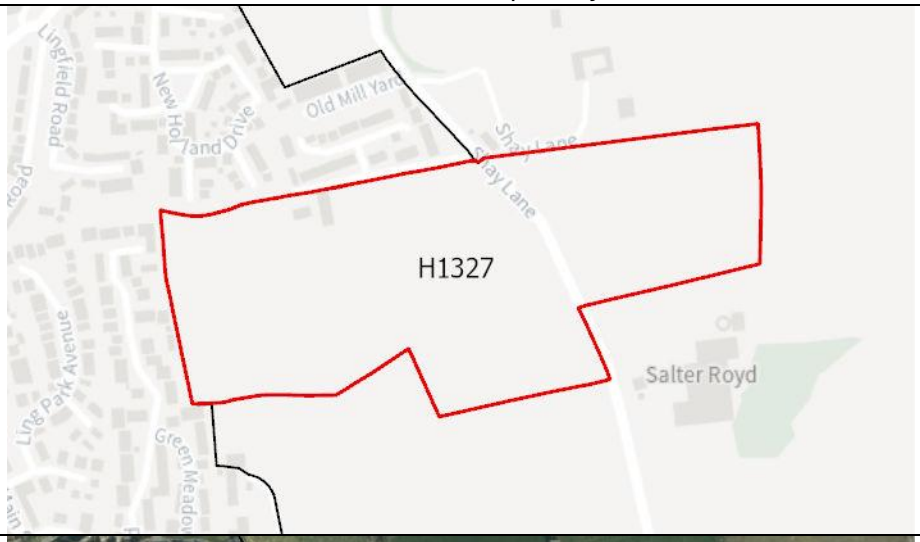
Bradford District Green Belt Assessment

Appendix C25 – Wilsden

Site Information	
Site Reference:	H1327
Site Name:	Crack Lane
Settlement:	Wilsden
Sub-Area:	South Pennine Towns
Size (ha):	11.30
Site Description:	This site consists of a number of fields that slope gently upwards from north to south. The field boundaries are formed of dry stone walls on all sides. The site extends across Shay Lane into an additional parcel of land. The site adjoins the settlement of Wilsden along the site's northern and western boundaries. The northern boundary is formed by a made road (Birkshead Drive) which terminates and becomes a footpath half way along. The western boundary is formed of a dry stone wall which constitutes the edge of the built up area. The southern and eastern site boundaries are field boundaries made up of dry stone walls.
Map (Site Boundary):	
Aerial (Site Boundary):	

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

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

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	This site consists of a number of agricultural fields used for grazing. The site provides a significant countryside setting to the village of Wilsden and there are expansive views to the wider Green Belt and countryside beyond to the south, east and over to the west in longer-distance views. The site plays an important role in protecting the essential open countryside character. The site is occupied by rural land uses except for a small element of residential development along the northern boundary.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The site contains a very minor element of residential development along its northern boundary, however this does not detract from the significant contribution the remainder of the site makes to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site forms an integral part of the continuous agricultural landscape extending southwards and eastwards away from the village of Wilsden. The site is characteristically rural in nature being formed of fields with a very limited element of built form, the position of which does not detract from the contribution this site makes to this purpose. The site makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	
Is the site separate from the historic core? (PDQ3a)	
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	
Purpose d) comment (PDC)	The site does not form part of the setting of an historic town and so does not make a contribution to this purpose.
Purpose d) outcome (PDO)	**No Contribution**

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No Within 7km of SPA/SAC (recreational impacts only)
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 is within 80m of a Scheduled Monument, and a Class I archaeological site. The site is also within 200m of the Wilsden conservation area.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further investigation is required to understand the potential impacts of the site on the designated assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There is an area of surface water flood risk which runs through the western part of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	
Footnote 7 Conclusion	**Footnote 7 Issues**

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

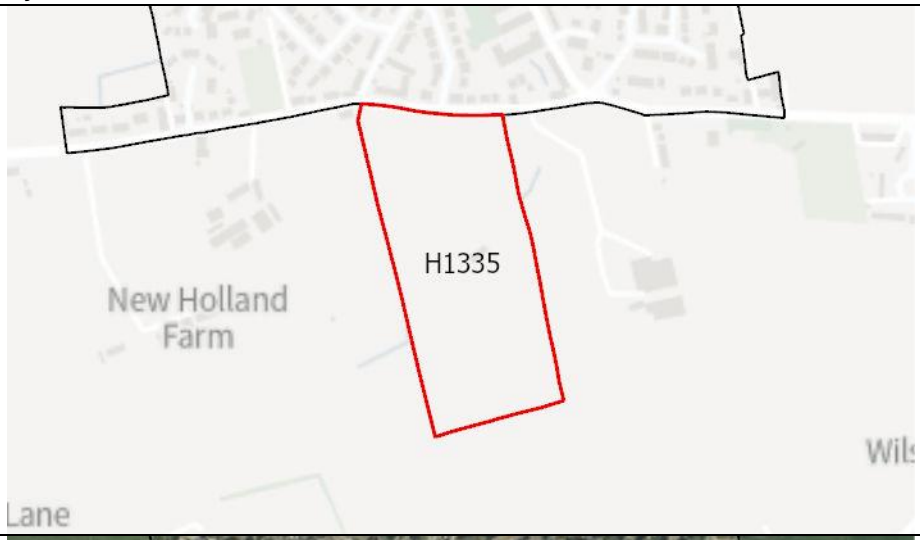
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt is made up of a mix of features. The northern boundary is made up of a road: Birkshead Drive which is a strong, defensible boundary but becomes weaker to the west where it turns into a footpath. The western boundary is formed of a dry-stone wall marking the rear gardens of properties on Low Wood which is a weaker boundary, lacking in durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed of dry-stone walls to the south, east and north. A small section of the eastern boundary would be formed of Shay Lane. However, the majority of the boundaries would be weak in form and lacking in durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - made road, dry-stone walls, footpath.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - dry-stone walls, small element of made road.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site protrudes into the wider Green Belt to the east.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along two boundaries. The existing inner Green Belt boundary is moderate in strength and would partially resist sprawl. The potential new Green Belt boundary would be weak and would risk unrestricted sprawl to the east and south. The site would not logically round off the

	settlement. There is a high potential for unrestricted sprawl.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is a small element of built form on the northern boundary. The extent of this built form is minimal in comparison to the size of the site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The topography and elevation of the site and surrounding landscape means that the site is reasonably prominent. There are views into the site and across the site to the surrounding Green Belt.
Assessment of Openness (OpAsOv)	There is very limited built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no contribution to purposes a), b) or d). It makes a strong contribution to purpose c) and a moderate contribution to purpose e). It has a high potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is moderate in strength, and the proposed boundary would be weak. 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:	H1335
Site Name:	South of Laneside
Settlement:	Wilsden
Sub-Area:	South Pennine Towns
Size (ha):	7.61
Site Description:	This site consists of a number of fields and a farmstead. The site is relatively flat on the northern edge with some undulations and a natural dip in the topography around the farmstead. The site then rises gently upwards to the south. The southern, eastern and western boundaries of the site are made up of dry-stone walls. The northern boundary is formed by the B6144, Haworth Road.
Map (Site Boundary):	
Aerial (Site Boundary):	

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

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

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site consists of a number of irregular shaped, open agricultural fields located on the southern edge of Wilsden. The site has an open aspect with views across the site to the wider Green Belt and countryside to the south, east and west. The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is a high voltage power line and pylon located in the southern quarter of the site. Within the central part of the site is a farm storage building. This is a rural use and remainder of the site is free of built form. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms part of the agricultural landscape extending southwards away from the village of Wilsden. The site is characteristically rural in nature being formed of open agricultural fields and with limited built form, most of which is in rural uses. The site makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	
Is the site separate from the historic core? (PDQ3a)	
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	
Purpose d) comment (PDC)	The site does not form part of the setting of an historic town and so does not make a contribution to this purpose.
Purpose d) outcome (PDO)	**No Contribution**

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No Within 7km of SPA/SAC (recreational impacts only)
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 within 30m of Wilsden conservation area.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further investigation is required to understand the potential impacts of the site on the designated assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There are areas of surface water flood risk (low, medium and high) which run across the centre of the site, to the east of the site, and in the north west corner. A third of the site is in a low/medium ground water flood risk areas where surface manifestation is unlikely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation and assessment required to fully understand the potential impact.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

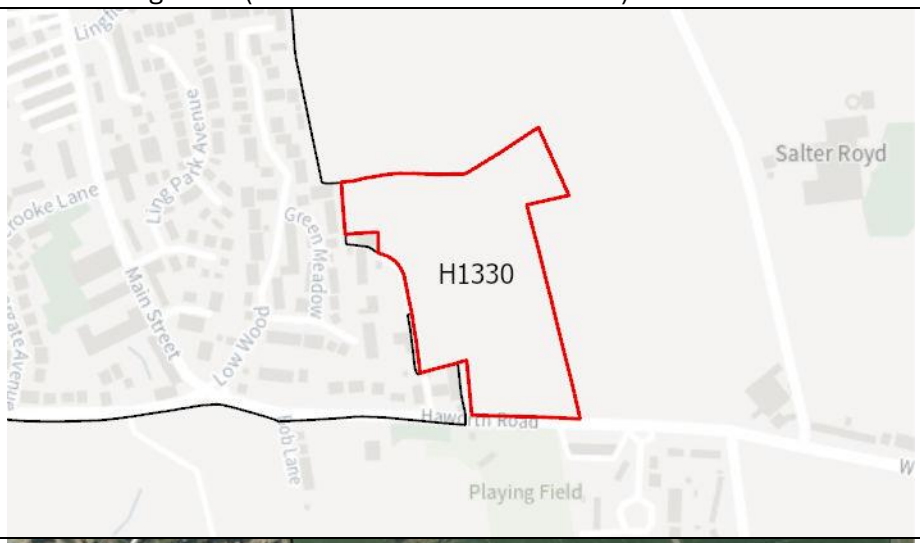
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing Green Belt boundary is made up of the B6144 Haworth Road and represents a strong, defensible boundary which is durable.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed of dry-stone wall field boundaries to the east, west and south. These would be weak features lacking in durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - made road.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - dry-stone walls.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site protrudes into the wider Green Belt to the south.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along only one boundary. The existing Green Belt boundary is strong and would resist unrestricted sprawl. The potential new Green Belt boundary would be weak and would risk unrestricted sprawl to the south, west and east. The site would not form a logical rounding off of the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	

Is there any built form on site? To what extent? (OpAs1)	There is a small element of built form in the centre of the site. The amount of built form is minimal in comparison to the size of the site. The building sits in a natural dip in 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 prominent in views as part of the wider landscape setting of the settlement. There are views into and across the site into the wider Green Belt.
Assessment of Openness (OpAsOv)	There is very limited built on site and it does not have a consequential impact on the openness. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no contribution to purposes a), b) or d). It makes a strong contribution to purpose c) and a moderate contribution to purpose e). It has a high potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is strong, and the proposed boundary would 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:	H1330
Site Name:	Haworth Road
Settlement:	Wilsden
Sub-Area:	South Pennine Towns
Size (ha):	3.80
Site Description:	This site consists of four fields which are relatively flat with some undulations. The site is connected to the eastern edge of the settlement where it is bounded by residential development. The northern and eastern boundaries of the site are formed by field boundaries made up of dry-stone walls. The southern boundary is formed by Wilsden Road (B6144). To the north and east are further agricultural fields. To the south is a cricket ground (located across Wilsden Road).
Map (Site Boundary):	
Aerial (Site Boundary):	

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

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

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

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

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	
Is the site separate from the historic core? (PDQ3a)	
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	
Purpose d) comment (PDC)	The site does not form part of the setting of an historic town and so does not make a contribution to this purpose.
Purpose d) outcome (PDO)	**No Contribution**

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

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

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

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

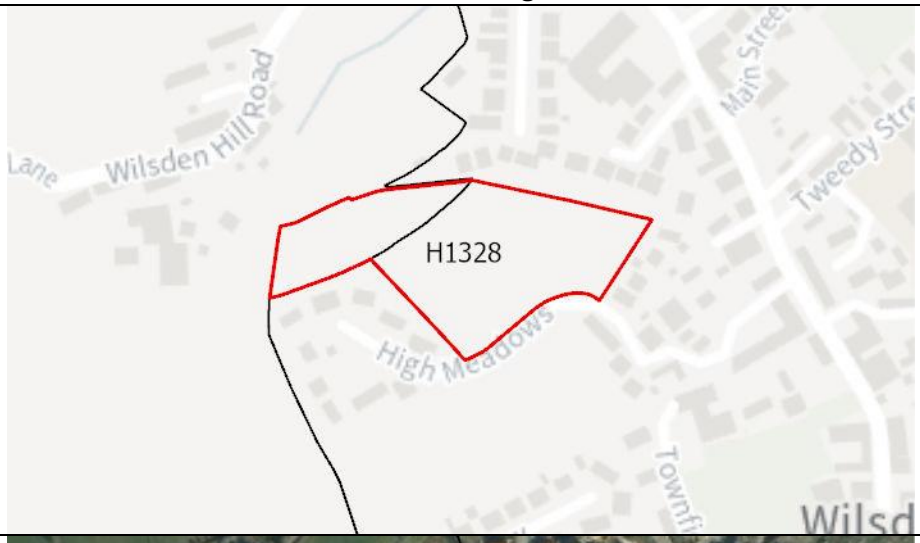
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is made up of a well-established track and unmade road, together with the rear gardens of properties on Green Meadow and farm buildings. These would be features lacking in durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed of the made road (Haworth Road) to the south which would provide a strong boundary. However, the majority of the new boundary to the east and north would be formed of dry-stone walls which are weak features lacking in durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - well-defined track, unmade road, rear gardens.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - small part of made road, dry-stone walls.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site protrudes into the Green Belt to the east.
Assessment of Sprawl (SpAsOv)	The is connected to the settlement along only one boundary. The existing inner Green Belt boundary is weak and would risk unrestricted sprawl. The potential new Green Belt boundary would also be weak and would risk unrestricted sprawl to the east and north. The site would not form a logical rounding off of the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and	The topography and elevation of the site and surrounding landscape means that the site is reasonably

views across to the wider Green Belt? (OpA2)	prominent. There are views into the site and across the site to the surrounding Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no contribution to purposes a), b) or d). It makes a strong contribution to purpose c) and a moderate contribution to purpose e). It has a 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:	H1328
Site Name:	High Meadows
Settlement:	Wilsden
Sub-Area:	South Pennine Towns
Size (ha):	1.64
Site Description:	This site consists of two irregular-shaped fields. The larger of the two is within the settlement and is not included within this Green Belt site assessment. The smaller field to the north is bounded by dry-stone walls to the south and west, and trees and hedgerows to the north.
Map (Site Boundary):	
Aerial (Site Boundary):	

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

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

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The part of the site within the Green Belt is formed of a field on the edge of the settlement of Wilsden and which forms part of the field system which surrounds the associated farm complex. The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no built form on site. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms part of the agricultural landscape extending westwards away from the village of Wilsden. The site is characteristically rural in nature being formed of a single field and with the absence of built form. The site makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

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

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	Yes There is a veteran tree on the northern boundary of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	Further investigation is required to understand the potential impacts of the site on the designated assets.
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is within the Wilsden conservation area and a Grade II Listed structure bounds the site to the north/east and 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 proximity of this site to the range of heritage assets and the potential impact of it on their significance is such that it is likely to provide a strong reason for restrict or refusing development.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There are some very small areas of low surface water flood risk.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

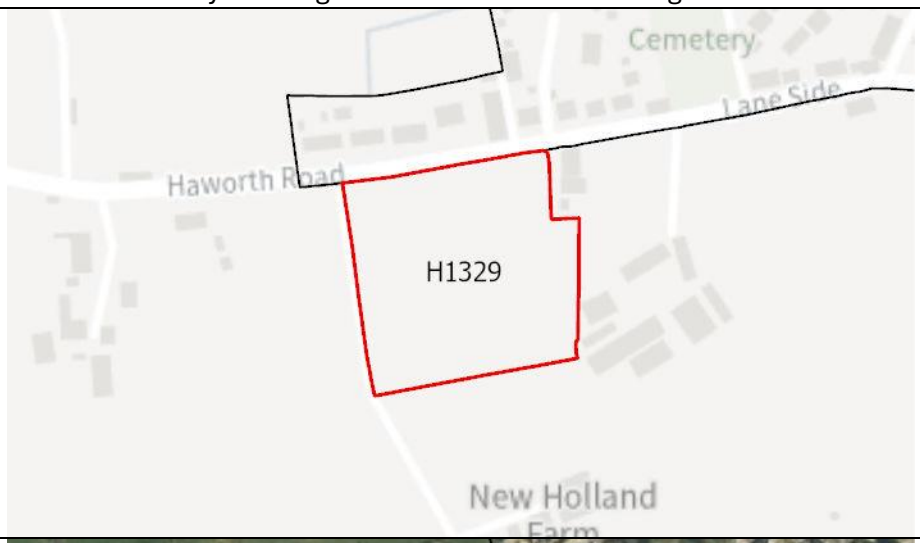
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing Green Belt boundary cuts through this site and is formed of a dry-stone wall and rear gardens of properties on High Meadows, and a dry-stone wall and trees along the northeast section of the boundary. These area weak features lacking in durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed of dry-stone walls and trees to the north and west. These would be weak features lacking durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - dry-stone walls, rear gardens.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - dry-stone walls, trees.
Does the site represent a logical rounding off of the settlement? (SpAs4)	Yes - The site would logically round off the settlement in this location.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along two boundaries. The existing inner Green Belt boundary is weak and would risk unrestricted sprawl. The potential new Green Belt boundary would also be weak and would risk unrestricted sprawl to the west and north. However, the site would represent a reasonably logical rounding

	off of the settlement. The site has a moderate potential for sprawl.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	There are local views into the site and there are some views from the site to the wider Green Belt. However, the site is partially contained/enclosed by existing development and the topography of the surrounding landscape.
Assessment of Openness (OpAsOv)	There is no built form on site. There are moderate views across the site and adjoining areas of Green Belt. Development would have a moderate impact both visually and spatially on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes no contribution to purposes a), b) or d). It makes a strong contribution to purpose c) and a moderate contribution to purpose e). It has a 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 weak, the proposed boundary would also be weak. Based on these assessment outputs and planning judgement the site provide a moderate contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H1329
Site Name:	Laneside
Settlement:	Wilsden
Sub-Area:	South Pennine Towns
Size (ha):	1.98
Site Description:	This site is located on the south side of Wilsden adjoining the settlement along Haworth Road (opposite Thornfield Terrace). The site is reasonably flat but rises gently uphill from East to West. The site consists of two agricultural fields which are defined by dry stone walls and post and wire fencing. The site protrudes into the open countryside and is surrounded on three sides by other agricultural fields and buildings.
Map (Site Boundary):	
Aerial (Site Boundary):	

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

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

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

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

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

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

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

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

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

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

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

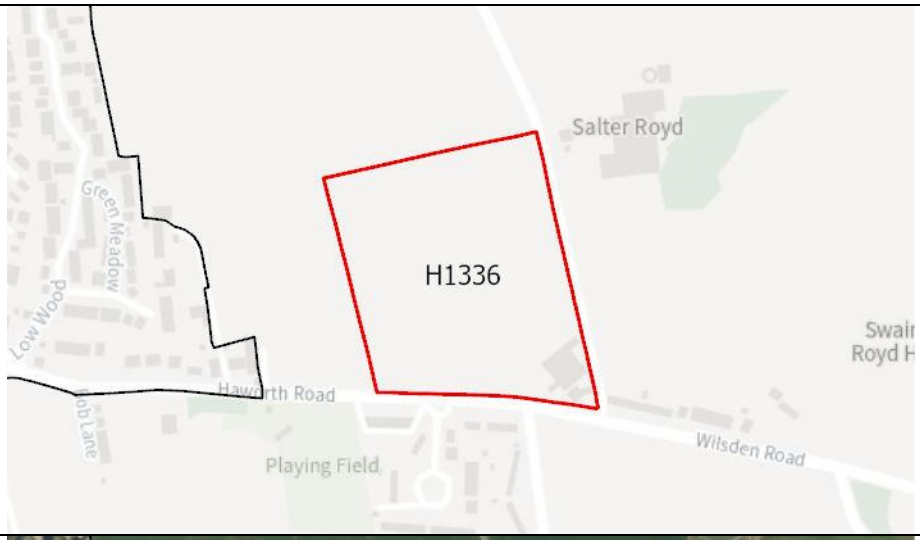
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing Green Belt boundary is made up of the B6144 Haworth Road and represents a strong, defensible boundary which is likely to be durable.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed a well-defined track to the west which would be moderate in strength. However, the boundaries to the south and east would be formed of dry-stone walls which would be weaker and lacking in durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - made road.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - well-defined track, dry-stone walls.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site protrudes into the wider Green Belt to the south.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along only one boundary. The existing Green Belt boundary is strong and would resist unrestricted sprawl. The potential new Green Belt boundary would be weak and would risk unrestricted sprawl to the south, west and east. The site would not form a logical rounding off of the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and	The site is prominent in views as part of the wider landscape setting of the settlement. There are views into and across the site into the wider Green Belt.

views across to the wider Green Belt? (OpA2)	
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no contribution to purposes a), b) or d). It makes a strong contribution to purpose c) and a moderate contribution to purpose e). It has a high potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is strong, 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:	H1336
Site Name:	Shay Lane
Settlement:	Wilsden
Sub-Area:	South Pennine Towns
Size (ha):	5.25
Site Description:	This site is formed of four fields which slope slightly downhill from east to west. The field to the south east contains an equestrian centre and residential property – this occupies nearly half the field. The site boundaries are made up of dry-stone walls, Shay Lane and Haworth Road.
Map (Site Boundary):	
Aerial (Site Boundary):	

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

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

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	This site comprises of four agricultural fields, with a large equestrian centre located in the southeastern corner of the site. There are views across the site to the surrounding Green Belt, however, there is also development within view to the south and west of the site. Nevertheless, the majority of the site is open in form and helps to protect the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The site contains a large equestrian centre, the buildings of which are modern agricultural in style. There is also a residential property within the site boundary. The majority of the buildings are in rural use, and their position within the site means that the majority of the site still plays an important role in safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site forms part of the agricultural landscape extending southwards and eastwards away from the village of Wilsden. The site is characteristically rural in nature being formed of open fields and with limited built form, most of which is in rural uses. The site makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	
Is the site separate from the historic core? (PDQ3a)	
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	
Purpose d) comment (PDC)	The site does not form part of the setting of an historic town and so does not make a contribution to this purpose.
Purpose d) outcome (PDO)	**No Contribution**

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No Within 7km of SPA/SAC (recreational impacts only)
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 adjacent to a Scheduled Monument and Class I Archaeological site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There are some small areas of low surface water flood risk in the southern part of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

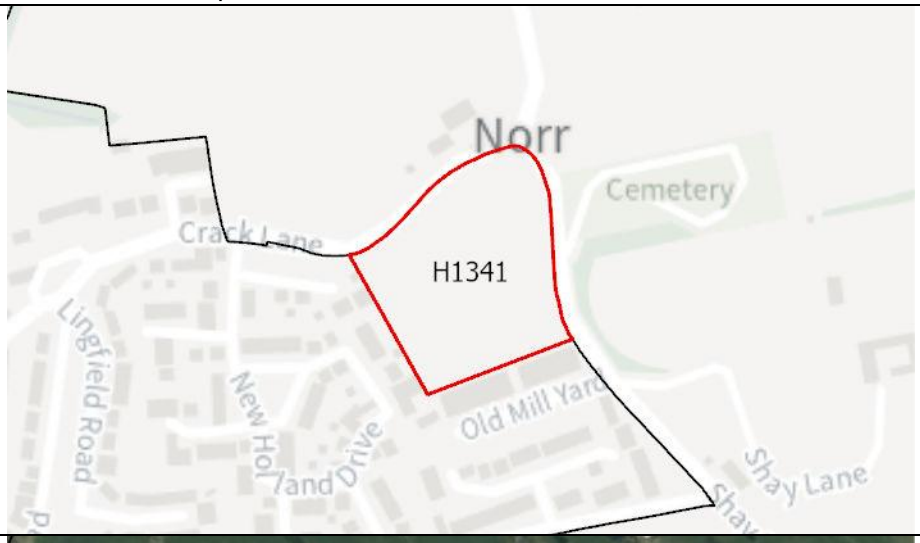
Potential Grey Belt Outcome	
	provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Entirely Undefined The site is not connected to the settlement of Wilsden. The site does not have an existing inner boundary as there is an area of Green Belt between the site and the urban edge.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundaries would be formed of Haworth Road to the south and Shay Lane to the east which would be strong, defensible boundaries. To the west and north the boundaries would be formed of dry-stone walls which are weaker features lacking in durability. However, the site is detached from the settlement of Wilsden and would need to be developed in conjunction with site H1330 and/or H1327 to connect to the urban edge.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is not connected to the settlement.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Not connected to the settlement so there is no existing inner Green Belt to the site.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - made roads and dry-stone walls.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site protrudes into the Green Belt a notable distance away from the settlement edge. It does not form a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is not connected to the settlement. Development of the site would constitute unrestricted sprawl due to its detachment from the settlement edge. The potential new Green Belt boundary would be moderate in strength and may restrict further sprawl in some directions, there is still potential for sprawl to the north and west. The site would not represent a logical rounding off of the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There are some residential properties and a large equestrian centre building in the southeastern corner of the site. This built form partially impacts on the openness of the Green Belt.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The topography and elevation of the site and surrounding landscape means that the site is prominent. There are views into the site and across the site to the surrounding Green Belt.
Assessment of Openness (OpAsOv)	There is limited built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

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

Site Information	
Site Reference:	H1341
Site Name:	Crack Lane
Settlement:	Wilsden
Sub-Area:	South Pennine Towns
Size (ha):	1.48
Site Description:	This is an agricultural field which slopes gently downhill from East to West with some undulations. The site is bounded by dry stone walls on all four sides. Crack Lane forms the northern boundary and Shay Lane forms the eastern boundary. The site adjoins the settlement of Wilsden on two sides (West and South) and is adjacent to residential and industrial development.
Map (Site Boundary):	
Aerial (Site Boundary):	

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

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

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is characterised by rural land uses as it consists of an open agricultural field, which is formed of grassland and used for grazing. There are views across the site to the wider Green Belt and countryside beyond to the north and east. The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no built form on site. The site consists of countryside uses and therefore plays a strong role in safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site forms part of the agricultural landscape extending northwards and eastwards away from the village of Wilsden. The lack of built form and the rural character of the site means that it makes a strong contribution to assisting in safeguarding the countryside from encroachment. The site makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	
Is the site separate from the historic core? (PDQ3a)	
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	
Purpose d) comment (PDC)	The site does not form part of the setting of an historic town and so does not make a contribution to this purpose.
Purpose d) outcome (PDO)	**No Contribution**

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	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)	
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 No habitats present (but a 'notable' tree is located in the north-eastern corner of the site as identified on the Woodland Trust's Ancient Tree Inventory map).
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No The site is over 160m from the Wilsden conservation area.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There is a small area of surface water flood risk (low, medium and high) in the north east corner of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation and assessment required to fully understand the potential impact.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

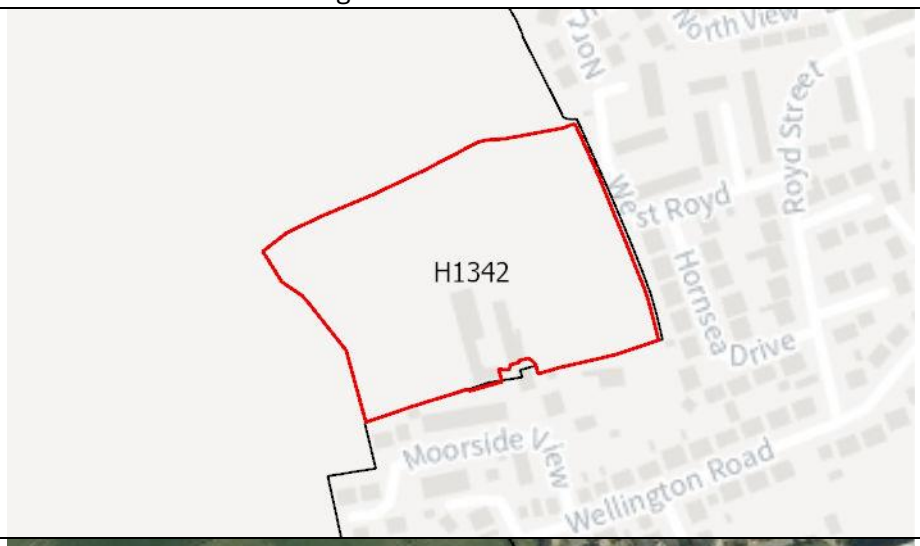
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed by rear gardens with a dry-stone wall field boundary along the western edge and industrial built form along the southern edge. These are features which are lacking durability.
Boundary Strength – Potential new boundary:	Strong: defensible boundary The potential new Green Belt boundary would be formed of the made roads of Crack Lane to the north and Shay Lane to the east. These are strong, defensible features which would be durable.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - rear gardens, dry-stone walls, industrial development.
How strong is the potential new Green Belt boundary? (SpAs3)	Strong - made roads.
Does the site represent a logical rounding off of the settlement? (SpAs4)	Yes - the site would round off the settlement in this location.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along two boundaries. The existing inner Green Belt boundary is weak and would risk unrestricted sprawl. The potential new Green Belt boundary would be strong and resist unrestricted sprawl. The site would form a logical rounding off of the settlement.
Potential for Sprawl: (SpAs)	**Low**

Impact on Openness:	

Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is notably prominent in the landscape as it forms part of the transition from countryside to the edge of the urban area. There are views from the site into the wider Green Belt to the north and east.
Assessment of Openness (OpAsOv)	There is no built form on site. There are views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no contribution to purposes a), b) or d). It makes a strong contribution to purpose c) and a moderate contribution to purpose e). It has a low 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 in strength, whereas the proposed boundary would be strong. Based on these assessment outputs and planning judgement the site provide a moderate contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H1342
Site Name:	Moorside Farm
Settlement:	Wilsden
Sub-Area:	South Pennine Towns
Size (ha):	3.05
Site Description:	This site consists of a number of equestrian fields/training areas along with a stable block and other equestrian buildings. The boundaries of the site are mainly made up of dry stone walls, post and slate fencing and other domestic boundaries. The site is connected to the settlement of Wilsden on two sides along the site's southern and eastern boundaries.
Map (Site Boundary):	
Aerial (Site Boundary):	

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

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

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site consists of a number of fields an a large equestrian centre which dominates the southern and central part of the site. Although it is a rural use the buildings and surrounding urban edge reduce the openness in part of the site and partly reduces the extent the site protects the open countryside character. There are views across the site to the wider Green Belt and countryside 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)	There is a notable amount of built form in the central-southern part of the site which is made up of an equestrian centre. The built form is mainly rural in nature, but does introduce some development into the more open landscape. This part of the site is less open and may offer some potential for development without resulting in significant encroachment. The part of the site to the north is open and does safeguard the countryside from encroachment.
Purpose c) comment (PCC)	The site is made up of a mix of countryside and non-countryside characteristics. Although the built form is in a prescribed rural use, the scale and extent of the buildings dominates the southern part of the site and reduces the contribution it makes to protecting the open

Purpose c):	To assist in safeguarding the countryside from encroachment
	countryside character. The site makes a moderate contribution to purpose c).
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	
Is the site separate from the historic core? (PDQ3a)	
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	
Purpose d) comment (PDC)	The site does not form part of the setting of an historic town and so does not make a contribution to this purpose.
Purpose d) outcome (PDO)	**No Contribution**

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No Wilsden conservation area over 145m away with intervening development between the site and the conservation area.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Some small areas of surface water flood risk at the southern boundary and in the north east corner.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation and assessment required to fully understand the potential impact.

Footnote 7 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 any of purposes a), b) or d). There are potential Footnote 7 asset issues in relation to flood risk which required further investigation before determining whether they would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

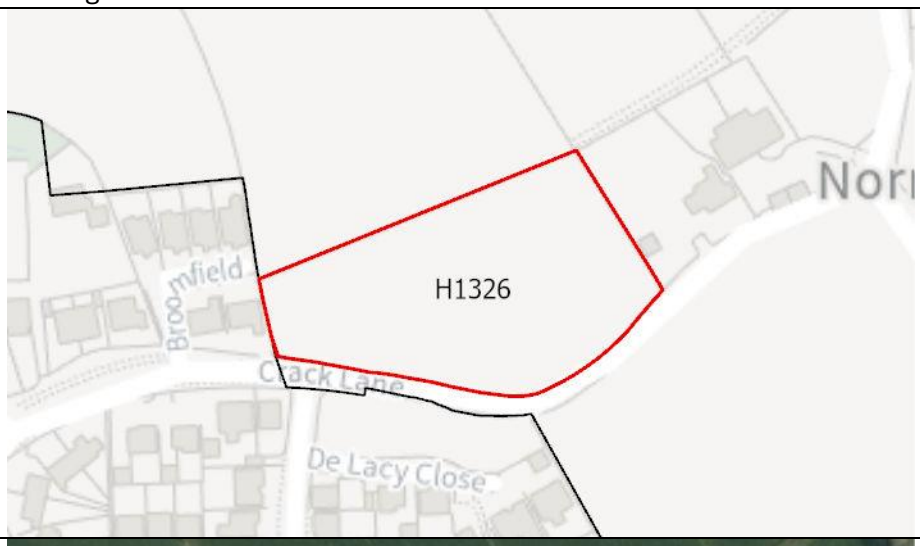
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundaries are formed along the site's eastern edge of a made road (West Royd) and the rear gardens of properties on Hornsea Drive (which are uniform and regular in form) these represent a mix of boundaries which are strong and defensible and less defensible. The boundary along the site's southern edge is made up of a mix of dry stone walls and irregular built-form – these represent weaker boundaries that are lacking durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed of dry-stone walls and post and rail fencing. These boundaries would be weak and lack durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides - providing partial containment
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundary made up of dry-stone walls, made road and rear gardens.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries made up of post and rail fencing, and dry-stone walls.
Does the site represent a logical rounding off of the settlement? (SpAs4)	Partially - the site is connected to the settlement on two sides providing partial containment, but development would be seen as a extension of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along two boundaries. The existing Green Belt boundary is moderate and there would be an increased risk of

	sprawl. The potential new Green Belt boundary would be weak and would risk unrestricted sprawl to the north and west. The development of the site would partially round off the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is a notable amount of built form in the central-southern part of the site which is made up of an equestrian centre.
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 nestled into the settlement adjoining the settlement on two sides. The site can be viewed from surrounding public rights of way. However, due to the surrounding topography is not as prominent from the surrounding road network.
Assessment of Openness (OpAsOv)	There is a notable amount of built form on site. There are moderate views across the site and adjoining areas of Green Belt. Development would have a moderate impact both visually and spatially on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes no contribution to purposes a), b) or d). It makes a moderate contribution to purpose c) 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, whereas the proposed boundaries would be weak. 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:	H1326
Site Name:	Crack Lane north
Settlement:	Wilsden
Sub-Area:	South Pennine Towns
Size (ha):	0.67
Site Description:	This site is a reasonably level agricultural field with dry stone walls on all four sides. On its western and southern boundary, it adjoins the settlement of Wilsden. It is bounded by residential development on its eastern and western boundaries and by a road (Crack Lane) on its southern boundary. Residential uses are also present to the south of the site. Agricultural uses exist to the north.
Map (Site Boundary):	
Aerial (Site Boundary):	

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

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

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

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

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

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No Wilsden conservation area is 70m away. There is some development in the intervening area.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	No There is a small area of ground water flood risk along the western edge of the site where flooding from ground water is unlikely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	
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 are no Footnote 7 assets which would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt**

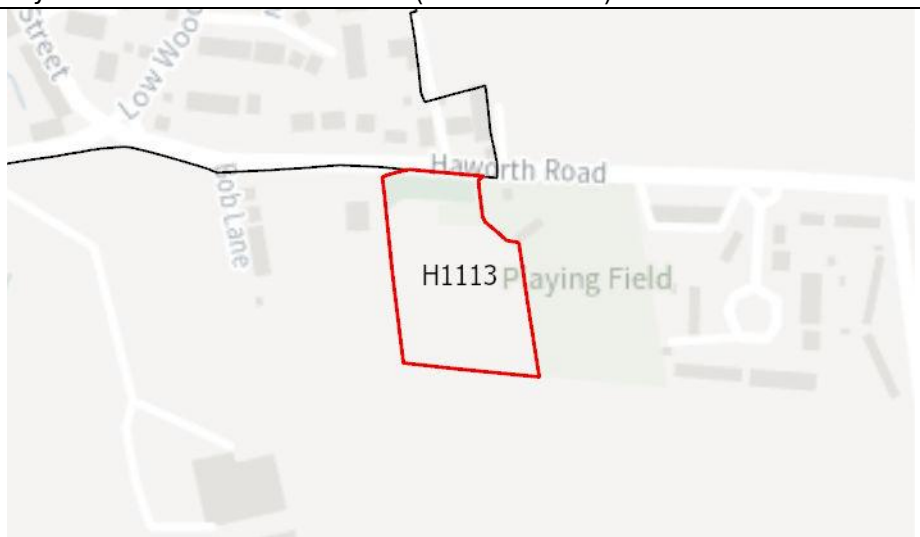
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing Green Belt boundary consists of the edge of existing development at Broomfield on the western side and Crack Lane to the south. These are features which would create a boundary of moderate strength.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed of a dry-stone wall field boundary to the north and a dry-stone wall and row of trees along the eastern edge. These would be features lacking in durability and create a weak boundary.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side (site's western boundary). However, the majority of the site's southern boundary adjoins the Crack Lane, the other side of which is the edge of the Green Belt. The site could be considered to be partly contained.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - made road and existing development.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - dry-stone walls and trees.
Does the site represent a logical rounding off of the settlement? (SpAs4)	Partially - the site would represent a partial rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along two boundaries. The existing inner Green Belt boundary is moderate in strength and would partially resist sprawl. The potential new Green Belt boundary would be weak and would risk unrestricted sprawl to the north. The development of the site would partially round off the settlement. However, there is still a high potential for unrestricted sprawl.
Potential for Sprawl: (SpAs)	**High**

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

How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is notable within the landscape forming the edge of the urban area. There are views from the site into the wider Green Belt to the north and east.
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no contribution to purposes a), b) or d). It makes a strong contribution to purpose c) and a moderate contribution to purpose e). It has a high potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is moderate in strength, and the proposed boundary would be weak. 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:	H1113
Site Name:	Haworth Road
Settlement:	Wilsden
Sub-Area:	South Pennine Towns
Size (ha):	1.04
Site Description:	The site is formed of a grassed field with scrub vegetation and some trees to the north of the site and along the northern boundary. There is a stone-chipped access track and area of hard standing to the east of the site (linked to the adjacent cricket ground). The boundaries are formed of drystone walls and a made road (Haworth Road) to the north.
Map (Site Boundary):	
Aerial (Site Boundary):	

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

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

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site is characteristically rural in its nature, consisting of a grassed field with some scrub vegetation and trees to the north of the site and along the northern boundary. There is a stone-chipped access track and small area of hardstanding to the east of the site (linked to the adjacent cricket ground).
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 site is void of any built-form and is open with views across to the wider green belt and open countryside to the south.
Purpose c) comment (PCC)	Overall the site is characteristically rural in nature, with no built form. The site is open with views across to the wider green belt and open countryside to the south. There are also views into the site from the adjacent green belt. The site performs a strong contribution to safeguarding the countryside from encroachment.
Purpose c) outcome (PCO)	**Strong**

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

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

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No Within 7km of SPA/SAC (recreational impacts only)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	Yes W/NE1-1 Cricket Field

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)	Yes The designation of the site as Local Green Space in the Neighbourhood Plan gives the site strong protection and would provide a strong reason for refusing development.
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No The site is c. 100m from the nearest designated heritage asset. The site is partly screened by vegetation and intervening development.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There are areas of Surface Water Flood Risk along the northern boundary of the site and also in the southwest corner.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation and assessment required to fully understand the potential impact.
Footnote 7 Conclusion	**Footnote 7 Issues**

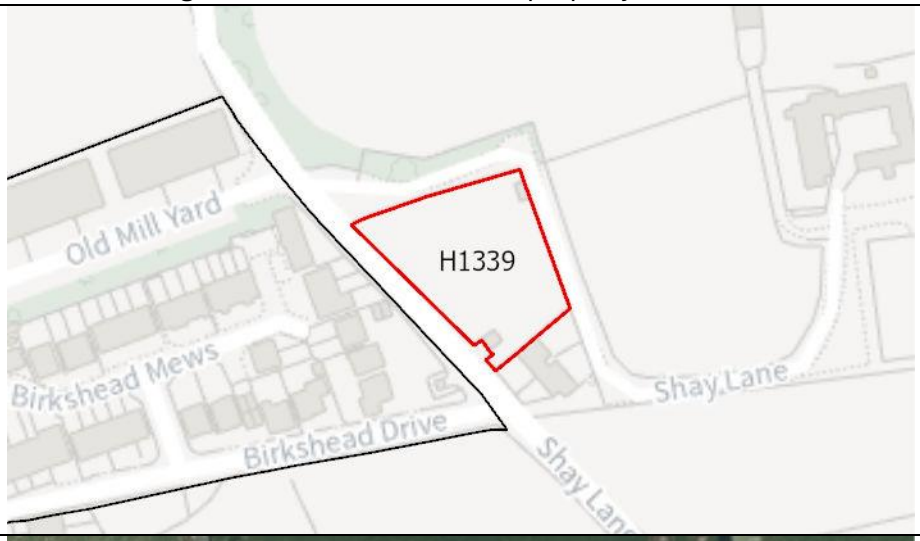
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to any of purposes a), b) or d). There are potential Footnote 7 assets which would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing Green Belt boundary is formed of the northern boundary of the site. This is formed of a made road (Haworth Road) and is a strong feature creating a defensible boundary.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The western, southern and the majority of the eastern boundary of the site are formed of dry-stone walls which are weak features creating boundaries which are lacking in durability. Part of the eastern boundary is formed of the access track which again is a weak feature. The new Green Belt boundary would be formed of these weak features.
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 other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - boundary formed of a made road.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed of dry-stone walls and an access track.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would represent an incongruous protrusion into the Green Belt.
Assessment of Sprawl (SpAsOv)	The existing boundary is formed of a made road which is a strong feature which would restrict sprawl. The proposed new boundaries are formed of dry-stone walls and an access track which represent weak features and would risk unrestricted sprawl in the future. The site would not represent a logical rounding off of the settlement and would result in a protrusion into the Green Belt.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on the site. There is a small area of hardstanding to the east.
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 slightly screened from Haworth Road by the trees and scrub vegetation along the northern boundary. However, the site is visible from across the wider Green Belt to the south. The site is visible in views from Back Lane across to Wilsden.
Assessment of Openness (OpAsOv)	The site contains no built form and is open in character, although the vegetation along the northern boundary provides some screening. The are views into the site from the south, and from the site across the wider Green Belt to the south. Development would have a significant impact on the openness of the Green Belt in this location.
Impact on Openness: (OpAs)	**High**

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

Site Information	
Site Reference:	H1339
Site Name:	Shay Lane
Settlement:	Wilsden
Sub-Area:	South Pennine Towns
Size (ha):	0.25
Site Description:	This site is a small grassed and vegetated area of land, and part of the land holdings of an adjacent property on Shay Lane. The site is bounded by Shay Lane to the west, a farm track to the east and south, as well as trees and hedgerows, and the residential property to the south.
Map (Site Boundary):	
Aerial (Site Boundary):	

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

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

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	This site consists of a single grassed area of land associated with the adjacent property. The vegetated boundaries of the site limit views into and across the site. Although the site itself is not developed, it is influenced by the surrounding development and has a domesticated feel. This reduces the extent to which it protects the essential open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no built form on the site, but there are some urbanising influences on the site which reduce the contribution the site makes to safeguarding the adjacent countryside from encroachment.
Purpose c) comment (PCC)	The site is an open area of grassland but partly enclosed by vegetation and partly domesticated which reduces the contribution the site makes to protecting the essential open countryside character and safeguarding the countryside from encroachment. The site makes a moderate contribution to purpose c).
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	
Is the site separate from the historic core? (PDQ3a)	
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	
Purpose d) comment (PDC)	The site does not form part of the setting of an historic town and so does not make a contribution to this purpose.
Purpose d) outcome (PDO)	**No Contribution**

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	No Within 7km of SPA/SAC (recreational impacts only)
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)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	No About half of the site is in an area of ground water flood risk where flooding from ground water is unlikely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	
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 are no Footnote 7 assets which would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt**

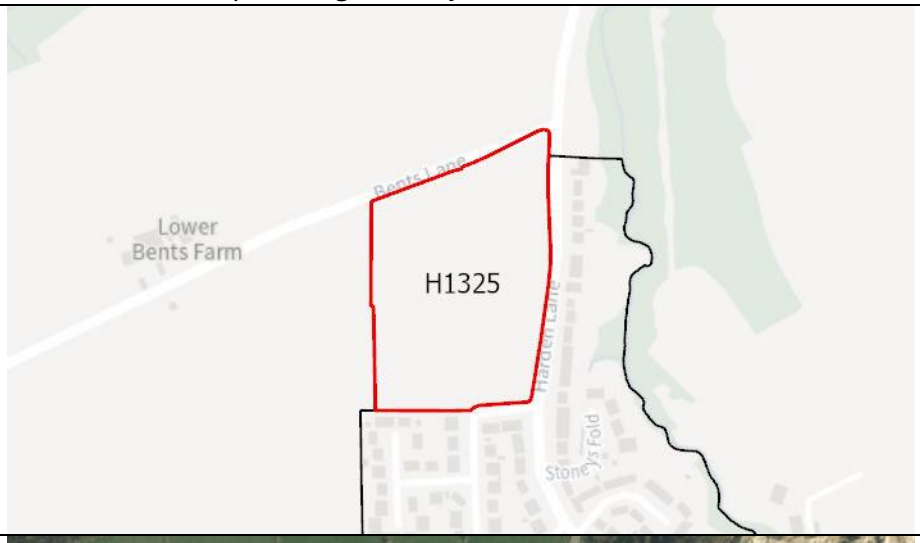
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing Green Belt boundary is formed of the made road of Shay Lane, a strong, defensible boundary.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed of a mix of features including a well defined track to the north and east and existing development to the south. These would constitute less defensible features which would create a boundary of moderate strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is adjacent (connected) to the settlement edge along one boundary.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - made road.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - strongly defined track, existing development.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site protrudes in to the Green Belt to the east.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along only one boundary. The existing Green Belt boundary is strong and would resist unrestricted sprawl. The potential new Green Belt boundary would be moderate in strength and may increase the risk of sprawl. The site would not represent a logical rounding off of the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	View into and across the site are limited due to the screening from vegetation which surrounds the site.
Assessment of Openness (OpAsOv)	There is no built form on site. The site is partially enclosed by existing development and vegetation. There are limited to moderate views from the site to the wider

	Green Belt. Development would have a limited impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Low**

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

Site Information	
Site Reference:	H1325
Site Name:	Bents Lane
Settlement:	Wilsden
Sub-Area:	South Pennine Towns
Size (ha):	4.07
Site Description:	This site is made up of two fields of pasture land which are relatively level but with a slight slope to the north towards Bents Lane. The site adjoins Wilsden at the northwest of the settlement. The boundaries of the site are made up of a number of roads, field boundaries in the form of dry-stone walls and a public right of way.
Map (Site Boundary):	
Aerial (Site Boundary):	

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

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

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site consists of two agricultural fields which are characteristically rural in nature. There is a public right of way which runs along part of the southern boundary.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no built form on the site. There are expansive views across the site to the wider Green Belt. There are some view into the site from the surrounding Green Belt and some higher vantage points.
Purpose c) comment (PCC)	Overall the site is characteristically rural in nature, with no built form. The site is open with views across to the wider green belt and open countryside. There are also views into the site from the adjacent green belt. The site performs a strong contribution to safeguarding the countryside from encroachment.
Purpose c) outcome (PCO)	**Strong**

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

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No Bank Wood - Ancient & Semi Natural Woodland is located 260m from 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? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No Wilsden conservation area is over 250m away with development in the intervening area.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Areas of low, medium and high surface water flood risk along the eastern edge of the site
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**No Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to any of purposes a), b) or d). There are no Footnote 7 assets which would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary is formed of the made roads of Harden Lane and Birch lands Avenue, and a public right of way (footpath)/dry-stone wall. This is a mix of strong boundaries which are defensible and likely to be durable and weaker boundaries which are less durable.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The new Green Belt boundaries would be formed of Bents Lane to the north which would provide a strong defensible boundary, and dry-stone wall along the western edge of the site which would provide a weaker boundary lacking in durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no other features within the site which could be used to create a stronger boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundaries formed of a mix of made roads, and a footpath/dry-stone wall.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries forms of a mix of made road and dry-stone wall.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would result in a partial rounding off of the settlement given the current extent of the settlement boundary to the east and south of the site.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is moderate in strength and would increase the risk of sprawl. The potential new Green Belt boundary would also be moderate in strength and also risk unrestricted sprawl. The development of the site would partially round off the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and	The site is visually prominent and forms part of the wider landscape. There are view into and across the site to the surrounding wider Green Belt, particularly to the west.

views across to the wider Green Belt? (OpA2)	
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

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