoining it beside Cottingley Moor Road.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The eastern section contains two agricultural buildings located to the south of the site. The western section contains no development
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	Eastern site formed by B6146 (west), North Bank Road (south), dry stone wall (east) and a fence, well formed vegetation near it (north), A watercourse along the edge of western section.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Development would introduce built form across two predominantly open areas on either side of the B6146. It would create a substantial outward projection into the countryside and encourage ribbon development along Cottingley Moor Road, rather than following the existing compact development pattern.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There are no urbanising influences on the site. There are some agricultural building within the southern part of it (eastern section) and some residential building in distance locations to the east of.
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)	Only a short section of the site forms an inner Green Belt boundary, following the B6146 and Bradford Old Road. These made roads are strong, durable and readily recognisable features. The boundary is therefore strong and prevents the outward irregular spread of the built-up area where the site adjoins it.
How is the site connected to the large built-up area? (PAQ7)	A small part of the of the eastern section to the north (allotment) is located opposite dwellings that form the southern edge of Cottingley, on the opposite side of the B6146.

Purpose a)	To check the unrestricted sprawl of large built-up areas
Purpose a) comment (PAC)	The site makes a strong contribution to purpose a). It comprises predominantly open agricultural land and is largely detached from the built-up area, adjoining it only along a short section beside Cottingley Moor Road. Development would extend built form outwards across both sides of the B6146 and would create a substantial and poorly contained projection into the Green Belt rather than a logical rounding-off. The existing inner Green Belt boundary is strong, while the potential new boundary would be moderate in strength and would provide less resistance to further sprawl.
Purpose a) outcome (PAO)	**Strong**

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside	The site comprises two sections divided by the B6146. The eastern section contains agricultural fields, an

Purpose c):	To assist in safeguarding the countryside from encroachment
character as characterised by rural land uses? (PCQ1)	overgrown allotment and two agricultural buildings, whilst the western section follows Cottingley Beck and contains open land and vegetation. Both sections form part of the wider rural landscape.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development lies near the northern end of the eastern section and along North Bank Road to the south. The B6146 also crosses the site, although agricultural land and vegetation remain the dominant surrounding features.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site is predominantly open and rural and has direct connections with the surrounding agricultural land and countryside. Whilst roads and nearby residential development influence parts of the setting, development of either section would represent encroachment into the countryside.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PDQ1b)	The eastern section contains two agricultural buildings located to the south of the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford, Shipley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	Although this site is connected to the village of Cottingley (not an historic town), its location in relation to the City of Bradford and Shipley (historic towns) means that it provides part of the wider setting of these towns. There are some views to the edges of these towns. However, there are no views to the actual historic core of the towns, so there are limited visual, physical or experiential connections to the towns.
Purpose d) comment (PDC)	The site is within the wider setting of the historic towns of Bradford and Shipley, however, although there are some views to the edges of these towns, there are limited visual, physical or experiential connections to the historic aspects of the town. The site would make a weak contribution to purpose d).

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

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No Within 7km of SPA/SAC (recreational impacts only) SSSIs are located 1.6Km (north) and 2.4 km (north east) of site
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	No
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	No
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	No
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No There are two Grade II Listed buildings located circa 300m to the north of the site , within the existing settlement. Potential development on site is unlikely to impact setting of Grade II Listed buildings due to level of existing development/vegetation located between them
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	No
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There are areas of surface water flood risk (low, medium and high) which run across the site. There is an area of Flood Zone 2 in the northwest corner.
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 and assessment required to fully understand the potential impact.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

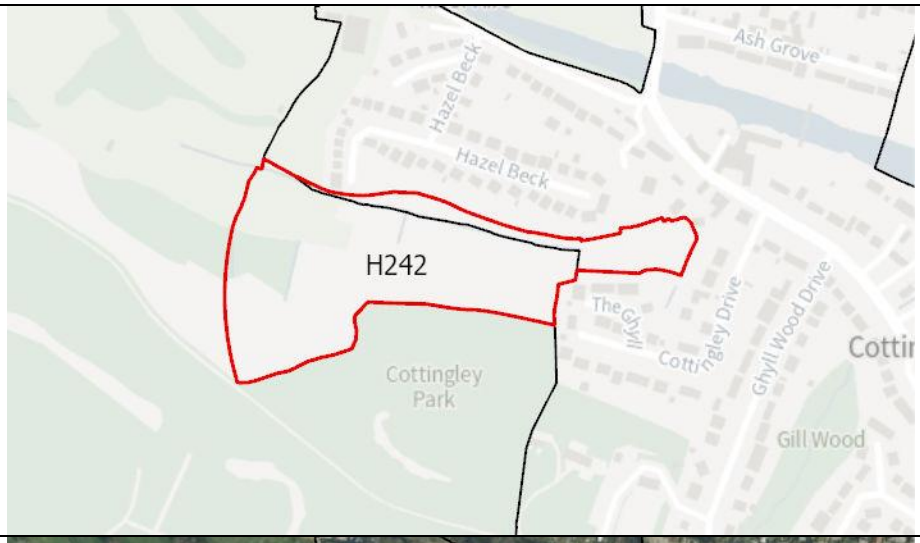
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing Green Belt boundary is formed by the B6146 to the west and Bradford Old Road (north). These are considered strong and defensible.

Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundaries would be formed by a: dry stone wall to the east (weak, less defensible), the B6146, Cottingley Moor Road to the west (strong and defensible), fence with vegetation along parts of it to the north (moderate less defensible) and North Bank Road to the south (strong and defensible).
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement along a small part of one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the existing inner Green Belt boundary is formed by the B6146 and Bradford Old Road.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new Green Belt boundary would comprise made roads, a vegetated fence line and a dry-stone wall.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off and would extend development southwards beyond the existing built form.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along a small part of one side. The existing inner Green Belt boundary is strong and resists sprawl. The potential new Green Belt boundary would be moderate in strength and provide some containment, although weaker sections would remain. Development 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 limited built form on site, comprising agricultural buildings and associated structures.
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 and there are wide views across the agricultural fields and adjoining areas of Green Belt.
Assessment of Openness (OpAsOv)	There is limited built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

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

Site Information	
Site Reference:	H242
Site Name:	Hazel Beck, Cottingley Bridge
Settlement:	Cottingley
Sub-Area:	Airedale
Size (ha):	4.84
Site Description:	The site consists of a mixture of sloping and level fields on the north western edge of Cottingley. The eastern and most northern sections are not included within the Green Belt. It is bounded to the north and east by residential development (Hazel Beck, Bridge Cottages, Bradford Road, Cottingley Drive and The Ghyll), with a golf course to the west. It should be noted there is dense vegetation (i.e. woodland) along the southern boundary, via the centre of the western section of it, as well as a line of trees via the eastern section of it. The site area to the south slopes upwards and consists of a mix of agricultural fields bounded by walls, trees and woodland.
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)	
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 purpose a).
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)	N/A
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A
Details of the loss of visual separation (PBQ3b)	N/A
Purpose b) comment (PBC)	The site is not in a gap between two defined towns so makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises open fields and areas of woodland on the northwestern edge of Cottingley.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development adjoins the site to the north and east, whilst the golf course to the west introduces a recreational influence.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). The site retains an open character but is influenced by adjoining residential development. The woodland and golf course provide continuity with open land to the west and south, although the wider setting is not predominantly agricultural countryside. Development would encroach into open land beyond the existing built edge.
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	
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) SSSIs are located 700m (north) and 2 km (north east) of site
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*	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)	No
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	No
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	Yes The sites southern boundary is adjacent to an ancient woodland and parts of it falls within 25m buffer
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	Yes Further assessment is required to fully understand the potential impact of the site on the irreplaceable habitat.
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes There are two Grade II Listed buildings located to the north of the site. But there is existing residential development between the site and the 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)	No
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There is a small watercourse near the sites northern boundary, running almost parallel to this. Due to this, parts of the site along the watercourse fall within flood zones 2 and 3, as well as are

Footnote 7 Assessment Criteria	Yes / No and Comment
	effected by surface water flooding
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Yes Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

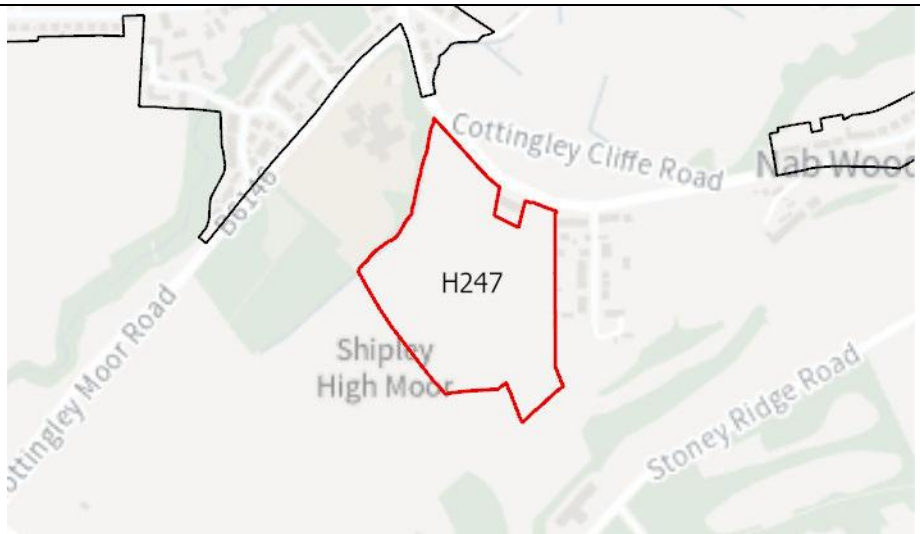
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The inner boundary of the Green Belt is formed by the fences of rear residential gardens (east) and small watercourse (north) covering a larger distance (moderate in strength, less defensible). Overall, the existing boundary is of moderate strength.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would consist of the well formed dense vegetation (.i.e. mature, dense woodland) of Cottingley Park that is adjacent to it (moderate strength, less defensible) to the south, Whilst the western boundary would be formed by pockets of well defined dense vegetation and is undefined (.i.e. weak less durable) in places. The general strength of the potential new boundary would be of moderate strength and less defensible.
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 in the western part of the site which could be used to define a stronger boundary than the existing Green Belt boundary.

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

How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - the existing inner Green Belt boundary is formed by residential garden fences and a small watercourse.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new Green Belt boundary would comprise dense woodland and vegetation, with some weaker or undefined sections to the west.
Does the site represent a logical rounding off of the settlement? (SpAs4)	Development would partially round off the settlement in the eastern part of the site, but the western part would extend beyond the existing built form.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is moderate in strength and provides some containment. The potential new Green Belt boundary would also be moderate, although weaker sections would remain to the west. Development would partially round off the settlement in the east but extend beyond it in the west.
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 partly enclosed by residential development, woodland and mature vegetation. Views across the site and adjoining Green Belt are restricted by topography and vegetation.
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 purpose a), no contribution to purpose b), a moderate contribution to purpose c), no contribution to purpose d), and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a moderate impact on openness. Both the existing inner Green Belt boundary and the potential new boundary are moderate in strength. Based on these assessment outputs and planning judgement the site provides a moderate contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H247
Site Name:	Cottingley Cliffe Road
Settlement:	Cottingley
Sub-Area:	Airedale
Size (ha):	6.02
Site Description:	This site is located south of Cottingley and comprises of agricultural fields that have a slightly steep slope, from the south to the north of it (170-130m). The site is adjacent to Cottingley Village Primary School (west), an isolated street of homes off Cottingley Cliffe Road (B6269) on part of its eastern boundary and agricultural fields to the south. There is also a row of houses located to the centre of the northern boundary off Cottingley Cliffe Road.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	B6269 (north), residential properties and gardens (east); watercourse (west). The south western and the southern boundaries are defined by dry stone walls, which are weak and less durable.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site is not directly connected to the large built-up area. Its development would result in an area of development in the countryside which is not well related to the existing development pattern. Although there is existing development in the Green Belt to the east (New Brighton) and the west (Cottingley Primary School) the development of this site would cause significant further ribbon development along Cottingley Cliffe Road which would not result in the rounding-off of the large built-up area. The development of the site would be incongruous in terms of a planned pattern of further growth to the large built-up area.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The northern boundary is adjacent to a school that is well screened by dense vegetation, so the potential impact of this is mitigated. There are an isolated number of dwellings near the centre of the northern boundary off the B6146 and the eastern boundary is adjacent to residential dwellings and gardens.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site does not have an inner Green Belt boundary because it does not adjoin the settlement boundary. It is separated from the built-up area by intervening Green Belt land, including the school grounds and allotments. Consequently, no part of the site boundary serves as a barrier preventing the outward irregular spread of the large built-up area.

Purpose a)	To check the unrestricted sprawl of large built-up areas
How is the site connected to the large built-up area? (PAQ7)	This site is located slightly outside of the built up area of the village of Cottingley, which is located slightly to the north of it (circa 30m).
Purpose a) comment (PAC)	The site makes a moderate contribution to purpose a). It comprises open agricultural land near the large built-up area but is detached from the settlement boundary and does not have an inner Green Belt boundary. Cottingley Cliffe Road, the intervening school grounds, the watercourse, vegetation and nearby residential development provide some containment and reduce the site's direct relationship with the urban edge. Nevertheless, development would introduce a substantial and incongruous area of built form into the Green Belt, with some potential for further outward sprawl.
Purpose a) outcome (PAO)	**Strong**

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises undeveloped agricultural fields which form part of the open countryside south of Cottingley.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The primary school and residential development influence the western, northern and eastern edges of the site, but these influences are confined to the boundaries.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site retains an open agricultural character and has a direct relationship with the wider countryside to the south and southwest. Although development is present along several boundaries, the site remains distinct from the built-up area. Development would extend built form into the countryside.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	There is no built form on site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core of Bradford by post world war II development. Views into historic core are restricted by this development. Views to the site from the historic core are also restricted by distance, topography and development.
Purpose d) comment (PDC)	This site has no/limited visual, physical and experiential connection to the historic aspects of the town. The site therefore makes a weak contribution to this purpose.
Purpose d) outcome (PDO)	**Weak**

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *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) SSSIs are located 1.8Km (north) and 2.2 km (north east) of site
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	No
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	No
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	No
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes There are two Grade II Listed buildings located circa 300m to

Footnote 7 Assessment Criteria	Yes / No and Comment
	the north of the site , within the existing settlement. Potential development on site is unlikely to impact setting of Grade II Listed buildings due to level of existing development/vegetation located between them
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	No
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There is a watercourse running along the sites western boundary. Small areas along this fall within flood zones 2,3,3b
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Yes Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing Green Belt boundary nearest to the site is formed by Cottingley Cliffe Road (B6269), which provides a strong and defensible boundary. The site is located approximately 30m beyond the existing built-up area and is not directly connected to the settlement.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundaries would be formed by a: dry stone wall to the south east and south west (weak, less defensible), the B6269 to the north (strong and defensible); the residential properties,

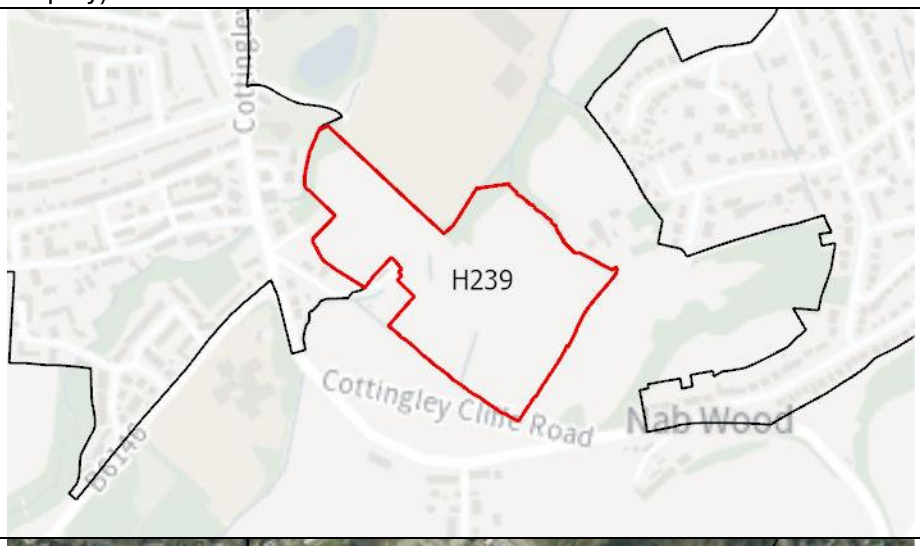
	garden of dwellings and dry wall to the east (weak and less durable).
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Not connected to the settlement.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the existing Green Belt boundary nearest to the site is formed by Cottingley Cliffe Road/B6269.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new Green Belt boundary would comprise the B6269, residential garden boundaries, dry-stone walls and adjoining dwellings.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off and would result in poorly connected development beyond the existing built-up area.
Assessment of Sprawl (SpAsOv)	The site is not connected to the settlement. The existing Green Belt boundary nearest to the site is strong and resists sprawl. The potential new Green Belt boundary would be moderate in strength, with weaker dry-stone walls and residential boundaries. Development would not round off the settlement and would extend built form into the Green Belt.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no existing built form 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 comprises open, sloping agricultural fields and is visually prominent within the surrounding countryside. There are wide views across the site and adjoining areas of Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

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

	boundary is strong and defensible, while the potential new boundary would be moderate in strength. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H239
Site Name:	Land off Cottingley Cliffe Road (1)
Settlement:	Cottingley
Sub-Area:	Airedale
Size (ha):	7.21
Site Description:	This site consists of agricultural fields, with a watercourse running via the centre of it (north east - south east) and along the boundaries of a field to the south. The southern fields slope upwards the south east towards the north west, whilst the northern field has slight slope downwards in a north east direction. It forms the gap between the urban areas of the settlements of Cottingley (west) and Shipley (east). The site is adjacent to the edge of the large built-up area of the City of Bradford (including Shipley).
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	The physical features are well defined vegetation along a large part of the boundaries, part of which may also include watercourses along them
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Development would extend outwards from the limited areas of adjoining built development into open countryside, creating a large and poorly contained projection to the south and east. It would not follow the existing development pattern or represent a logical rounding-off.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The western boundary of the site is adjacent to residential dwellings, some of which are well screened by vegetation. Whilst the eastern section of the site is adjacent to a listed fam house, barn and garden that connects onto the built up area of the settlement.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is formed by the B6146 and residential garden boundaries. The B6146 is a strong and durable feature, whilst the garden boundaries are less defensible. Overall, the boundary is moderate in strength and provides some resistance to outward irregular spread, but does not form a consistently strong barrier.
How is the site connected to the large built-up area? (PAQ7)	The eastern section is connected to built up area of Cottingley and the western area is located within proximity to settlement edge of Shipley. There are undeveloped agricultural fields to the north and south of the site.
Purpose a) comment (PAC)	The site makes a strong contribution to purpose a). It comprises open agricultural land near the large built-up area and is connected to existing built development

Purpose a)	To check the unrestricted sprawl of large built-up areas
	along only parts of two sides, with no meaningful sense of containment. Development would create a large and poorly contained projection of built form into the countryside and would not represent a logical rounding-off of the existing development pattern. The existing inner Green Belt boundary is moderate in strength, while the potential new boundary would be weak and would not prevent further outward sprawl.
Purpose a) outcome (PAO)	**Strong**

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises open agricultural fields crossed by a watercourse and defined by field boundaries and vegetation. The site has a clear rural character and forms part of the wider countryside between Cottingley and Shipley.

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development adjoins parts of the western and eastern boundaries. These influences are limited to the site edges, whilst undeveloped fields and woodland remain the dominant features within and around the site.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site comprises open agricultural land with a direct relationship to the surrounding fields and wider countryside. Whilst residential development influences parts of the western and eastern boundaries, development of the site would represent encroachment into the countryside.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	There is no built form on site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Shipley, Bingley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	Although this site is connected to the village of Cottingley (not an historic town), its location in relation to Shipley and Bingley (historic towns) means that it provides part of the wider setting of those towns with long distance and near distance views to Shipley and Bingley. However, there are no views to the actual historic core of the towns, so there are limited visual, physical or experiential connections to the town.
Purpose d) comment (PDC)	The site is within the wider setting of the historic towns of Shipley and Bingley, however, although there are some views to the towns, there are limited visual, physical or experiential connections to the historic aspects of the town. The site would make a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes There is a Grade II Listed buildings located on the sites near the sites north eastern boundary
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Yes Further details and assessment would be required as part of a pre-application or planning application
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Small parts of site, along the centre (near watercourse) fall within flood zones 2 and 3.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Yes Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

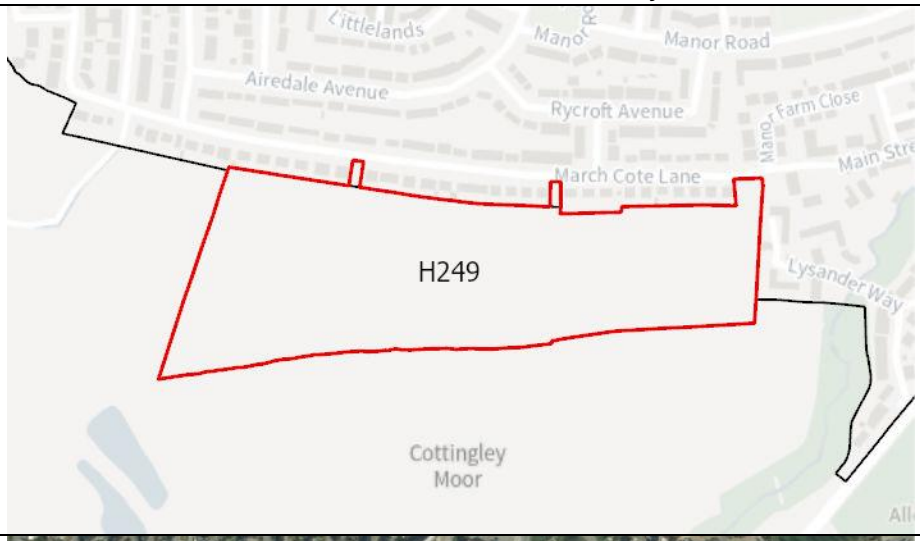
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary follows the B6146 and residential garden boundaries. The road is strong and defensible, but the garden boundaries are weaker. Overall, the boundary is moderate in strength.

Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would comprise residential garden boundaries, an unmade lane, vegetation, a watercourse and dry-stone walls. These are predominantly weak features lacking in durability. Therefore, parts of the new site boundary have the potential to prevent the outward spread of the large built up area, whilst the other parts are not clearly definable/weak in strength. Hower,
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to built-up areas along parts of two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - the existing inner Green Belt boundary is formed by the B6146 and residential garden boundaries.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - the potential new Green Belt boundary would comprise residential garden boundaries, an unmade lane, vegetation, a watercourse and dry-stone walls.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off and would extend development into the gap between the adjoining built-up areas.
Assessment of Sprawl (SpAsOv)	The site is connected to built-up areas along parts of two sides. The existing inner Green Belt boundary is moderate in strength and provides some containment. The potential new Green Belt boundary would be weak and would increase the risk of further sprawl. Development would not provide a logical rounding off.
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 comprises open agricultural fields. Views across the site and adjoining Green Belt are partly restricted by the sloping topography, watercourse and surrounding vegetation.
Assessment of Openness (OpAsOv)	There is no built form on the site. The site retains an open agricultural character and forms part of a wider area of Green Belt. Development would have a substantial visual and spatial impact on openness.
Impact on Openness: (OpAs)	**High**

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

Site Information	
Site Reference:	H249
Site Name:	Marchcote Lane
Settlement:	Cottingley
Sub-Area:	Airedale
Size (ha):	8.46
Site Description:	The site consists of several sloping agricultural fields that are used for grazing, located on the southern edge of Cottingley. It slopes moderately from the south west corner towards the north east and is more gently sloping towards the north east/eastern boundary. There are a number of trees present within and adjacent to it, forming part of the boundaries. The site is bounded to the north and east by residential development (March Cote Lane & Lysander Way), whilst the land to the south and east consists of agricultural fields. It includes and is adjacent to a Class II archaeological site. It contains a telecommunications mast, overhead cables cross the site close to the northern boundary.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	
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 purpose a).
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)	
If yes, which towns? (PBQ2c)	
Does the site form a substantial part of a gap between these towns? (PBQ2d)	
What type of gap does the site sit within? (PBQ2e)	
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	
Details of the loss of visual separation (PBQ3b)	
Purpose b) comment (PBC)	The site is not in a gap between two defined towns so makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises undeveloped agricultural fields used for grazing, with trees forming parts of the field boundaries.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development adjoins the northern boundary and part of the eastern boundary, but this influence is confined to the settlement edge.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site retains an open agricultural character and forms part of the wider countryside extending to the south and west. Adjoining residential development does not materially alter the rural character of the site. Development would extend the settlement beyond the existing built edge and represent clear encroachment into the countryside.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	
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) SSSIs are located 1.6km (north) and 2.4km (north east) of site
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*	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)	No
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	No
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	No
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The southern part of site is formed by and located within proximity to West Yorkshire Archaeological sites. The site located within proximity to a G2 Listed Building (250m) to the west of it, which is located on higher ground.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Yes
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Parts of the site (.i.e. north and east) is located in an area of ground water flood risk where surface manifestation is unlikely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No

Footnote 7 Assessment Criteria	Yes / No and Comment
	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 strong contribution to any of purposes a), b) or d). There is a potential Footnote 7 asset in relation to heritage assets and flood risk that require further investigation before determining whether it could provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

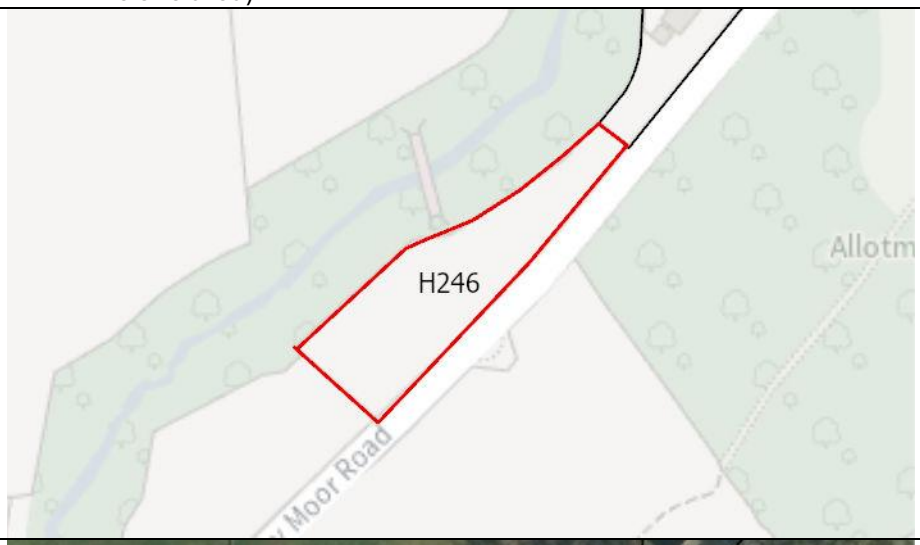
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing green belt boundary is connected to the edge of Cottingley along the northern and eastern boundaries of this site, it consists of residential gardens, along a mismatch of fencing styles, landscaping and walls.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new boundary would be weak, consist of traditional dry stone field boundary walls lacking in durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the existing inner Green Belt boundary is formed by residential garden boundaries with inconsistent fencing, landscaping and walls.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - the potential new Green Belt boundary would be formed mainly by dry-stone field boundaries lacking in durability.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is weak and

	increases the risk of sprawl. The potential new Green Belt boundary would also be weak and would not prevent further sprawl. Development 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 very limited built form on site, comprising a telecommunications mast, overhead lines and associated infrastructure.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site comprises open, sloping grazing fields. Views across the site and adjoining Green Belt are partly restricted by topography and boundary vegetation.
Assessment of Openness (OpAsOv)	There is very limited built form on the site and the agricultural fields remain predominantly open. Development across the site would have a substantial visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

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

Site Information	
Site Reference:	H246
Site Name:	Cottingley Moor Road
Settlement:	Cottingley
Sub-Area:	Airedale
Size (ha):	0.32
Site Description:	The site consists of agricultural fields that gently slope downwards from the south west to north east direction (circa 170m-135m). Its northern boundary is adjacent to a line of residential units off the B6146 that form the settlement edge. The site's south eastern boundary is formed by the B6146, the southern boundary is formed by a dray stone wall, the south-western boundary is formed by a watercourse with well-formed vegetation ,and the northern boundary is formed by a steel gate/fence. It is located on the southern edge of the build up area of Cottingley. It forms part of the wider slightly steep undulating landscape and is located on the slopes of a hill (e.g. to west of it is 205m and this decreases to 105m within the site area).
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on the site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	The boundaries of the site are formed by a watercourse, with vegetation along it (west), Cottingley Moor Road/B6146 (east) and dry stone wall (south). .
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Development would extend southwards from the short section adjoining the existing built form and create a narrow projection along the B6146. This would encourage ribbon development along Cottingley Moor Road rather than forming a logical rounding-off of the existing development pattern.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There are no urbanising influences on the site. There are some agricultural building near the southern boundary, but are screened from the B6146 by the well formed vegetation along the watercourse on the sites western boundary.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is formed by the B6146 and, over the short section adjoining residential development, a gate and fence. The road is a strong and durable feature, although the gate and fence are weaker. Overall, the boundary is strong and provides an effective barrier to the outward irregular spread of built development.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to Cottingley by a narrow residential garden of the settlements southern edge.
Purpose a) comment (PAC)	The site makes a strong contribution to purpose a). It comprises a small open field connected to existing built development along only a short part of its northern side and is otherwise open towards the wider Green Belt. Development would extend built form southwards along the B6146 and create ribbon development between

Purpose a)	To check the unrestricted sprawl of large built-up areas
	Cottingley and the large built-up area rather than a logical rounding-off of the existing development pattern. The site therefore performs an important role in preventing the outward irregular spread of built development.
Purpose a) outcome (PAO)	**Strong**

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises undeveloped agricultural fields which form part of the open countryside south of Cottingley.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built	The site adjoins a narrow residential garden at the northern boundary, whilst the B6146 runs along the southeastern boundary. These influences do not materially alter the site's rural character.

Purpose c):	To assist in safeguarding the countryside from encroachment
form/non-rural uses within the site under consideration) (PCQ2)	
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The site is open agricultural land with a direct relationship to the surrounding fields and wooded watercourse corridor. The limited connection with residential development does not materially influence the site's character. Development would represent clear encroachment into the countryside beyond the existing settlement edge.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	There is no built form on the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Bradford, Shipley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	Although this site is connected to the village of Cottingley (not an historic town), its location in relation to the City of Bradford and Shipley (historic towns) means that it provides part of the wider setting of these towns. There are some glimpsed views to these towns through the existing vegetation. However, there are no views to the actual historic core of the towns, so there are limited visual, physical or experiential connections to the towns.
Purpose d) comment (PDC)	The site is within the wider setting of the historic towns of Bradford and Shipley, however, although there are some glimpsed views to the towns, there are limited visual, physical or experiential connections to the historic aspects of the town. The site would make a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No Within 7km of SPA/SAC (recreational impacts only) SSSIs are located 1.6Km (north) and 2.4 km (north east) of site
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	No
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	No
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	No
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No There are two Grade II Listed buildings located circa 300m to

Footnote 7 Assessment Criteria	Yes / No and Comment
	the north of the site , within the existing settlement.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	No
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes A watercourse runs along and forms parts of its western boundary. Parts of the site area along this fall within flood zones 2,3,3b
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Yes Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing Green Belt boundary is formed by the B6146 to the west. This is considered strong and defensible. In addition, the Green Belt boundary to the south of the settlement off the B6146, is a narrow area and is formed by a gate/fence. This is considered a weak boundary that lacks durability.
Boundary Strength – Potential new boundary:	Strong: defensible boundary The potential new Green Belt boundaries would be formed by; watercourse, with well formed vegetation along it, to the west (moderate strength, less defensible). The eastern boundary will be formed by the B6146, Cottingley Moor Road (strong and defensible).

	Whilst the southern boundary would be formed by a dry stone wall (weak , less durable).
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement along a small part of one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the existing inner Green Belt boundary is formed principally by the B6146, although the short gate and fence adjoining the settlement are weaker.
How strong is the potential new Green Belt boundary? (SpAs3)	Strong - the potential new Green Belt boundary would comprise the B6146 and Cottingley Moor Road, together with a vegetated watercourse and a shorter dry-stone wall section.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off and would extend development southwards along Cottingley Moor Road.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along a small part of one side. The existing inner Green Belt boundary is strong and resists sprawl. The potential new Green Belt boundary would also be strong overall and would provide containment. However, development would project beyond the existing built form and 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 site is enclosed by the road corridor, the watercourse and well-established vegetation. Views across the site and adjoining Green Belt are limited.
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 a strong contribution to purpose a), no contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d), and a moderate contribution to purpose e). It has a high potential for sprawl and development would have a moderate impact on openness. Both the existing inner

	Green Belt boundary and the potential new boundary are strong and defensible. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**