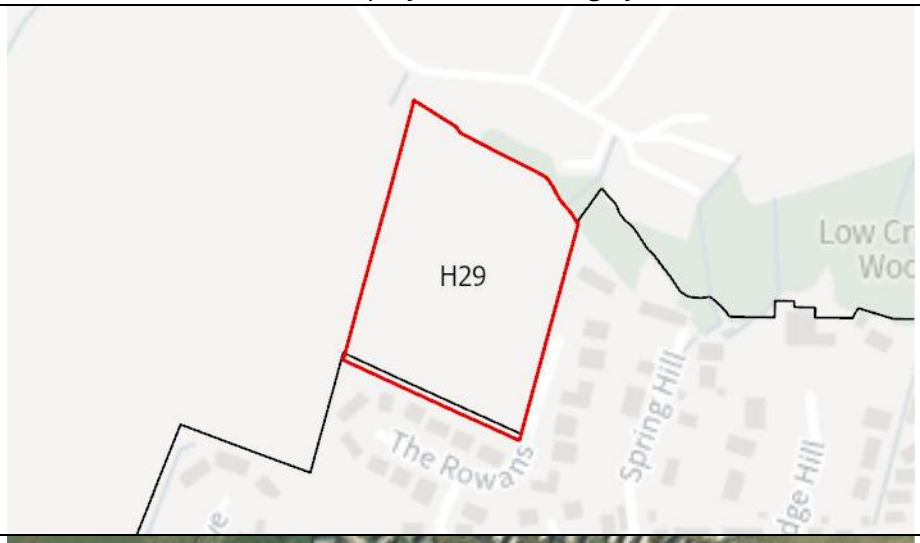
Bradford District Green Belt Assessment

Appendix C2 – Baildon

Site Information	
Site Reference:	H29
Site Name:	The Rowans
Settlement:	Baildon
Sub-Area:	Airedale
Size (ha):	2.12
Site Description:	The site comprises an open agricultural field attached to the Baildon settlement and enclosed by dry-stone walls. Residential properties at The Rowans lie to the south and east. A wooded area lies to the north, with Crook Farm Caravan Park beyond, while open agricultural land extends west, with views towards Shipley Glen and Bingley.
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)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Baildon

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)	Yes
If yes, which towns? (PBQ2c)	Bingley (circa 1km, west)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	Yes
What type of gap does the site sit within? (PBQ2e)	Essential gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	Yes
Details of the loss of visual separation (PBQ3b)	The site comprises of a agricultural field and is located on the edge of Baildon. It is on higher ground and forms part of the wider steep undulating landscape. It has a slightly steep slope that flows downwards from the north to south (170-145m). It is located within a essential gap between the towns of Bingley (1km west) and Baildon. The existing physical gap between Baildon and Bingley to the west is circa 1km. The site is located on higher ground that is part of a wider area that slopes downwards toward the watercourse that lies in between the two settlements. Conversely, eastern part of Bingley that is facing Baildon is located on higher ground that slopes downwards north to south (e.g. nearest part is 175-140m) and then towards the watercourse. There is a woodland slightly dense woodland in between the settlements near watercourse, however this is located on lower ground and has a steep slope downwards. There is likely to be some/limited long distance views/intervisibility between the site and areas within Bingley. Overall, as there is a dense woodland located between the settlements, this is likely to weaken the role the site plays for maintaining a physical and visual gap between the settlements.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It lies within the gap between Baildon and Bingley, with around 1km between the settlements. The site occupies higher ground, but the lower-lying woodland near the watercourse between the settlements limits intervisibility. Development would reduce the gap locally, but the intervening woodland and landform would continue to maintain separation.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is an open agricultural field with a predominantly rural character, reinforced by drystone walls and its connection with agricultural land and woodland to the west and north.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential properties adjoin the southern and eastern boundaries, whilst Crook Farm Caravan Park lies beyond woodland to the north. These influences affect the site's edges but do not override its open agricultural character.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It forms part of the open countryside extending westwards towards Shipley Glen and its development would constitute a clear encroachment beyond the existing built form.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	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)	Yes
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site consists of agricultural fields and is separated from the historic core of the settlement of Shipley that contains the Saltaire conservation area and World Heritage Site. It is located on higher ground and forms part of the wider steep undulating landscape. It has a slightly steep slopes that flows downwards from the northeast to southwest (i.e. 170m to 130 m) direction. Whilst the Saltaire Conservation Area/WHS is located on lower ground and slopes downwards (circa 100-70m). The areas between the site and Saltaire Conservation WHS (including the woodland) are river valleys and are lower ground. There is likely to be some long-distance views, intervisibility between the site area and areas within the Saltaire Conservation Area/WHS. The site forms part of undulating steep hill setting of the

Purpose d):	To preserve the setting and special character of historic towns
	Conservation Area. Overall, there are likely to be some visual, physical and experiential relationship between the historic aspects of the town of Shipley and the site.
Purpose d) comment (PDC)	The site is free of development and is separated from the Saltaire Conservation Area/WHS within Shipley. But it located on the steep slopes of the undulating topography to the north of the conservation area and forms part of its rural setting of the historic town of Shipley, as there is intervisibility and long distance views of the two locations. It is considered to make some contribution to the special character of the historic town of Shipley and is of moderate visual importance to this. This site is considered to make a moderate contribution towards preserving the setting and special character of the historic town of Shipley.
Purpose d) outcome (PDO)	**Moderate**

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 7km of SPA/SAC (recreational impacts only). Trench Meadows SSSI is located within circa 475m to the south west of it.
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

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	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 site falls within the World Heritage Site Buffer.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Yes The WHS buffer provides a strong reason for refusing development
Is the site affected by areas at risk of flooding? (FN7Q6a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no strong contribution to any of purposes a), b) or d). There is a strong Footnote 7 asset issue in relation to WHS. This provides a strong reason for refusing or restricting development. Due to this the site is not considered Grey Belt
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

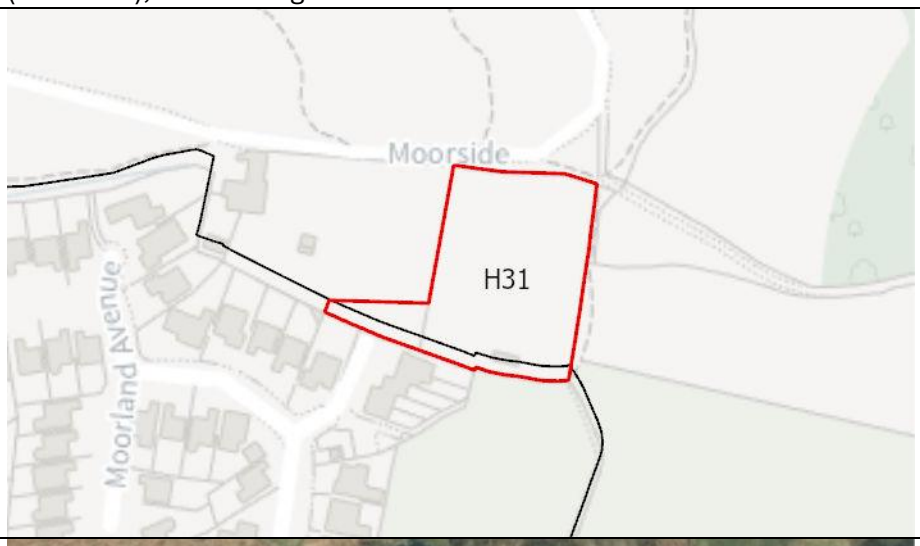
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary is formed by The Rowans, a made residential road, together with the rear gardens of adjoining residential properties. This provides a mixture of strong and weak boundary features and is moderate overall.

Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would follow the woodland and vegetation adjoining the northern edge and the dry-stone field boundary to the west. Whilst the woodland provides some containment, the western boundary lacks durability. Overall, the potential new boundary would be weak.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected to the built-up area on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundary formed by The Rowans and residential garden boundaries.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundary formed mainly by a field boundary lacking durability.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would partially round off the built-up area.
Assessment of Sprawl (SpAsOv)	The site is connected to the built-up area on two sides. The existing inner Green Belt boundary is moderate and provides some resistance to outward sprawl. The potential new Green Belt boundary would be weak and would provide limited resistance to further sprawl. Development would provide only a partial rounding-off of the built-up area.
Potential for Sprawl: (SpAs)	**Moderate**

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

Overall Conclusion: (OGrBC)	The site makes no contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a moderate contribution to purpose d) and a moderate contribution to purpose e). It has a 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 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:	H31
Site Name:	Strawberry Gardens
Settlement:	Baildon
Sub-Area:	Airedale
Size (ha):	0.36
Site Description:	The site consists of an area of mainly level open land enclosed by dry stone walling with mature trees around its boundaries as well as scattered within the site. It is currently used for horse stabling. The site is bounded to the west by the garden for a large property (Strawberry Gardens) and to the south by residential development (Moorland Avenue) and playing fields (Jenny Lane Playing Fields). A footpath runs along the eastern boundary, beyond which lies a field used for grazing. To the north is a road (Moorside), and the edge of Baildon Moor
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)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Baildon

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)	Yes
If yes, which towns? (PBQ2c)	Guiseley in neighbouring authority of Leeds (circa 2km, north east)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	Yes
What type of gap does the site sit within? (PBQ2e)	Essential gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	Development would introduce built form into the gap between Baildon and Guiseley and could lead to a limited loss of visual separation. However, the site is around 2km from Guiseley, and the steep, undulating landform, woodland and other vegetation, together with the intervening golf course, limit intervisibility. The settlements would therefore remain visually separate.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It lies within the gap between Baildon and Guiseley, around 2km to the north-east. Woodland, other vegetation and the golf course, together with the steep undulating landform, limit intervisibility between the site and Guiseley. Development would result in a limited reduction in the open gap, with the intervening landscape continuing to maintain separation.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is predominantly rural, comprising open equestrian land enclosed by drystone walls and mature vegetation. It is connected to grazing land and Baildon Moor to the east and north.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential properties and playing fields lie to the south, with a large residential property to the west. The stable building and equestrian use introduce limited built and managed features but remain compatible with the site's wider rural character.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). The land forms part of the transition into the open

Purpose c):	To assist in safeguarding the countryside from encroachment
	countryside to the north and east, and its development would extend built form into land that presently retains a clear rural character.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	Baildon
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI*	No Within 7km of SPA/SAC (recreational impacts only). Trench Meadows SSSI is located within circa 2.8km to the south west of it.

Footnote 7 Assessment Criteria	Yes / No and Comment
• *Yeadon Brick Works SSSI*	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	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
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	No
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The site falls within an area that is impacted by ground water flooding (.i.e. 5m below ground

Footnote 7 Assessment Criteria	Yes / No and Comment
	surface), but flooding from such source is not likely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No
Footnote 7 Conclusion	**Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary follows a well-defined footpath or track between the site and the adjoining residential properties and playing fields. This is a recognisable but less defensible boundary and is moderate in strength.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include Moorside to the north, the well-defined footpath along the eastern edge and dry-stone walls, trees and garden boundaries elsewhere. Moorside is strong and the footpath and established vegetation provide moderate containment, although the remaining boundaries are weaker. Overall, the potential new boundary would be moderate.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected to the built-up area along part of one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundary formed by residential garden boundaries and mature vegetation.

How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new Green Belt boundary would comprise footpaths, vegetation and other Moderate - boundary formed by a made road, footpath, vegetation and dry-stone walls.
Does the site represent a logical rounding off of the settlement? (SpAs4)	Development would not represent a logical rounding-off of the built-up area.
Assessment of Sprawl (SpAsOv)	The site is connected to the built-up area on one side. The existing inner Green Belt boundary is moderate and provides some resistance to outward sprawl. The potential new Green Belt boundary would also be moderate and would provide some resistance to further sprawl. The site is relatively small and enclosed, although development would not logically round off the built-up area.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is limited built form on the site associated with its equestrian use.
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 contained by vegetation and adjoining uses, resulting in moderate views across the site and surrounding Green Belt.
Assessment of Openness (OpAsOv)	There is limited built form on the site and moderate views across the site and adjoining Green Belt. Development would have a moderate visual and spatial impact on openness.
Impact on Openness: (OpAs)	**Moderate**

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

Site Information	
Site Reference:	H37
Site Name:	Rear of Merlinwood Drive
Settlement:	Baildon
Sub-Area:	Airedale
Size (ha):	2.84
Site Description:	The site comprises three agricultural fields, divided by post-and-rail fencing, which slope gently down towards the north-east. Trees and hedgerows mark parts of the site, which appears to be used for grazing. Baildon Rugby Club pitches lie to the west, Baildon Cricket Club to the south-east, and residential development at Boundary Close and Merlinwood Drive to the south. The land to the north and east slopes steeply away; woodland lies beside the northern boundary, with trees, open land and woodland 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)	
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)	No
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Baildon

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)	Yes
If yes, which towns? (PBQ2c)	Guiseley in neighbouring authority of Leeds (circa 2km, north east)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	Yes
What type of gap does the site sit within? (PBQ2e)	Essential gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	Development would introduce built form into the gap between Baildon and Guiseley and could lead to a limited loss of visual separation. However, the steep, undulating landform, woodland along and near the site's northern and north-eastern boundaries, and the intervening woodland and golf course limit intervisibility. The settlements would therefore remain visually separate.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It lies within the gap between Baildon and Guiseley, around 2km to the north-east. Woodland near the site and further woodland and a golf course between the site and Guiseley, together with the steep landform, limit intervisibility. Development would reduce the open area locally, but would not remove the wider physical and visual separation.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises three grazing fields bounded by trees and hedgerows. Its open land, sloping topography and close relationship with adjoining woodland give it a predominantly rural 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)	Residential development lies to the south, with rugby and cricket grounds to the west and south-east. These uses create an urban-edge influence but remain largely open and do not materially undermine the rural character of the site itself.

Purpose c):	To assist in safeguarding the countryside from encroachment
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It forms part of the wider open and wooded landscape to the north and east, and development would represent a pronounced encroachment into countryside.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	Baildon
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI*	No Within 7km of SPA/SAC (recreational impacts only). Trench Meadows SSSI is located within circa 2.8km to the south west of it.

Footnote 7 Assessment Criteria	Yes / No and Comment
• *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	No
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	No
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	No
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	No
Is the site affected by areas at risk of flooding? (FN7Q6a)	No
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
Footnote 7 Conclusion	**No 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 no potential Footnote 7 asset which required further investigation before determining whether it would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt**

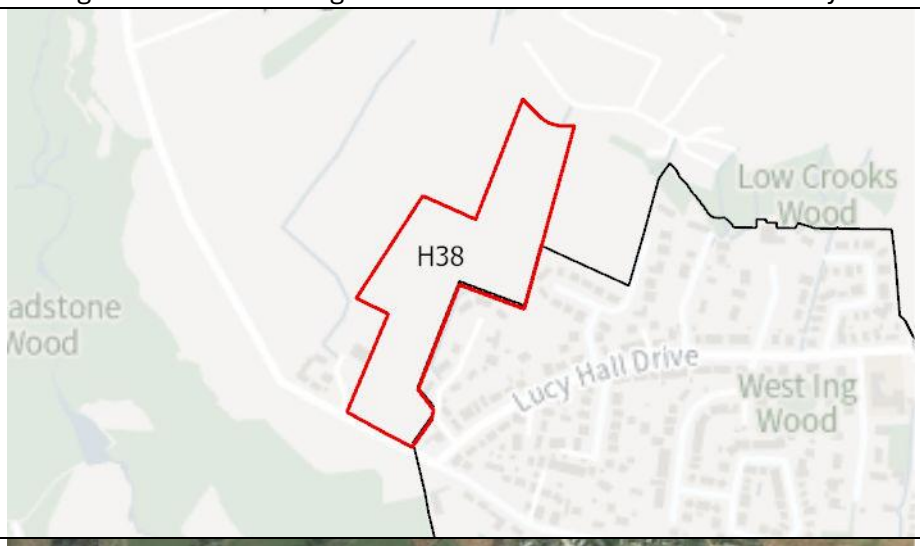
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed by residential gardens and the access track serving the adjoining sports grounds. These features lack durability and provide a weak boundary.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow substantial woodland and continuous tree cover along the northern and eastern edges, with field and sports-ground boundaries to the west. The woodland and tree cover provide moderate containment, whilst the western sections are weaker. Overall, the potential new boundary would be moderate.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected to the built-up area along one side and a very small part of a second side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the existing inner Green Belt boundary is formed mainly by residential curtilages and other features lacking durability.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new Green Belt boundary would comprise established vegetation and other recognisable but less defensible features.
Does the site represent a logical rounding off of the settlement? (SpAs4)	Development would not represent a logical rounding-off of the built-up area.
Assessment of Sprawl (SpAsOv)	The site is connected to the built-up area on one side and a very small part of a second. The existing inner

	Green Belt boundary is weak and provides limited resistance to outward sprawl. The potential new Green Belt boundary would be moderate and would provide some resistance to further sprawl. Development would extend the built-up area into open countryside and 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 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 grazing fields and has views across the site and adjoining areas of Green Belt.
Assessment of Openness (OpAsOv)	There is no significant built form on the site and there are wide views across the site and adjoining Green Belt. Development would visually and spatially impact the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a high potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is weak, and the proposed boundary would be moderate in strength. The high potential for sprawl and high impact on openness indicate that development would have a significant effect on the function of the Green Belt. 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:	H38
Site Name:	Glen Road
Settlement:	Baildon
Sub-Area:	Airedale
Size (ha):	5.05
Site Description:	The site comprises four agricultural fields separated by dry-stone walls, sloping north from Glen Road towards Crook Farm Caravan Park. Some fields are used for grazing. Glen Road forms the southern boundary, with Catten Stones, Bracken Hall Green, a car park and a viewpoint beyond. Residential development at Lucy Hall Drive, Sun Hill Drive and The Rowans lies to the east. Site H29 adjoins the north-eastern section; Crook Farm Caravan Park lies to the north, Bracken Hall Farm to the south-west, and agricultural land along the remainder of the western boundary.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	

Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	
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)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Baildon

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)	Yes
If yes, which towns? (PBQ2c)	Bingley (circa 780m, west) and Shipley (circa 880m, south)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	Yes
What type of gap does the site sit within? (PBQ2e)	Essential gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	Yes
Details of the loss of visual separation (PBQ3b)	The site comprises of agricultural fields located on edge of Baildon. It is on higher ground and forms part of the wider steep undulating landscape. It has a slightly steep slopes that flows downwards from the northeast to southwest (i.e. 170m to 130 m) direction and the southern part slopes southwards. It is located within an essential gap between the towns of Bingley with Baildon and Shipley. The existing physical gap between Baildon and Bingley to the west is circa 780m. The site is located on higher ground that slopes downwards toward the River that lies in between the two settlements. Conversely, eastern part of Bingley that is facing Baildon is located on higher ground that slopes downwards north to south (e.g. nearest part is 175-140m) and then towards the watercourse. There is a woodland slightly dense woodland in between the settlements near watercourse, which slopes downwards. Therefore, there is likely to be some/limited long-distance views/intervisibility between potential development on the site and areas within Bingley. The existing physical gap between Baildon and Shipley to the south is circa 880m. The part of the site that may be visible from Shipton slopes downwards -north to south (145m-130) and towards a watercourse. There is a woodland and an isolated developed part of Baildon that is located between the site and the built-up area of Shipley, which may be located on lower ground (contour lines of 75-70m). Therefore, there is likely to some/limited long-distance views and intervisibility between the site area and town of Shipley.

Purpose b)	To prevent neighbouring towns merging into one another
Purpose b) comment (PBC)	The site makes a moderate contribution to purpose b). It lies within the gaps between Baildon and Bingley to the west, around 780m, and Baildon and Shipley to the south, around 880m. The landform slopes towards the watercourses between the settlements, and woodland provides some screening. However, the site's elevated position means there is likely to be some long-distance intervisibility. Development would reduce the physical and visual separation, although the intervening woodland and landform would remain. The site area and the wider area between these towns have undulating topography that is steep in places. There is woodlands, as well as built form between Baildon and Shipley, which are located on lower ground. Due to this there is likely to be some/limited intervisibility and long distance views between the site and towns of Bingley and Shipley. It is considered that the site make a moderate contribution to preventing the merger of towns, particularly with Bingley, as topography of the area and woodland in between the towns will have some impact on the loss the physical and visual essential gap between these.
Purpose b) outcome (PBO)	**Moderate**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises four agricultural fields used partly for grazing and divided by drystone walls. Despite adjoining development on some boundaries, the site retains a predominantly rural character and a strong relationship with the open land to the west.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development adjoins the eastern and south-eastern boundaries, Crook Farm Caravan Park lies to the north and a car park and viewpoint lie beyond Glen Road. These influences affect several edges but do not dominate the site's extensive agricultural land.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). Its openness, agricultural use and physical continuity with the countryside towards Shipley Glen mean that development would cause substantial encroachment into a clearly rural area.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	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)	Yes
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site consists of agricultural fields and is separated from the historic core of the settlement of Shipley that contains the Saltaire conservation area and World Heritage Site. It is located on higher ground and forms part of the wider steep undulating landscape. It has a slightly steep slopes that flows downwards from the northeast to southwest (i.e. 170m to 130 m) direction. Whilst the Saltaire Conservation Area/WHS is located on lower ground and slopes downwards (circa 100-70m). The areas between the site and Saltaire Conservation WHS (including the woodland) are river valleys and are lower ground. There is likely to be some long-distance views, intervisibility between the site area and areas within the Saltaire Conservation Area/WHS. The site forms part of undulating steep hill setting of the Conservation Area. Overall, there are likely to be some visual, physical and experiential relationship between the historic aspects of the town of Shipley and the site.
Purpose d) comment (PDC)	The site is free of development and is separated from the Saltaire Conservation Area/WHS within Shipley. But it located on the steep slopes of the undulating topography to the north of the conservation area and forms part of its rural setting of the historic town of Shipley, as there is intervisibility and long distance views of the two locations. It is considered to make some contribution to the special character of the historic town of Shipley and is of moderate visual importance to this. This site is considered to make a moderate contribution towards preserving the setting and special character of the historic town of Shipley.
Purpose d) outcome (PDO)	**Moderate**

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 7km of SPA/SAC (recreational impacts only). Trench Meadows SSSI is located within circa 188m to the south of it.
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 The site falls within the World Heritage Site Buffer. There is a G2 Listed farm building, to the west of the sites southern boundary and parts of it fall within the buffer for this.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Yes The WHS buffer provides a strong reason for refusing development
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The site falls within an area that is impacted by ground water flooding (.i.e. 5m below ground surface), but flooding from such source is not likely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no strong contribution to any of purposes a), b) or d). There is a strong Footnote 7 asset issue in relation to WHS. This provides a strong reason for refusing or restricting development. Due to this the site is not considered Grey Belt
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed principally by the rear gardens of properties and farm buildings adjoining Sun Hill Drive and The Rowans. These development boundaries lack durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would include Glen Road to the south, which is strong and defensible, but the northern and western edges would follow dry-stone walls and agricultural field boundaries. These weaker features form a substantial part of the new boundary. Overall, the potential new boundary would be weak.

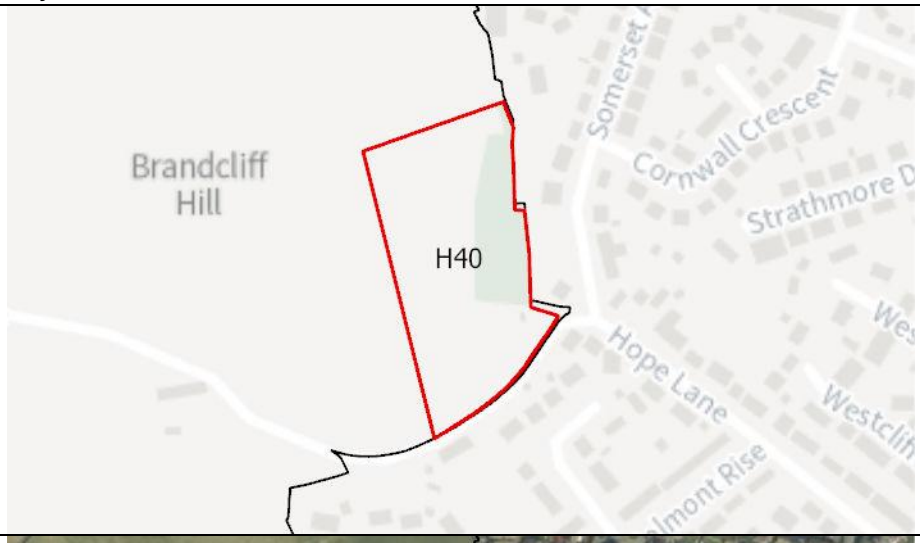
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected to the built-up area along part of one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - boundary formed by rear residential gardens and irregular farm development.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundary formed mainly by dry-stone walls and field boundaries, with Glen Road forming a stronger section.
Does the site represent a logical rounding off of the settlement? (SpAs4)	Development would not represent a logical rounding-off of the built-up area.
Assessment of Sprawl (SpAsOv)	The site is connected to the built-up area along part of one side. The existing inner Green Belt boundary is weak and provides limited resistance to outward sprawl. The potential new Green Belt boundary would also be weak overall and would provide limited resistance to further sprawl. Development with H29 could partially round off the built-up area, but would represent a substantial extension into open countryside.
Potential for Sprawl: (SpAs)	**High**

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

Overall Conclusion: (OGrBC)	The site makes no contribution to purpose a), a moderate contribution to purpose b), a strong contribution to purpose c), a moderate contribution to purpose d) and a moderate contribution to purpose e). It has a high potential for sprawl, and development would have a high impact on 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:	H40
Site Name:	Green Lane/Hope Lane
Settlement:	Baildon
Sub-Area:	Airedale
Size (ha):	1.65
Site Description:	The site comprises steeply sloping agricultural fields, with woodland in the eastern section, and is used for horse stabling. Sloping agricultural fields lie to the west and north. A covered reservoir and residential development at Somerset Avenue lie to the east. Green Lane forms the southern boundary, with residential properties at Belmont Close and Hope Lane beyond.
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)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Baildon

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)	Yes
If yes, which towns? (PBQ2c)	Bingley (circa 1.8km , west)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	Yes
What type of gap does the site sit within? (PBQ2e)	Essential gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	Development would introduce built form into the gap between Baildon and Bingley and could lead to a limited loss of visual separation. However, the intervening caravan park and woodland, together with the site's landform, limit long-distance views and intervisibility. The wider visual separation between the settlements would remain.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). Its eastern-facing slopes look towards Bingley, but the intervening caravan park and woodland limit long-distance views and intervisibility. Development would reduce the open area locally, although the landform and intervening vegetation would continue to provide separation.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises steeply sloping agricultural and equestrian land with woodland along its eastern side. It remains predominantly rural and is continuous with open fields to the north and west.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development and a covered reservoir lie to the east, with further residential properties beyond Green Lane and Hope Lane. These influences are concentrated along the eastern and southern boundaries.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). Its agricultural use, topography, woodland and connection with the wider countryside mean that development

Purpose c):	To assist in safeguarding the countryside from encroachment
	would extend built form conspicuously into open rural land.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	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)	Yes
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site consists of agricultural fields and is separated from the historic core of the settlement of Shipley that contains the Saltaire conservation area and World Heritage Site. It is located on higher ground and forms part of the wider steep undulating landscape. It has a slightly steep slopes that flows downwards from the northeast to southwest (i.e. 170m to 130 m) direction. Whilst the Saltaire Conservation Area/WHS is located on lower ground and slopes downwards (circa 100-70m). The areas between the site and Saltaire Conservation WHS (including the woodland) are river valleys and are lower ground. There is likely to be some long-distance views, intervisibility between the site area and areas within the Saltaire Conservation Area/WHS. The site forms part of undulating steep hill setting of the Conservation Area. Overall, there are likely to be some visual, physical and experiential relationship between the historic aspects of the town of Shipley and the site.
Purpose d) comment (PDC)	The site is free of development and is separated from the Saltaire Conservation Area/WHS within Shipley. But it located on the steep slopes of the undulating topography to the north of the conservation area and forms part of its rural setting of the historic town of Shipley, as there is intervisibility and long distance views of the two locations. It is considered to make some contribution to

Purpose d):	To preserve the setting and special character of historic towns
	the special character of the historic town of Shipley and is of moderate visual importance to this. This site is considered to make a moderate contribution towards preserving the setting and special character of the historic town of Shipley.
Purpose d) outcome (PDO)	**Moderate**

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). Trench Meadows SSSI is located within circa 1.5km to the south west of it.
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

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? (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 site falls within the World Heritage Site Buffer.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Yes The WHS buffer provides a strong reason for refusing development
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The site falls within an area that is impacted by ground water flooding (.i.e. 5m below ground surface), but flooding from such source is not likely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no strong contribution to any of purposes a), b) or d). There is a strong Footnote 7 asset issue in relation to WHS. This provides a strong reason for refusing or restricting development. Due to this the site is not considered Grey Belt
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

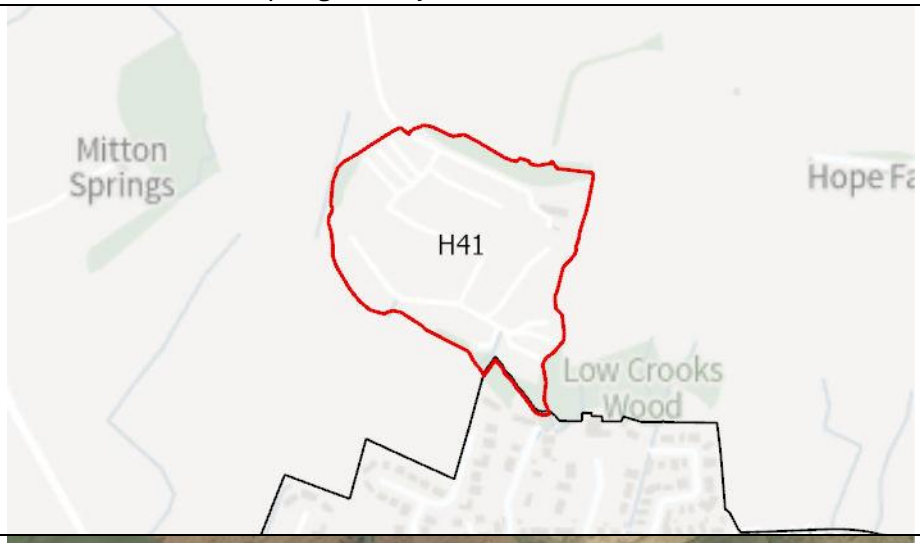
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary includes Green Lane, a strong and defensible made road, together with residential garden boundaries and the covered reservoir along the eastern edge. The mixture of strong and weak features results in a moderate boundary overall.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability

	The potential new Green Belt boundary would follow agricultural field boundaries to the north and west and woodland and vegetation along parts of the eastern edge. Whilst the woodland provides moderate containment, the open field boundaries lack durability. Overall, the potential new boundary would be weak.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	Moderate: less defensible boundary An alternative boundary could follow the continuous woodland and tree line through the eastern part of the site. This would provide a more recognisable and durable boundary than the open field boundaries to the north and west.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the built-up area along parts of two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundary formed by Green Lane, residential garden boundaries and a covered reservoir.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundary formed mainly by field boundaries and vegetation.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding-off of the built-up area.
Assessment of Sprawl (SpAsOv)	The site is connected to the built-up area on two sides. The existing inner Green Belt boundary is moderate and provides some resistance to outward sprawl. The potential new Green Belt boundary would be weak and would provide limited resistance to further sprawl. Development would extend into the adjoining countryside and would not logically round off the built-up area.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	Built form is limited to a small shelter and watering area.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site occupies prominent sloping land, with wide views across its open areas and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is very limited built form on the site and there are wide views across the site and adjoining Green Belt. Development would visually and spatially impact openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a moderate contribution to purpose d) and a moderate contribution to purpose e). It has a 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 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:	H41
Site Name:	West Lane
Settlement:	Baildon
Sub-Area:	Airedale
Size (ha):	8.11
Site Description:	The site comprises Crook Farm Caravan Park, with around 200 static caravans and supporting facilities, including play areas. It is set into a south-facing hillside and landscaped to accommodate the caravans. Trees are scattered within the site and around its boundaries. The site also contains several residential properties used as holiday lets or staff accommodation. Baildon Moor lies to the north; residential development at The Rowans and Spring Hill adjoins the south-eastern corner.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	
What are the physical features? (PAQ2b)	
Is the site adjacent or near to a large built-up area? (PAQ3a)	No
What is the large built-up area(s)? (PAQ3b)	N/A
Would the proposal result in an incongruous pattern of development? (PAQ4a)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
What are the urbanising influences? (PAQ5b)	
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to 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)	Yes
If development is present – what form/type of development is it? (PAQ1b)	The site consists of static caravan amongst undeveloped/un designated informal open space, access roads. It is largely undeveloped land.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Baildon

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)	Yes
If yes, which towns? (PBQ2c)	Bingley (circa 860m, west)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	Yes
What type of gap does the site sit within? (PBQ2e)	Essential gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	Yes
Details of the loss of visual separation (PBQ3b)	The site consists of a caravan park , which contains static caravans surrounded by informal open space and access routes and trees within and its edges. A small part of its southern boundary is located on the edge of the built up area of Baildon. Site is located on higher ground and forms part of the wider steep undulating rural landscape of this part of the Green. It has steep slopes that flows downwards from the northeast to south direction (i.e. circa 220m to 160m). It is located within an essential gap between the towns of Baildon and Bingley (circa 1km, west). The eastern part of Bingley that is facing Baildon is located on higher ground that slopes downwards north to south (the nearest part is 175-140m) and then towards the watercourse. There is a slightly dense woodland in between the settlements near the watercourse, which slopes downwards. However, given the prominent location of the site on the upper parts of a steep hill, there is likely to be long-distance views/intervisibility between potential development of it and areas within Bingley. This is likely to impact the visual and physical perception of a gap between the settlements.
Purpose b) comment (PBC)	The site makes a moderate contribution to purpose b). It lies within the gap between Baildon and Bingley, around 1km to the west, and occupies a prominent position on the upper slopes. Woodland near the watercourse provides some screening, but the site's elevated position means development is likely to be visible from parts of Bingley. Development would reduce the physical and visual separation between the settlements, although the intervening woodland would remain.
Purpose b) outcome (PBO)	**Moderate**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a developed recreational character and is dominated by approximately 200 static caravans, internal roads, play areas and associated buildings. Landscaping and surrounding countryside soften its appearance but do not restore a predominantly rural character within the site.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The static caravans and supporting infrastructure are extensive and distributed throughout the site. Residential properties near the south-eastern corner provide an additional but comparatively minor influence.
Purpose c) comment (PCC)	The site makes a weak contribution to purpose c). The site has already experienced extensive encroachment and retains limited undeveloped countryside character, although its wooded boundaries and location within a wider rural area provide some residual contribution.
Purpose c) outcome (PCO)	**Weak**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	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)	Yes
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site consists of agricultural fields and is separated from the historic core of the settlement of Shipley that contains the Saltaire conservation area and World Heritage Site (WHS). It is located on higher ground and forms part of the wider steep undulating landscape. It has a slightly steep slopes that flows downwards from the northeast to southwest (i.e. 170m to 130 m) direction. Whilst the Saltaire Conservation Area/WHS is located on lower ground and slopes downwards (circa 100-70m). The areas between the site and Saltaire Conservation are / world Heritage Site (including the woodland) are river valleys and are lower ground.

Purpose d):	To preserve the setting and special character of historic towns
	There is likely to be some long-distance views, intervisibility between the site area and areas within the Saltaire Conservation Area/WHS. The site forms part of undulating steep hill setting of the Conservation Area. Overall, there are likely to be some visual, physical and experiential relationship between the historic aspects of the town of Shipley and the site.
Purpose d) comment (PDC)	The site is free of development and is separated from the Saltaire conservation area/WHS within Shipley. But it located on the steep slopes of the undulating topography to the north of the conservation area and forms part of its rural setting of the historic town of Shipley, as there is intervisibility and long distance views of the two locations. It is considered to make some contribution to the special character of the historic town of Shipley and is of moderate visual importance to this. This site is considered to make a moderate contribution towards preserving the setting and special character of the historic town of Shipley.
Purpose d) outcome (PDO)	**Moderate**

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*	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 site falls within the World Heritage Site Buffer. Its located within proximity to a Grade II Listed building (circa 400m, south)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Yes The WHS buffer provides a strong reason for refusing development
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Small parts of site near northern boundary are impacted by ground water flooding (.i.e. 5m below ground surface), but flooding from such source is not likely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no strong contribution to any of purposes a), b) or d). There is a strong Footnote 7 asset issue in relation to WHS. This provides a strong reason for refusing or restricting development. Due to this the site is not considered Grey Belt
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

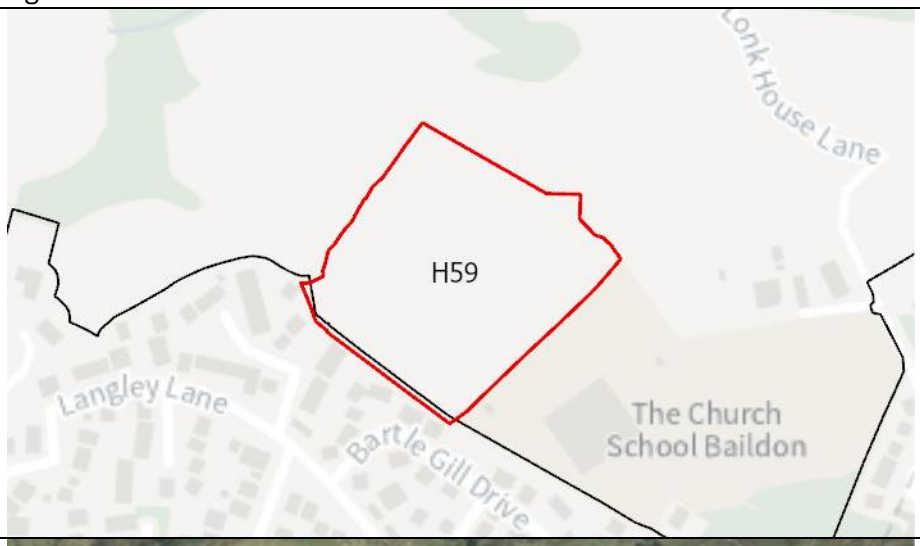
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary is formed along the south-eastern edge by the rear of residential properties at The Rowans and a substantial belt of mature trees. The tree belt provides a recognisable but less defensible boundary.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow substantial tree belts and woodland around much of the site, together with field boundaries along its more open northern and western edges. The woodland and continuous vegetation provide moderate containment, although some field boundaries remain weak. Overall, the potential new boundary would be moderate.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the built-up area along a very small part of one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundary formed by a substantial belt of mature trees.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundary formed mainly by mature tree belts and woodland.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding-off of the built-up area.
Assessment of Sprawl (SpAsOv)	The site is connected to the built-up area along only a very short part of one side. The existing inner Green Belt boundary is moderate and provides some resistance to outward sprawl. The potential new Green Belt boundary would also be moderate and would provide some resistance to further sprawl. More intensive

	development would remain largely detached and would not logically round off the built-up area.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	The site contains a caravan park and is essentially covered with built form.
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 very prominent in the landscape occupying a plateaued area of land. There are significant views to the site and from the site to the wider Green Belt.
Assessment of Openness (OpAsOv)	There is a significant amount of built form on the site. There are significant wider views from and to the site. However, due to the existing developed nature of the site, the openness is reduced.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes no contribution to purpose a), a moderate contribution to purpose b), a weak contribution to purpose c), a moderate contribution to purpose d) and a moderate contribution to purpose e). It has a high potential for sprawl, and development would have a moderate 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. The extensive existing caravan park development reduces the contribution made to countryside character and openness. 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:	H59
Site Name:	Meadowside Road, West of Baildon CE Primary School
Settlement:	Baildon
Sub-Area:	Airedale
Size (ha):	2.29
Site Description:	The site comprises open land, partly level but generally sloping away from the adjoining residential development. It is used for horse grazing, with scattered trees and shrubs within the site and trees around its edges. Residential development at Meadowside Road and Bartle Gill Drive lies to the south; Baildon CofE Primary School lies to the east and south-east. Agricultural land and trees lie to the north 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)	
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)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Baildon

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)	Guiseley in neighbouring authority of Leeds (circa 2km, north east)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	Yes
What type of gap does the site sit within? (PBQ2e)	Essential gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	Development would introduce built form into the gap of around 2km between Baildon and Guiseley, reducing the area of open land between them. However, steep, undulating landform, woodland and other vegetation, and the intervening golf course limit views between the site and Guiseley. Development would therefore have a limited effect on visual separation, and the settlements would remain visually distinct.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It lies within the gap between Baildon and Guiseley, around 2km to the north-east. Woodland, other vegetation and the golf course, together with the steep undulating landform, limit intervisibility between the site and Guiseley. Development would reduce the open area locally, but the intervening landscape would continue to maintain separation.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises open horse-grazing land with scattered trees and vegetation. Its substantial scale and connection with agricultural land and woodland to the north and west give it a predominantly rural 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)	Residential development adjoins the southern boundary and the primary school lies to the east and south-east. These influences affect the site's southern and eastern edges but do not dominate its open interior or northern outlook.

Purpose c):	To assist in safeguarding the countryside from encroachment
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It forms part of the open countryside extending northwards and westwards, and development would result in a substantial encroachment into land that retains a clear rural character.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	Baildon
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
• *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	within circa 2.8km to the south west of it.
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
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	No
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The site falls within an area that is impacted by ground water

Footnote 7 Assessment Criteria	Yes / No and Comment
	flooding (.i.e. 5m below ground surface), but flooding from such source is not likely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No
Footnote 7 Conclusion	**No 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 no potential Footnote 7 asset which required further investigation before determining whether it would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt**

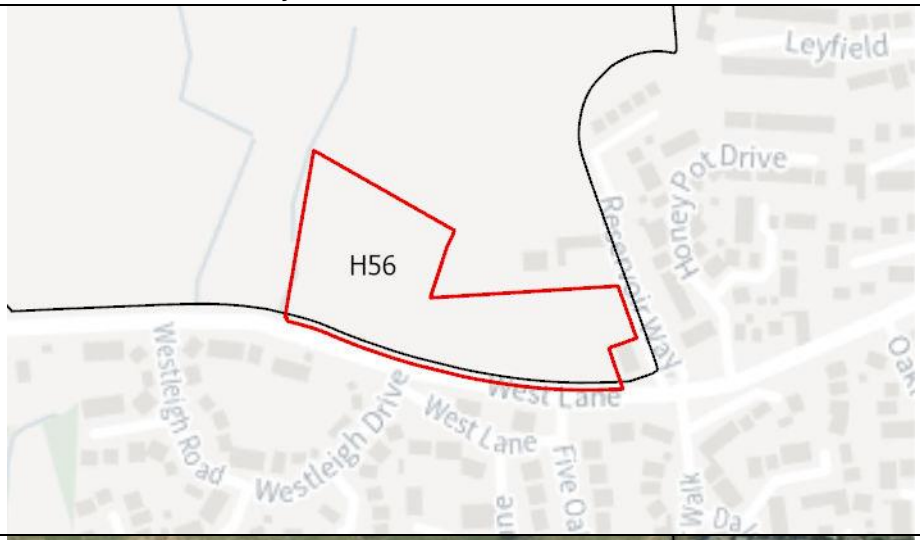
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed by residential gardens adjoining Meadowside Road and Bartle Gill Drive and the boundary of Baildon CE Primary School. These boundaries lack durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would follow woodland and vegetation to the west, field boundaries and scattered trees to the north and the school boundary to the east. The western vegetation provides some containment, but the northern and eastern sections are weak or partly undefined. Overall, the potential new boundary would be weak.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected to the built-up area along its southern side and part of its eastern side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the existing inner Green Belt boundary comprises residential garden and school boundaries.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - the potential new Green Belt boundary would comprise field boundaries and intermittent tree cover.

Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding-off of the built-up area.
Assessment of Sprawl (SpAsOv)	The site is connected to the built-up area along one side and part of a second. The existing inner Green Belt boundary is weak and provides limited resistance to outward sprawl. The potential new Green Belt boundary would also be weak and would provide limited resistance to further sprawl. Development would extend into open countryside and would not logically round off the built-up area.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form within 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 open and slopes away from the built-up edge, with views across the site and adjoining areas of Green Belt.
Assessment of Openness (OpAsOv)	There is no built form within the site. There are views across the site and adjoining areas of Green Belt. Development would have both a visual and spatial impact on openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a high potential for sprawl, and development would have a high impact on 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:	H56
Site Name:	West Lane (1)
Settlement:	Baildon
Sub-Area:	Airedale
Size (ha):	1.77
Site Description:	The site comprises the southern section of site H30, an area of agricultural land used for grazing. West Lane forms the southern boundary, with residential development beyond. Agricultural land, including sites H39 and H60, lies to the west. The site adjoins the gardens of Oakleigh House and The Barn to the east; Oakleigh Lodge lies within and beside the south-eastern corner. Further residential development lies beyond to the east. The northern boundary is undefined.
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)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Baildon

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)	N/A
Does the site form a substantial part of a gap between these towns? (PBQ2d)	N/A
What type of gap does the site sit within? (PBQ2e)	N/A
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A
Details of the loss of visual separation (PBQ3b)	N/A
Purpose b) comment (PBC)	The site is not within a gap between neighbouring towns and makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is open agricultural land used for grazing and forms part of a wider tract of fields extending northwards and westwards. It retains a predominantly rural character despite its position beside existing built form.
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 beyond West Lane and to the east, together with Oakleigh House, the converted barn and Oakleigh Lodge. Its influence is concentrated along the southern and eastern boundaries, whilst the northern and western outlook remains agricultural.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). Its openness, agricultural use and continuity with the wider countryside mean that development would represent a clear outward encroachment beyond the existing built form.
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

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)	Yes
Which historic town(s)? (PDQ2b)	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)	Yes
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site consists of agricultural fields and is separated from the historic core of the settlement of Shipley that contains the Saltaire conservation area and World Heritage Site. It is located on higher ground and forms part of the wider steep undulating landscape. It has a slightly steep slopes that flows downwards from the northeast to southwest (i.e. 170m to 130 m) direction. Whilst the Saltaire Conservation Area/WHS is located on lower ground and slopes downwards (circa 100-70m). The areas between the site and Saltaire Conservation WHS (including the woodland) are river valleys and are lower ground. There is likely to be some long-distance views, intervisibility between the site area and areas within the Saltaire Conservation Area/WHS. The site forms part of undulating steep hill setting of the Conservation Area. Overall, there are likely to be some visual, physical and experiential relationship between the historic aspects of the town of Shipley and the site.
Purpose d) comment (PDC)	The site is free of development and is separated from the Saltaire Conservation Area/WHS within Shipley. But it located on the steep slopes of the undulating topography to the north of the conservation area and forms part of its rural setting of the historic town of Shipley, as there is intervisibility and long distance views of the two locations. It is considered to make some contribution to the special character of the historic town of Shipley and is of moderate visual importance to this. This site is considered to make a moderate contribution towards preserving the setting and special character of the historic town of Shipley.
Purpose d) outcome (PDO)	**Moderate**

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 7km of SPA/SAC (recreational impacts only). Trench Meadows SSSI is located within circa 737m to the south west of it.
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)	

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site falls within the World Heritage Site Buffer.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Yes The WHS buffer provides a strong reason for refusing development
Is the site affected by areas at risk of flooding? (FN7Q6a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	
Footnote 7 Conclusion	**Footnote 7 Issues**

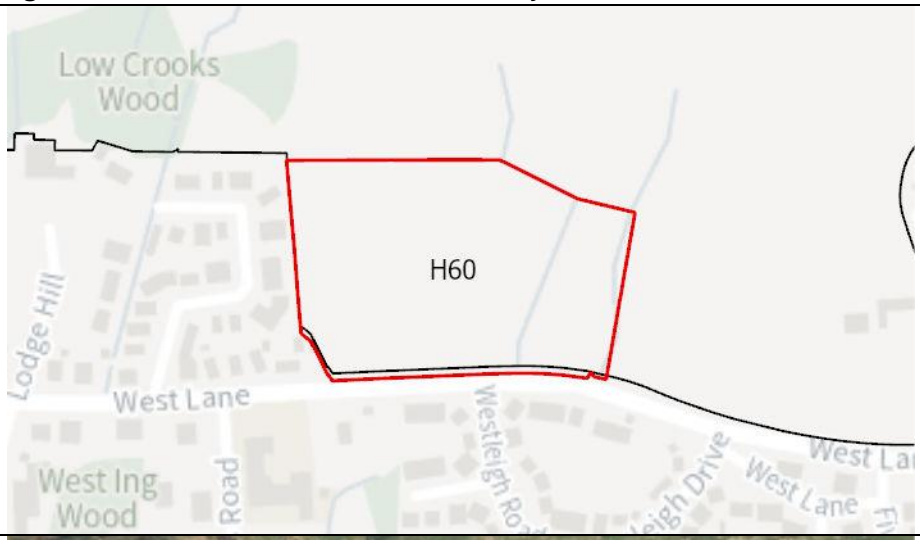
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to purposes a) and b), and a moderate contribution to purpose d). There is a Footnote 7 asset issue in relation to heritage assets (the Saltaire WHS). This provides a strong reason for refusing or restricting development. Due to this the site is not considered to be Grey Belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary is formed by West Lane, a strong and defensible made road, together with residential gardens and the access serving Oakleigh House and The Barn. The mixture of strong and weaker features results in a moderate boundary overall.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would follow a watercourse and fencing along part of the western edge, whilst the northern edge is largely undefined. The watercourse provides moderate containment, but the fencing and undefined sections lack durability. Overall, the potential new boundary would be weak.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected to the built-up area along two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - the existing inner Green Belt boundary comprises West Lane, residential gardens and an access lane. It provides some resistance to outward sprawl.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - the potential new Green Belt boundary would comprise field boundaries and an undefined northern section. It would provide limited resistance to further sprawl.
Does the site represent a logical rounding off of the settlement? (SpAs4)	Development with H60 could provide a partial rounding-off, but release of the site alone would extend the built-up area into open land.
Assessment of Sprawl (SpAsOv)	The site is connected to the built-up area on two sides. The existing inner Green Belt boundary is moderate and provides some resistance to outward sprawl. The potential new Green Belt boundary would be weak and would provide limited resistance to further sprawl. Development with H60 could partially round off the built-up area, but the site alone would extend into open land.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form within 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 agricultural land with views across the site and towards the adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form within the site. There are wide views across the site and adjoining areas of Green Belt. Development would have both a visual and spatial impact on openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no contribution to purpose a), no contribution to purpose b), a strong contribution to purpose c), a moderate 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 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:	H60
Site Name:	West Lane (2)
Settlement:	Baildon
Sub-Area:	Airedale
Size (ha):	2.89
Site Description:	The site comprises the southern section of site H39 and part of two agricultural fields used for grazing. The land is partly level near West Lane to the south, then rises towards the northern edge. Trees are scattered within the site and along field and site boundaries; a stream runs beside the eastern edge. West Lane and residential development beyond lie to the south, with residential development at Dene Hill to the west and agricultural fields to the east. The northern boundary is partly marked by a field boundary at its eastern end and is otherwise undefined; further agricultural fields and Baildon Moor lie beyond.
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)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Baildon

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)	N/A
Does the site form a substantial part of a gap between these towns? (PBQ2d)	N/A
What type of gap does the site sit within? (PBQ2e)	N/A
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A
Details of the loss of visual separation (PBQ3b)	N/A
Purpose b) comment (PBC)	The site is not within a gap between neighbouring towns and makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises open agricultural fields used for grazing, with trees, field boundaries and a stream. It retains a predominantly rural character and continues into agricultural land to the north and east.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development lies beyond West Lane and along the western boundary. Its influence is strongest at the southern and western edges and does not override the character derived from the site's agricultural use and wider rural context.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It forms an open extension of the countryside north of West Lane, and development would cause a clear encroachment into the agricultural landscape.
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)	

Purpose d):	To preserve the setting and special character of historic towns
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	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)	Yes
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site consists of agricultural fields and is separated from the historic core of the settlement of Shipley that contains the Saltaire conservation area and World Heritage Site. It is located on higher ground and forms part of the wider steep undulating landscape. It has a slightly steep slopes that flows downwards from the northeast to southwest (i.e. 170m to 130 m) direction. Whilst the Saltaire Conservation Area/WHS is located on lower ground and slopes downwards (circa 100-70m). The areas between the site and Saltaire Conservation WHS (including the woodland) are river valleys and are lower ground. There is likely to be some long-distance views, intervisibility between the site area and areas within the Saltaire Conservation Area/WHS. The site forms part of undulating steep hill setting of the Conservation Area. Overall, there are likely to be some visual, physical and experiential relationship between the historic aspects of the town of Shipley and the site.
Purpose d) comment (PDC)	The site is free of development and is separated from the Saltaire Conservation Area/WHS within Shipley. But it located on the steep slopes of the undulating topography to the north of the conservation area and forms part of its rural setting of the historic town of Shipley, as there is intervisibility and long distance views of the two locations. It is considered to make some contribution to the special character of the historic town of Shipley and is of moderate visual importance to this. This site is considered to make a moderate contribution towards preserving the setting and special character of the historic town of Shipley.
Purpose d) outcome (PDO)	**Moderate**

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 7km of SPA/SAC (recreational impacts only). Trench Meadows SSSI is located within circa 737m to the south west of it.
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 falls within the World Heritage Site Buffer.

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Yes The WHS buffer provides a strong reason for refusing development
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There may be a watercourse running via the site near its eastern boundary (north to south). Small parts of site area near this fall within Flood zone 2 and 3. There is also a low risk of surface water flooding (north east -south west direction) near small parts of the northern and south western areas of it.
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 purposes a) and b), and a moderate contribution to purpose d). There are potential Footnote 7 asset issues in relation to designated habitat sites and flood risk that require further investigation before determining whether it could provide a strong reason for refusing or restricting development. However, there is a Footnote 7 asset issue in relation to the heritage assets (the Saltaire WHS). This provides a strong reason for refusing or restricting development. Due to this the site is not considered to be Grey Belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary is formed by West Lane, a strong and defensible made road, and the residential gardens at Dene Hill, which lack durability. Overall, the existing boundary is moderate.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would follow a field boundary along part of the northern edge, whilst the remainder of that edge is undefined. The eastern edge also follows agricultural field boundaries with limited

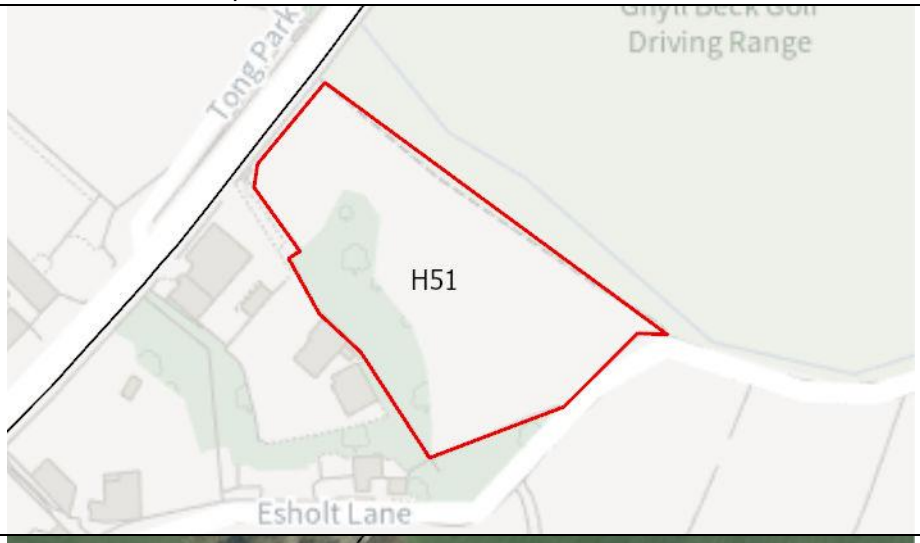
	durability. Overall, the potential new boundary would be weak.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than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

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected to the built-up area along two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - the existing inner Green Belt boundary comprises West Lane and residential garden boundaries. West Lane is strong, while the garden boundaries are weaker.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - the potential new Green Belt boundary would comprise a stream, field boundaries and an undefined northern section.
Does the site represent a logical rounding off of the settlement? (SpAs4)	Development with site H56 could provide a partial rounding-off, but release of the site alone would extend the built-up area northwards.
Assessment of Sprawl (SpAsOv)	The site is connected to the built-up area on two sides. The existing inner Green Belt boundary is moderate and provides some resistance to outward sprawl. The potential new Green Belt boundary would be weak and would provide limited resistance to further sprawl. Development with H56 could partially round off the built-up area, but the site alone would extend development northwards.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form within 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, rising agricultural land with views across the site and adjoining areas of Green Belt.
Assessment of Openness (OpAsOv)	There is no built form within the site. There are wide views across the site and adjoining areas of Green Belt. Development would have both a visual and spatial impact on openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no contribution to purpose a), no contribution to purpose b), a strong contribution to purpose c), a moderate 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 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:	H51
Site Name:	Otley RD/Esholt Lane
Settlement:	Baildon
Sub-Area:	Airedale
Size (ha):	0.79
Site Description:	The site comprises a field on the south-eastern edge of Baildon. The A6038 forms the north-western boundary, Esholt Lane the south-eastern boundary, well-formed vegetation the south-western boundary and more loosely formed vegetation the north-eastern boundary. A golf driving range lies to the north-east. A petrol station, tyre shop and kitchen supply shop lie to the south-west; a field, employment uses off the A6038 and residential development lie to the north-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)	
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)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Baildon

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)	Yes
If yes, which towns? (PBQ2c)	Bradford North (circa 850m , south)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Essential gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	Development would introduce built form into the gap between Baildon and Bradford's eastern urban area and could lead to a limited loss of visual separation. However, the landform falls towards the River Aire between the settlements, and dense woodland and higher ground near Bradford limit long-distance views and intervisibility. The wider visual separation would remain.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It lies within the gap between Baildon and Bradford, around 850m to the south. The land slopes towards the River Aire between the settlements, while higher ground and dense woodland near Bradford limit long-distance views and intervisibility. Development would reduce the open gap locally, but the landform and woodland would continue to maintain separation.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is an undeveloped field with a semi-rural, urban-fringe character. It retains openness and a relationship with agricultural land to the south-east, but it is relatively contained by roads and surrounding uses.
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)	Otley Road, the petrol station and commercial premises exert a marked influence from the west and south-west. Esholt Lane and the golf driving range also give the site a more managed and enclosed context.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). It retains an open, undeveloped character and provides

Purpose c):	To assist in safeguarding the countryside from encroachment
	some protection against outward encroachment, but surrounding roads, commercial uses and recreational land materially reduce its connection with the wider countryside.
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	Baildon
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI*	No Within 7km of SPA/SAC (recreational impacts only). Trench Meadows SSSI is located within circa 3.7km to the south west of it.

Footnote 7 Assessment Criteria	Yes / No and Comment
• *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	No
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	No
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	No
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes There is a Grade II Listed building located circa 182m to the south east of it.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Yes Further assessment will be required to understand the potential impact of development on the significance of the

Footnote 7 Assessment Criteria	Yes / No and Comment
	heritage assets within proximity to site
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There are surface water flooding issues impact small parts of it near its northern boundary.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Yes Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

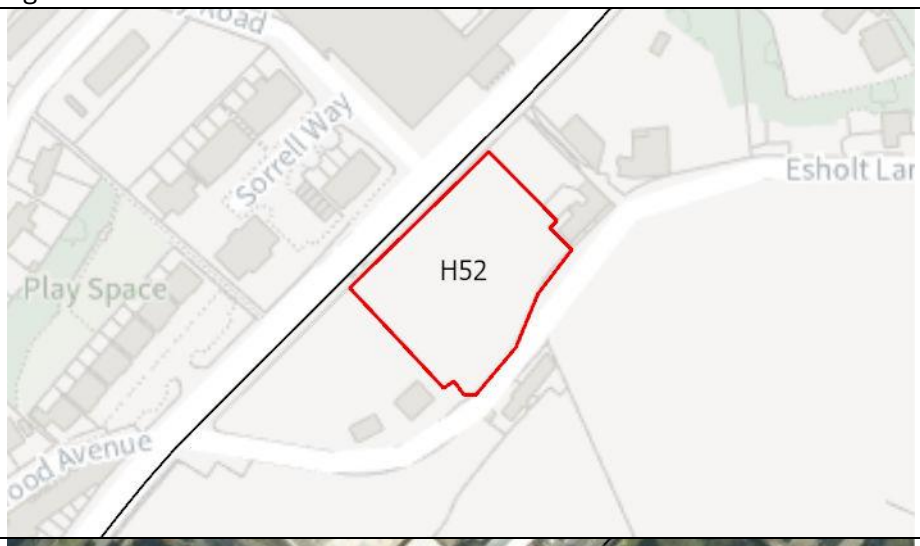
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing Green Belt boundary in the vicinity of the site is principally defined by the A6038/Otley Road and Esholt Lane. These are made roads forming strong, recognisable and durable boundaries.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed by the A6038 and Esholt Lane, which are strong and defensible, together with well-established vegetation to the south-west and looser vegetation to the north-east. The vegetated sections are less durable than the roads. Overall, the potential new boundary would be moderate.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected to built form along its south-western side and is enclosed by roads along two further sides.

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 A6038. It is strong and defensible and would resist outward sprawl.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new Green Belt boundary would comprise Esholt Lane and established vegetation. It would provide some resistance to further sprawl.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would provide a logical rounding-off between the existing roads and adjoining built development.
Assessment of Sprawl (SpAsOv)	The site is connected to built form along one side and is enclosed by roads along two further sides. The existing inner Green Belt boundary is strong and would resist outward sprawl. The potential new Green Belt boundary would be moderate and would provide some resistance to further sprawl. Development would provide a logical rounding-off between established features.
Potential for Sprawl: (SpAs)	**Low**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form within 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 partly contained by roads, nearby commercial development and established vegetation, with moderate views towards adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form within the site. However, the site is partly contained by roads, nearby development and established vegetation. Development would have a moderate visual and spatial impact on openness.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes no contribution to purpose a), a weak contribution to purpose b), a moderate contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a low 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 moderate contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H52
Site Name:	Otley Rd
Settlement:	Baildon
Sub-Area:	Airedale
Size (ha):	0.31
Site Description:	The site comprises a field on the eastern edge of the Baildon built-up area, between Otley Road/A6038 to the north-west and Esholt Lane to the south-east. Isolated trees mark parts of the site boundaries. Residential properties on large plots lie nearby along Esholt Lane, with the Baildon built-up area to the north-west, a farmhouse opposite on Esholt Road, and agricultural fields to the south and south-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)	
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)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Baildon

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)	Yes
If yes, which towns? (PBQ2c)	Bradford North (circa 850m , south)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	Yes
What type of gap does the site sit within? (PBQ2e)	Essential gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	Development would introduce built form into the gap between Baildon and Bradford's eastern urban area and could lead to a limited loss of visual separation. The site is a relatively flat field close to isolated dwellings on large plots, but the River Aire corridor, higher ground and dense woodland between the settlements limit long-distance views and intervisibility. The wider visual separation would remain.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It lies within the gap between Baildon and Bradford, around 850m to the south, and is close to isolated dwellings on large plots. The land slopes towards the River Aire between the settlements, while higher ground and dense woodland near Bradford limit long-distance views and intervisibility. Development would reduce the open gap locally, but the intervening landform and woodland would continue to maintain separation.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is an open field with a semi-rural character. It remains connected with agricultural land to the south and south-east, although its position between roads and individual residential properties gives it a contained, urban-edge context.
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)	Otley Road and Esholt Lane define opposing boundaries, with residential properties and large domestic gardens nearby. Built form to the north-west is also evident, but the agricultural land to the south-east remains an important part of the site's context

Purpose c):	To assist in safeguarding the countryside from encroachment
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). Its undeveloped character and relationship with adjoining fields mean that development would cause some countryside encroachment, although the effect would be moderated by the surrounding roads and existing properties.
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	Baildon
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited, if any, views from the site into the historic core and no views from the historic core into the site. The site has very limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
• *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	within circa 3.7km to the south west of it.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	No
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	No
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	No
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes There is a Grade II Listed Mile post circa 20m to the north of the site
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	No
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes

Footnote 7 Assessment Criteria	Yes / No and Comment
	There are surface water flooding issues impact small parts of it near its northern boundary.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Yes Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

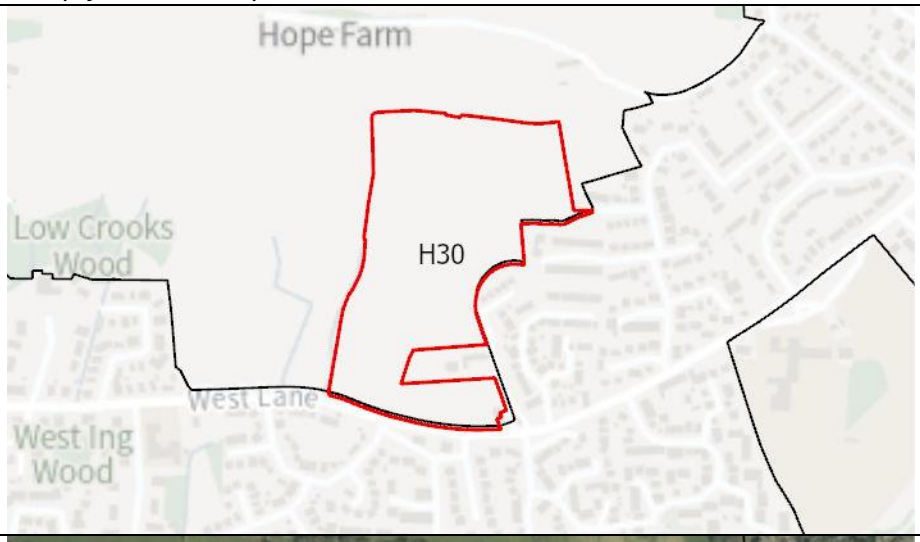
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary is principally formed by the A6038/Otley Road along the north-western edge. This made road provides a strong, recognisable and durable boundary.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include Esholt Lane and the A6038/Otley Road, both strong made roads, together with residential garden and plot boundaries at either end of the site. The garden and plot boundaries lack durability. Overall, the potential new boundary would be moderate.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	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 built-up area along 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 Otley Road and the A6038. It is strong and defensible and would resist outward sprawl.

How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new Green Belt boundary would comprise Esholt Lane, vegetation and field boundaries. It would provide some resistance to further sprawl.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would provide a partial rounding-off between existing development and the surrounding roads.
Assessment of Sprawl (SpAsOv)	The site is connected to the built-up area along part of one side and is located between established roads. The existing inner Green Belt boundary is strong and would resist outward sprawl. The potential new Green Belt boundary would be moderate and would provide some resistance to further sprawl. Development would provide a partial rounding-off of the built-up area.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form within 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 partly contained by roads, vegetation and nearby low-density development, with moderate views towards adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form within the site. The site is partly contained by established roads, vegetation and nearby development, although views remain towards adjoining Green Belt. Development would have a moderate visual and spatial impact on openness.
Impact on Openness: (OpAs)	**Moderate**

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

Site Information	
Site Reference:	H30
Site Name:	West Lane (1)
Settlement:	Baildon
Sub-Area:	Airedale
Size (ha):	8.32
Site Description:	The site comprises a large area of agricultural land divided into five sections by dry-stone walls and belts of trees, and is used for grazing. West Lane forms the southern boundary, with residential development beyond. Agricultural land, including site H39, lies to the west. The site wraps around Oakleigh House, The Barn and their gardens on three sides, with Oakleigh Lodge within and beside its south-eastern corner. Further residential development lies to the east. The northern boundary is partly marked by a footpath and agricultural land, beyond which the land rises steeply towards Hope Farm.
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)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Baildon

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)	Yes
If yes, which towns? (PBQ2c)	Bingley (circa 1.6km, north west)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	Yes
What type of gap does the site sit within? (PBQ2e)	Largely essential or wide gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	Yes
Details of the loss of visual separation (PBQ3b)	The site consists of agricultural fields. Its southern and eastern boundaries are located on the edge of the built-up area of Baildon and its southern section is partially enclosed by the built form. It is located on higher ground and forms part of the wider steep undulating rural landscape of this part of the Green Belt. It has steep slopes that flow downwards from the north to south direction (i.e. circa 210m to 155m). It is located within a largely essential gap between the towns of Baildon and Bingley (circa 1.6km, north west). The eastern part of Bingley that is facing Baildon is located on higher ground that slopes downwards north to south (e.g. nearest part is 175-140m) and then towards the watercourse. There is a caravan park (within the Green Belt) that forms part of the mid-level steep slopes of hill and a woodland that is located on lower ground between the site area and the built-up area of Bingley. This is likely to have some impact on the long-distance views/intervisibility of the site area from Bingley, vice versa, as well as the visual perception of the gap between the two towns.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It lies within the gap between Baildon and Bingley, around 1.6km to the north-west. The steep, undulating landform, Crook Farm Caravan Park and woodland on lower ground between the site and Bingley interrupt views across the gap. Development would reduce the open area between the settlements, but these features would continue to limit intervisibility.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises a substantial area of agricultural land divided by drystone walls and tree belts and used for grazing. Its scale, land use and connection with further fields give it a strongly rural 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)	Residential development lies beyond West Lane and along parts of the eastern boundary, including the Oakleigh House group. These influences are concentrated along the southern and eastern edges and do not dominate the extensive agricultural interior.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It forms a large and continuous component of the countryside extending northwards and westwards, and development would result in extensive encroachment into agricultural land.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	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)	Yes
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site consists of agricultural fields and is separated from the historic core of the settlement of Shipley that contains the Saltaire conservation area and World Heritage Site. It is located on higher ground and forms part of the wider steep undulating landscape. It has a slightly steep slope that flows downwards from the northeast to southwest (i.e. 170m to 130m) direction. Whilst the Saltaire Conservation Area/WHS is located on lower ground and slopes downwards (circa 100-70m). The areas between the site and Saltaire Conservation WHS (including the woodland) are river valleys and are lower ground. There is likely to be some long-distance views, intervisibility between the site area and areas within the

Purpose d):	To preserve the setting and special character of historic towns
	Saltaire Conservation Area/WHS. The site forms part of undulating steep hill setting of the Conservation Area. Overall, there are likely to be some visual, physical and experiential relationship between the historic aspects of the town of Shipley and the site.
Purpose d) comment (PDC)	The site is free of development and is separated from the Saltaire Conservation Area/WHS within Shipley. But it located on the steep slopes of the undulating topography to the north of the conservation area and forms part of its rural setting of the historic town of Shipley, as there is intervisibility and long distance views of the two locations. It is considered to make some contribution to the special character of the historic town of Shipley and is of moderate visual importance to this. This site is considered to make a moderate contribution towards preserving the setting and special character of the historic town of Shipley.
Purpose d) outcome (PDO)	**Moderate**

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 7km of SPA/SAC (recreational impacts only). Trench Meadows SSSI is located within circa 737m to the south west of it.
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 falls within the World Heritage Site Buffer. There is a Scheduled Monument (also a West Yorkshire Archaeology sites) located within the northern 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? (FN7Q5b)	Yes The WHS buffer provides a strong reason for refusing development
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There may be a watercourse running via the site near its western boundary (north to south). Small parts of site area near this fall within Flood zone 2 and 3. There is also a low risk of surface water flooding (north east -south west direction) near small parts of the northern and south western areas of it.

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 purpose a), a weak contribution to purpose b), and a moderate contribution to purpose d). There is a Footnote 7 asset issue in relation to heritage assets (the Saltaire WHS). This provides a strong reason for refusing or restricting development. Due to this the site cannot be considered to be Grey Belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

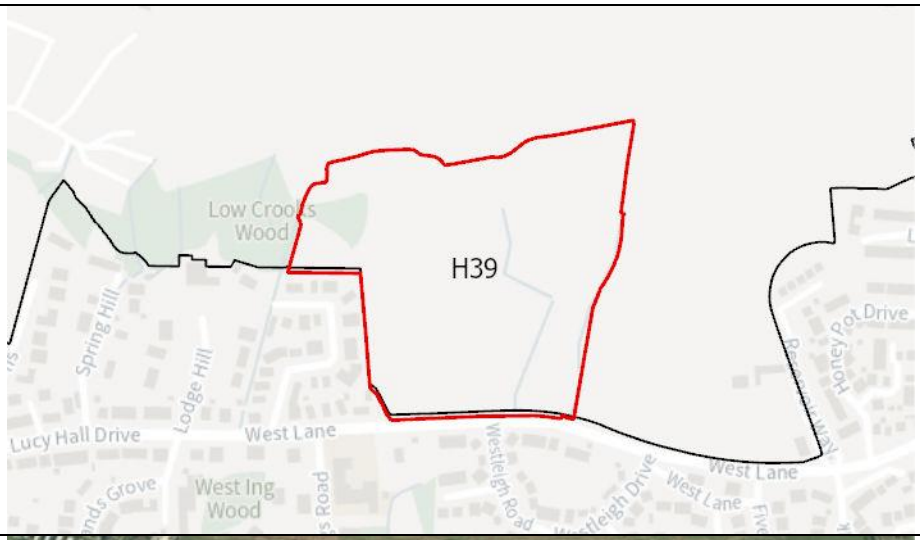
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary is formed by West Lane, a strong and defensible made road, together with residential gardens and development along the eastern edge. These eastern boundaries are less durable, making the existing boundary moderate overall.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed mainly by dry-stone field boundaries, intermittent tree belts and open agricultural edges to the north and west. These features would provide limited containment and would be less durable than West Lane. Overall, the potential new boundary would be weak.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	Weak: boundaries lacking in durability An alternative boundary could follow an internal field boundary and tree line across the northern part of the site. This would provide a shorter and potentially more logical boundary, although it would remain weak and lacking in durability.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the built-up area along one side and part of a second side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundary formed by West Lane, residential curtilages and a short undefined section.

How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundary formed mainly by dry-stone walls, field boundaries and broken tree lines.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not, on its own, represent a logical rounding-off of the built-up area.
Assessment of Sprawl (SpAsOv)	The site is connected to the built-up area on two sides. The existing inner Green Belt boundary is moderate and provides some resistance to outward sprawl. The potential new Green Belt boundary would be weak and would provide limited resistance to further sprawl. Development could provide a partial rounding-off alongside H39, but would otherwise extend into open land.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is limited built form within 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 open and forms part of the wider landscape, with views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is very limited built form on the site and there are wide views across the site and adjoining Green Belt. Development would visually and spatially impact openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a moderate contribution to purpose d) and a moderate contribution to purpose e). It has a 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 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:	H39
Site Name:	West Lane (2)
Settlement:	Baildon
Sub-Area:	Airedale
Size (ha):	7.00
Site Description:	The site comprises four agricultural fields used for grazing. The land is level near West Lane to the south, then slopes steeply upwards towards the northern edge. Trees are scattered within the site and along field and site boundaries; a stream runs beside the eastern edge. West Lane and residential development beyond lie to the south. Residential development at Dene Hill and woodland lie to the west, agricultural fields to the east, and a field boundary with trees marks the north, beyond which are further fields and Baildon Moor.
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)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Baildon

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)	Yes
If yes, which towns? (PBQ2c)	Bingley (circa 1.4km, north west)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	Yes
What type of gap does the site sit within? (PBQ2e)	Largely essential or wide gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	Yes
Details of the loss of visual separation (PBQ3b)	The site consists of a agricultural fields, with trees within it and on its edges, as well as a small woodland near the northern part of its western boundary. Its southern boundary is located on the edge of the built-up area of Baildon and is partially enclosed by the built form. It is located on higher ground and forms part of the wider steep undulating rural landscape of this part of the Green Belt. It has steep slopes that flow downwards from the north to south direction (i.e. circa 195m to 150m). It is located within a largely essential gap between the towns of Baildon with Bingley (circa 1.4km, west). The eastern part of Bingley that is facing Baildon is located on higher ground that slopes downwards north to south (e.g. nearest part is 175-140m) and then towards the watercourse. There is a caravan park (within the Green Belt) that forms part of the mid-level steep slopes of hill and a woodland that is located on lower ground between the site area and the built-up area of Bingley. This is likely to have some impact on the long-distance views/intervisibility of the site area from Bingley, vice versa, as well as the visual perception of the gap between the two towns.
Purpose b) comment (PBC)	The site makes a weak contribution to purpose b). It lies within the gap between Baildon and Bingley, around 1.4km to the west. The steep landform, Crook Farm Caravan Park and woodland on lower ground between the site and Bingley limit long-distance views and intervisibility. Development would reduce the open gap

Purpose b)	To prevent neighbouring towns merging into one another
	locally, but the intervening landscape would continue to limit the perception of merging.
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site consists of open grazing fields with trees, field boundaries and a stream. Its northern and eastern connections with agricultural land and Baildon Moor give it a predominantly rural 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)	Residential development lies beyond West Lane and along part of the western boundary. Its influence is most apparent in the southern and western parts of the site and diminishes towards the open land to the north and east.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It forms an extensive area of countryside extending northwards from West Lane, and development would encroach materially into the wider agricultural landscape.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	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)	Yes
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site consists of agricultural fields and is separated from the historic core of the settlement of Shipley that contains the Saltaire conservation area and World Heritage Site. It is located on higher ground and forms part of the wider steep undulating landscape. It has a slightly steep slopes that flows downwards from the northeast to southwest (i.e. 170m to 130 m) direction. Whilst the Saltaire Conservation Area/WHS is located on lower ground and slopes downwards (circa 100-70m). The areas between the site and Saltaire Conservation

Purpose d):	To preserve the setting and special character of historic towns
	WHS (including the woodland) are river valleys and are lower ground. There is likely to be some long-distance views, intervisibility between the site area and areas within the Saltaire Conservation Area/WHS. The site forms part of undulating steep hill setting of the Conservation Area. Overall, there are likely to be some visual, physical and experiential relationship between the historic aspects of the town of Shipley and the site.
Purpose d) comment (PDC)	The site is free of development and is separated from the Saltaire Conservation Area/WHS within Shipley. But it located on the steep slopes of the undulating topography to the north of the conservation area and forms part of its rural setting of the historic town of Shipley, as there is intervisibility and long distance views of the two locations. It is considered to make some contribution to the special character of the historic town of Shipley and is of moderate visual importance to this. This site is considered to make a moderate contribution towards preserving the setting and special character of the historic town of Shipley.
Purpose d) outcome (PDO)	**Moderate**

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 7km of SPA/SAC (recreational impacts only). Trench Meadows SSSI is located within circa 737m to the south west of it.
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*	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 The site falls within the World Heritage Site Buffer.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Yes The WHS buffer provides a strong reason for refusing development
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There may be a watercourse running via the site near its eastern boundary (north to south). Small parts of site area near this fall within Flood zone 2 and 3. There is also a low risk of surface water flooding (north east -south west direction) near small parts of the northern and south western areas of it.
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 Assessment Criteria	Yes / No and Comment
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to purpose a), a weak contribution to purpose b), and a moderate contribution to purpose d). There is a Footnote 7 asset issue in relation to heritage assets (the Saltaire WHS). This provides a strong reason for refusing or restricting development. Due to this the site is not considered as Grey Belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

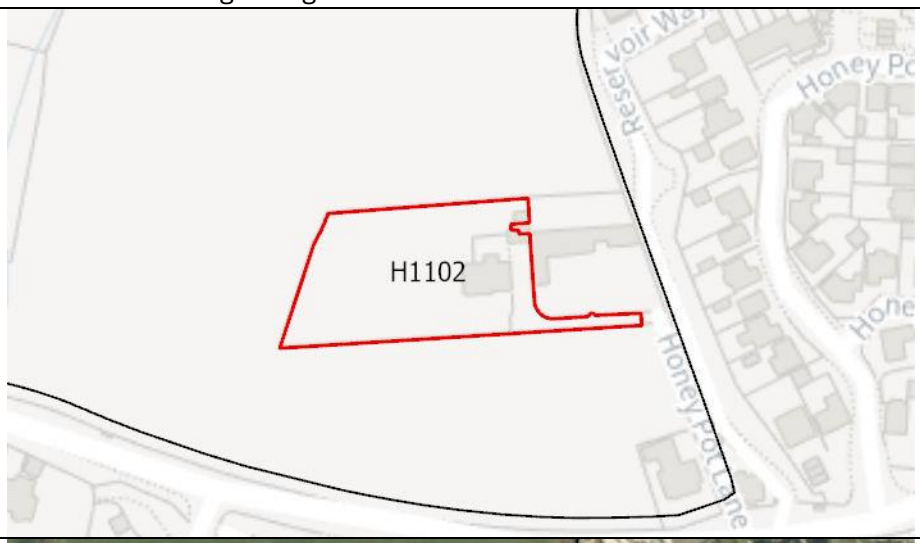
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary is formed by West Lane, a strong and defensible made road, and the residential gardens at Dene Hill, which lack durability. Overall, the existing boundary is moderate.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed mainly by field boundaries, scattered trees and vegetation along the northern edge, together with a watercourse and field boundaries to the east. Although the watercourse provides some containment, the remaining features lack durability. Overall, the potential new boundary would be weak.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected to the built-up area 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 comprises residential curtilages and established vegetation of mixed strength.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundary formed by a stream, field boundaries and undefined sections.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not, on its own, represent a logical rounding-off of the built-up area.

Assessment of Sprawl (SpAsOv)	The site is connected to the built-up area along one side and part of a second. The existing inner Green Belt boundary is moderate and provides some resistance to outward sprawl. The potential new Green Belt boundary would be weak and would provide limited resistance to further sprawl. Development with H30 could partially round off the built-up area, but the site alone would extend development northwards.
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 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 consists of open agricultural fields, with wide views across it and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on the site and there are wide views across the site and adjoining Green Belt. Development would visually and spatially impact openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a moderate contribution to purpose d) and a moderate contribution to purpose e). It has a 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 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:	H1102
Site Name:	SEE BA/005
Settlement:	Baildon
Sub-Area:	Airedale
Size (ha):	0.35
Site Description:	The site comprises the garden of a large dwelling and a converted barn, and slopes gently from north-east to south-west. A stone wall forms the southern boundary, with vegetation along the north and west. Agricultural fields lie to the north, west and south, with residential dwellings nearby to the south. Oakleigh Lodge lies within and beside the south-eastern corner.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	
What are the physical features? (PAQ2b)	
Is the site adjacent or near to a large built-up area? (PAQ3a)	No
What is the large built-up area(s)? (PAQ3b)	N/A
Would the proposal result in an incongruous pattern of development? (PAQ4a)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
What are the urbanising influences? (PAQ5b)	
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to 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)	No
If development is present – what form/type of development is it? (PAQ1b)	There is a residential property within the eastern part of the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Baildon

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site has a semi-rural character. Although it comprises residential garden land and contains a dwelling, most of the site remains open and is surrounded by agricultural land on three sides.
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)	Oakleigh House and the converted barn introduce domestic built form within and adjoining the eastern part of the site. Further residential properties to the east and south are visible influences but do not dominate its wider surroundings.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). Its established residential use and built form reduce its countryside character, but the extensive open garden remains closely associated with the surrounding agricultural landscape and limits further outward encroachment.
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	No

Purpose d):	To preserve the setting and special character of historic towns
If development is present – what form/type of development is it? (PDQ1b)	There is a residential property within the eastern part of the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	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)	There are some limited long distance views to the historic core of Saltaire (Shipley) and some limited long distance views from the historic core to the site. However, existing vegetation and development mean the visual, physical and experiential relationship is limited.
Purpose d) comment (PDC)	The site is part of the wider setting of the historic town of Shipley (Saltaire). However, the limited visual connections means it makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	Yes Within 7km of SPA/SAC (recreational impacts only). Trench Meadows SSSI is located within circa 737m to the south west of it.
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)	
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 in the buffer zone of the Saltaire World Heritage Site. There are views across to the WHS and views from the WHS to 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 detailed assessment is required to fully understand the potential impact on the heritage assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to purposes a) and b), and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to designated habitat sites and heritage assets that require further investigation before determining whether they

Potential Grey Belt Outcome	
	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 site does not directly adjoin the existing inner Green Belt boundary. The nearest boundary is formed mainly by residential garden boundaries and development off Honey Pot Lane, which lack durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed by vegetation along the northern and western edges, a stone wall to the south and domestic boundaries to the east. The vegetation provides moderate containment, whilst the wall and domestic boundaries are weaker features. Overall, the potential new boundary would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is not connected to the built-up area.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - boundary formed by residential curtilages and an irregular built edge.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundary formed by continuous vegetation and a dry-stone wall.
Does the site represent a logical rounding off of the settlement? (SpAs4)	Development would not represent a logical rounding-off of the built-up area.
Assessment of Sprawl (SpAsOv)	The site is not connected to the built-up area. The existing inner Green Belt boundary is weak and provides limited resistance to outward sprawl. The potential new Green Belt boundary would be moderate and would provide some resistance to further sprawl. However, development would remain detached and would not logically round off the built-up area.
Potential for Sprawl: (SpAs)	**Low**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is existing built form on the site, comprising a dwelling and converted barn.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The existing buildings, vegetation and surrounding land provide a degree of visual containment, with limited views across the site to the wider Green Belt.
Assessment of Openness (OpAsOv)	There is a significant amount of built form on the site and it is relatively well contained. Development would have a limited additional impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Low**

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