Bradford District Green Belt Assessment

Appendix C10 – Cullingworth

Site Information	
Site Reference:	H271
Site Name:	Cullingworth Road
Settlement:	Cullingworth
Sub-Area:	South Pennine Towns
Size (ha):	3.66
Site Description:	This site consists of three fields and an area of woodland to the southeast. The site is bounded by Cullingworth Road to the north and Doll Lane to the west. There is a block of woodland to the south, and a dry-stone wall and woodland to the east. The site also borders the Hewenden Viaduct along part of the southern boundary.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	
What are the physical features? (PAQ2b)	
Is the site adjacent or near to a large built-up area? (PAQ3a)	No
What is the large built-up area(s)? (PAQ3b)	N/A
Would the proposal result in an incongruous pattern of development? (PAQ4a)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
What are the urbanising influences? (PAQ5b)	
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to 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 mainly open agricultural fields divided by dry-stone walls. There are some scattered field trees as well as a small area of woodland to the southeast. The site is characteristically rural in nature.
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 comprises of countryside uses with no built form. The site therefore makes a strong contribution to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site forms a part of the continuous agricultural landscape extending eastwards away from the village of Cullingworth. The site is characteristically rural in nature being formed of open fields and with the absence of built form. The site makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

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

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes Adjacent and forms the setting of the Grade II Listed Hewenden viaduct.
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 some small areas of surface water flood risk through the site and particularly along the south eastern boundary. There is an area of low ground water flood risk along the northern part of the site where surface manifestation is unlikely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No 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 provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

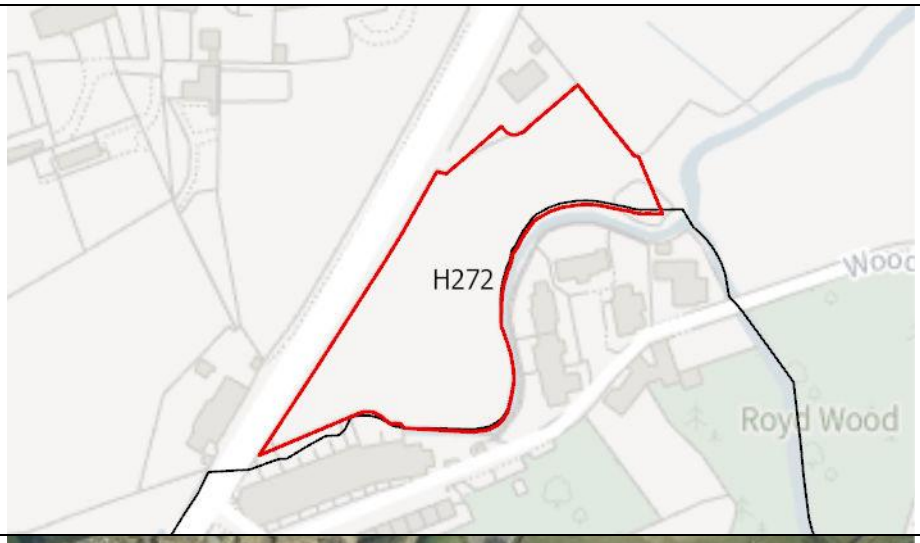
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Entirely Undefined The site is not connected to the settlement of Cullingworth. The site does not have an existing inner boundary as there is an area of Green Belt between the site and the urban edge.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The new Green Belt boundary would be formed of features of mixed strengths. The northern boundary would be formed of a made road (Cullingworth Road) and would be strong and durable. To the south a substantial area of woodland would also offer a relatively strong boundary. However, to the southeast and east the boundaries would be moderate and weaker being formed of the Hewenden Viaduct, Hewenden Beck, and field boundary features such as dry-stone walls and trees. The site would need to be developed with the adjacent site H279/H275 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

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Not connected to the settlement.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	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 - a variety of features include a made road, woodland, viaduct, beck 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 and in an incongruous pattern. 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 shape and 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 southeast.
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 visually prominent from the adjacent road (Cullingworth Road) and the wider Green Belt to the north. Due to the surrounding topography it is also visible in longer distance views and provides the setting for the Hewenden Viaduct.
Assessment of Openness (OpAsOv)	There is no built form on the site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no contribution to purposes a), b) or d). It makes a strong contribution to purpose c) and a moderate contribution to purpose e). It has a high potential for sprawl, and development would have a high impact on the openness of the Green Belt. The site is not directly connected to the settlement of Cullingworth 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:	H272
Site Name:	Woodfield Road / Bingley Road
Settlement:	Cullingworth
Sub-Area:	South Pennine Towns
Size (ha):	0.58
Site Description:	This site consists of an irregular field which slopes down from Bingley Road (B6429) towards Ellar Carr Beck which forms the southern boundary of the site. The site is well contained and surrounded by agriculture and a small collection of properties (Woodfield) on the southern side of the beck.
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 sloping area of grassland on the northern edge of Cullingworth. It is rural in nature and represents a transitionary area from the urban edge into the wider countryside.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The site comprises of countryside uses with no built form. The site therefore makes a strong contribution to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site forms a part of the continuous agricultural landscape extending northwards away from the village of Cullingworth. The site is characteristically rural in nature being formed of an open area of grassland 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 Nearest ancient woodland (Wilson Bottoms wood) is over 100m away.
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 Three quarters of the site is within a Class II archaeological site. The site is also within 50m of a Grade II Listed property.
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 The southern part of the site is affected by fluvial flood risk (Flood Zone 2, 3 and 3b).
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

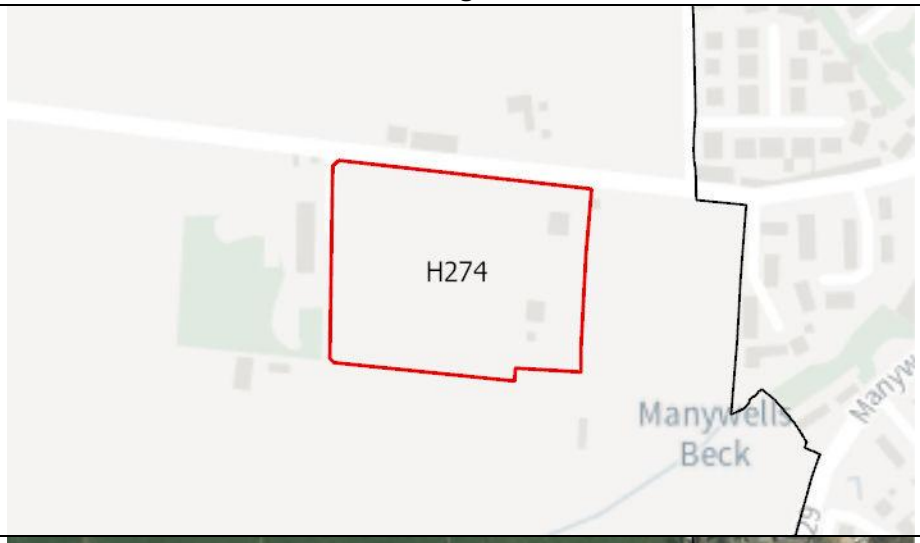
Potential Grey Belt Outcome	
	would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary is formed of Ellar Carr Beck which is a moderate, less defensible boundary.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The new potential Green Belt boundary to the north would be made up of the B6429 Bingley Road which surrounds the site and represents a strong, defensible boundary which is durable, recognisable and likely to be permanent. The potential new eastern Green Belt boundary would be formed of a dry-stone wall field boundary which would be a weak feature, lacking in durability. Overall the potential new boundary would be moderate in strength and less defensible.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	Entirely Undefined There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - formed of Ellar Carr Beck.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - made road (B6429 Bingley Road), dry-stone wall and existing development.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a partial rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along two boundaries and is partially contained. The existing Green Belt boundary is of moderate strength and would partially resist sprawl. The potential new Green Belt boundary would resist sprawl to the west. The new boundary to the northeast may risk unrestricted sprawl. The site would represent a fairly logical rounding off of the settlement. Overall the site has a low potential for sprawl.
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 sloping grassland with limited views out of the site into the wider Green Belt. There are some views into the site from the wider Green Belt, but these are partially restrict due to the landform.
Assessment of Openness (OpAsOv)	There is no built form on site. There are limited views across the site and into the site due to topography and landform. 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 low potential for sprawl, and development would have a moderate impact on the openness of the Green Belt. The existing inner Green Belt boundary is moderate in strength, and the proposed boundary would also 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:	H274
Site Name:	Haworth Road
Settlement:	Cullingworth
Sub-Area:	South Pennine Towns
Size (ha):	2.19
Site Description:	This site consists of a single field and includes a property and garden. The site is bounded by Haworth Road to the north, a stone wall/hedges to the west and south, and fences/hedges to the east.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	
What are the physical features? (PAQ2b)	
Is the site adjacent or near to a large built-up area? (PAQ3a)	No
What is the large built-up area(s)? (PAQ3b)	N/A
Would the proposal result in an incongruous pattern of development? (PAQ4a)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
What are the urbanising influences? (PAQ5b)	
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to 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 mainly of a square field but also includes two residential properties and their associated gardens. The field element of the site is rural in nature and forms part of the wider countryside landscape.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There are two residential properties located on the eastern part of the site - these constitute non-rural uses. However, given the location of the properties within the site, the remaining area is open in nature and would play a role in safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site is made up of a mixture of countryside and non-countryside characteristics. There is some limited built form on the eastern part of the site made up of residential uses which are non-rural. Given this element of built form and its location within the site, as a whole 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)	

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

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

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

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

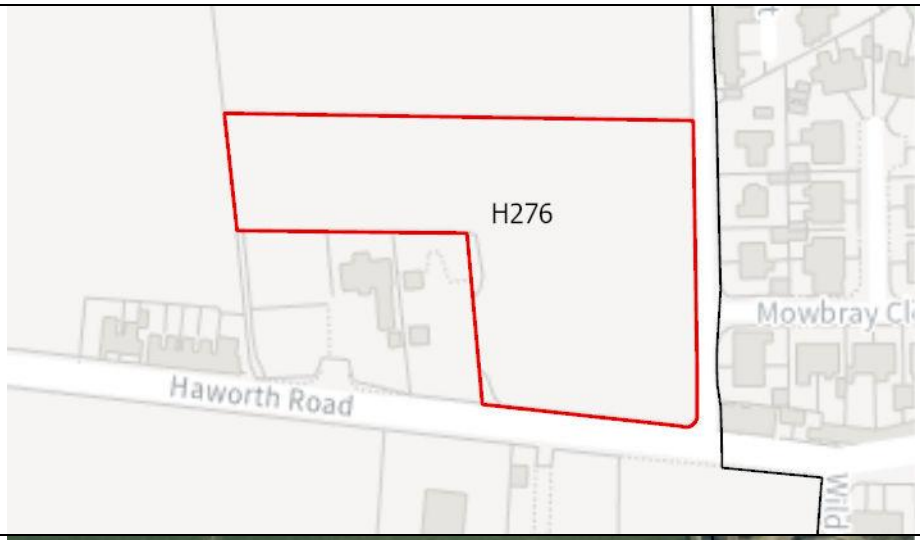
Potential Grey Belt Outcome	
	before determining whether they would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Entirely Undefined The site is not connected to the settlement of Cullingworth. The site does not have an existing inner boundary as there is an area of Green Belt between the site and the urban edge.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be made up of a number of features of differing strengths. To the north the boundary would be the made road (Haworth Road) a strong boundary. To the west the boundary would be a dry-stone wall and an existing development. To the south the boundary would be formed of a dry-stone wall. These would be weak boundaries lacking in durability. The site would need to be developed with the adjacent site H269 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

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Not connected to the settlement.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	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 - a variety of features include a made road, dry-stone walls and existing development.
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, but there is still potential for unrestricted sprawl to the south.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	Yes - there are two residential properties within the eastern section of the site which occupy a quarter 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 site is visible within the wider Green Belt and there are views across the site into the Green Belt beyond particularly to the south.
Assessment of Openness (OpAsOv)	There is a notable amount of built form within part of the site. There are 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 high potential for sprawl, and development would have a moderate impact on the openness of the Green Belt. The site is not directly connected to the settlement of Cullingworth 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 moderate contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H276
Site Name:	Haworth Road / Turf Lane
Settlement:	Cullingworth
Sub-Area:	South Pennine Towns
Size (ha):	1.02
Site Description:	This site comprises an enclosed 'L' shaped field with areas of vegetation along the boundary. The site is relatively flat. The boundaries of the site are formed of dry-stone walls to the north and west, the southern boundary is former partly of Haworth Road and the rear garden of the adjacent residential property and the eastern boundary is formed of Turf Lane.
Map (Site Boundary):	
Aerial (Site Boundary):	

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

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

Purpose b)	To prevent neighbouring towns merging into one another
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	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 grassland, used for grazing. There are also one or two boundary trees. The site is open with views out into the wider Green Belt and countryside to the north. The site is characteristically rural in nature.
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 comprises of countryside uses with no built form. The site therefore makes a strong contribution to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site is characteristically rural in nature being formed of an open agricultural field. 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)	

Purpose d):	To preserve the setting and special character of historic towns
Does the site form part of the setting of an historic town? (PDQ2a)	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 The nearest listed building is over 210m away.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The northern part of the site is affected by surface water flood risk. The whole site is in a moderate ground water flood risk area where surface manifestation is a possibility.
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 before determining whether they would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

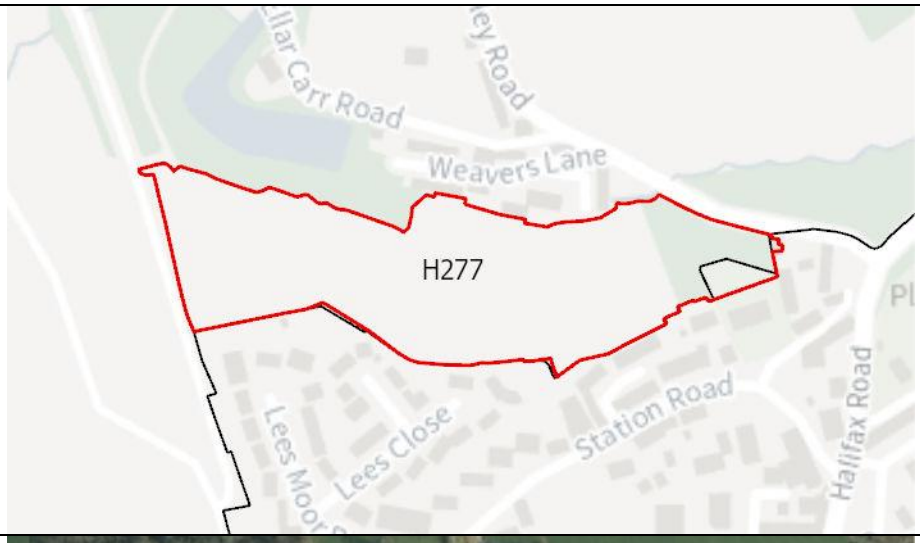
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner green belt boundary (eastern site boundary) is formed by Turf Lane which, although an unmade road, forms a strong boundary.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The new potential Green Belt boundary would be formed of dry-stone walls to the northern and west. These would be weak in strength and lacking in durability. The southern boundary would be formed of Haworth Road which would be a strong boundary.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - an existing road (Turf Lane)
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - dry-stone walls, and a made road.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site protrudes into the Green Belt and would represent a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along only one boundary and therefore is not contained by the existing urban area. The existing Green Belt boundary is formed of Turf Lane which is a strong boundary and would resist sprawl. The potential new Green Belt boundary would be weaker and would risk unrestricted sprawl particularly to the north and west. Development of the site would not result in 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 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 the landscape and there are wide ranging views from the site across into the adjacent Green Belt and beyond.

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

Overall Conclusion: (OGrBC)	The site makes no contribution to purposes a), b) or d). It makes a strong contribution to purpose c) and a moderate contribution to purpose e). It has a high potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is 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:	H277
Site Name:	Keighley Road
Settlement:	Cullingworth
Sub-Area:	South Pennine Towns
Size (ha):	3.33
Site Description:	This site consists of a number of fields to the north of the settlement of Cullingworth. The southern boundary of the site is made up of properties and rear gardens. The site includes a gentle downward slope from south to north on its western side, but this slope becomes steeper on the eastern side between residential development and a mill conversion. The north boundary is formed of woodland and the rear of the mill conversion. There are a number of trees and dry-stone walls within the site.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	
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 sloping grassland with some fringe woodland areas / boundary trees. Although the site is positioned between the edge of the village and a former mill complex that has been converted to residential use, the site itself plays an important role in protecting the essential character of the countryside, being relatively open and forming part of the wider Green Belt to the west and north.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The site comprises of countryside uses with no built form. The site therefore makes a strong contribution to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site is characteristically rural in nature being formed of open agricultural fields and trees. The site makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

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

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

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The south eastern part of the site is adjacent and within 50m of a number of Grade II Listed buildings.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further investigation is required to 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 a small part of the northern edge of the site which is affected by fluvial flood risk. There are some areas of surface water flood risk which through south to north through the centre of the site. The northern part of the site is in an area of moderate ground water flood risk where surface manifestation may be possible.

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

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

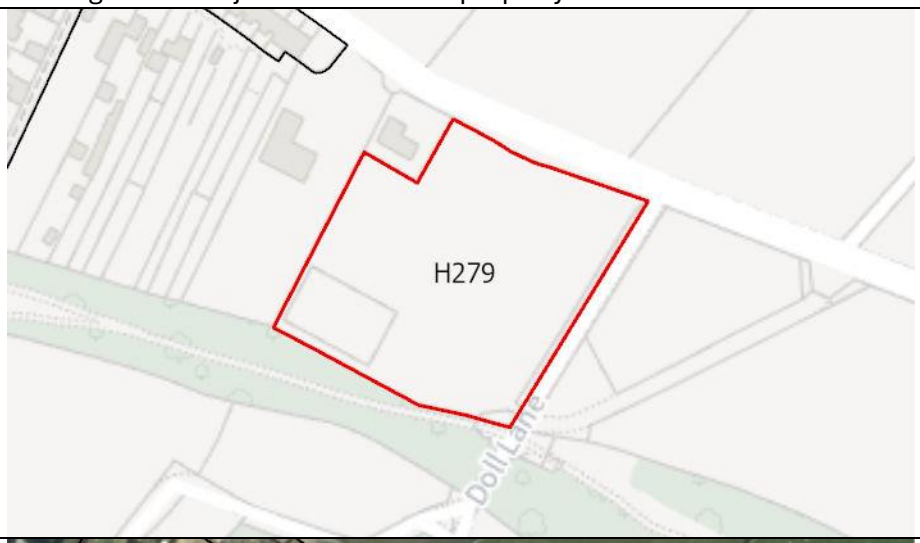
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner green belt boundary (southern site boundary) is formed by the back gardens of the adjacent residential housing estate with an irregular form these are lacking durability and therefore provide a weak boundary.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary is formed by a number of features of differing strengths. The northeastern boundary is formed by Keighley Road a strong boundary. Part of the norther boundary is former of existing development in Ellar Carr Road and a substantial woodland area providing a strong to moderate boundary. The western boundary is formed a track providing a moderate boundary.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the rear gardens of development.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - a variety of features including a road, a track, areas of woodland and existing development.

Does the site represent a logical rounding off of the settlement? (SpAs4)	Partially - the development of the site would form a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected along one boundary. The existing inner Green Belt boundary is weak in strength and would risk unrestricted sprawl. The potential new Green Belt boundary would be moderate in strength but would partially resist further sprawl to the north given the features that make up the boundary. There may be potential for sprawl to the west. Development would form a logical rounding off of the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The landscape and topography restricts the views out into the wider Green Belt from parts of the site. But there is still some visibility of the site from adjoining areas of Green Belt land.
Assessment of Openness (OpAsOv)	There is no built form on the 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 in strength, 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:	H279
Site Name:	Cullingworth Road / Doll Lane
Settlement:	Cullingworth
Sub-Area:	South Pennine Towns
Size (ha):	0.72
Site Description:	This site consists of a single field to the south of Cullingworth Road and to the west of Doll Lane (a public right of way). It includes a raised area of hard standing in the southwest corner of the site. The southern boundary is formed of the footpath which follows the line of the dismantled railway. The western boundary is formed of a dry-stone wall along the curtilage of the adjacent residential property.
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 consist of an area of grassland with an area of hardstanding to the southwest corner of the site which is fenced off and contain equestrian facilities. The site mainly consists of rural uses.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The site is slightly screened by trees along its northern, eastern and southern boundaries which reduces the wider openness of the site and its relationship with the surrounding countryside. This partly reduces the contribution the site makes to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site represents a transitionary area from the edge of the settlement to where the open countryside begins. The screening of the site from trees and vegetation links the site more to the urban form and reduces the contribution the site makes to 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)	

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)	No The site is in an area of low ground water flood risk where surface manifestation is unlikely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	
Footnote 7 Conclusion	**No Footnote 7 Issues**

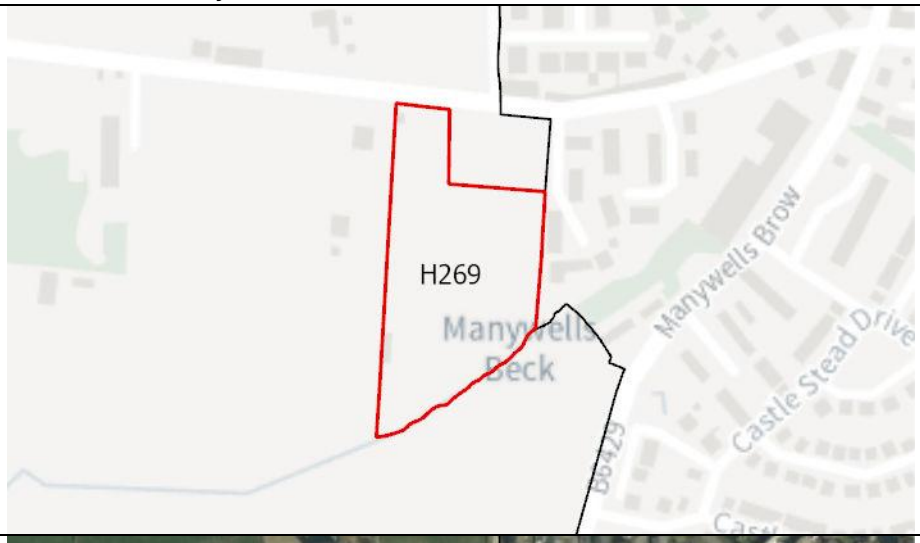
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes no contribution to any of purposes a), b) or d). There are no Footnote 7 assets which would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Entirely Undefined The site is not connected to the settlement of Cullingworth. 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:	Strong: defensible boundary The potential new Green Belt boundary would be formed of Cullingworth Road to the north, Doll Lane to the east and the Great Northern Railway Trail (made Bridleway) to the south. These features would be strong and create a defensible boundary.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	Strong: defensible boundary If the site were to be developed it would require a substantial change to the Green Belt to create a logical and strong, well defined boundary. This would run along; the old railway line, Doll Lane and Cullingworth Road, thereby including not only the site but also the adjacent properties and back gardens of the terraced properties on Cullingworth Road.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Not connected to the settlement.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	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)	Strong - made roads and a bridleway.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would partially protrude into the Green Belt however, it would provide a logical extension to the settlement.
Assessment of Sprawl (SpAsOv)	The site is not connected to the settlement and so the site does not have an existing inner Green Belt boundary and development of the site would constitute unrestricted sprawl due to its detachment from the settlement edge. However, the potential new Green Belt boundaries would be a bridleway to the south and Doll Lane to the east and Cullingworth Road to the north which would be stronger, more defensible boundary which could decrease the potential for further sprawl into the wider Green Belt beyond. The new Green Belt boundary would need to remove additional land from the Green Belt to the west. The site would not logically round off the settlement, but would provide a logical, contained extension to 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 but there is an area of hardstanding to the southwest corner of the site which is fenced off and contains equestrian facilities.
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 by trees along its northern, eastern and southern boundaries which reduces the wider openness of the site and its relationship with the surrounding countryside. This reduces the visibility of the site and views out into the wider Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on the site, except for the area of hardstanding. There are some moderate restricted views across the site and adjoining area 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 site is not directly connected to the settlement of Cullingworth and therefore does not have an existing inner Green Belt boundary. The proposed boundary would be strong. 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:	H269
Site Name:	Haworth Road
Settlement:	Cullingworth
Sub-Area:	South Pennine Towns
Size (ha):	1.57
Site Description:	This site is an enclosed field with areas of vegetation. The site is undulating with a slight slope downhill from north to south. The boundaries of the site are formed of dry-stone walls and the rear gardens of properties on Wild Heather Close to the east and a detached property to the west. Manywells Brook runs to the south of the site.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	
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 made up of agricultural grassland and vegetated areas to the south. The site is characteristically rural in nature.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There are some small shed-like structures along the western boundary. These are agricultural in nature and comprise rural uses. Otherwise the site is free from development and makes a strong contribution to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site forms a part of the continuous agricultural landscape extending westwards and southwards away from the village of Cullingworth. The site is characteristically rural in nature being formed of open fields and with the absence of built form apart from two small agricultural structures. 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 Nearest listed building over 200m away.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Parts of the site are affected by surface water flood risk, particularly through the centre of the site and along the southern boundary. The majority of the site is also in a moderate ground water flood risk area.
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)**

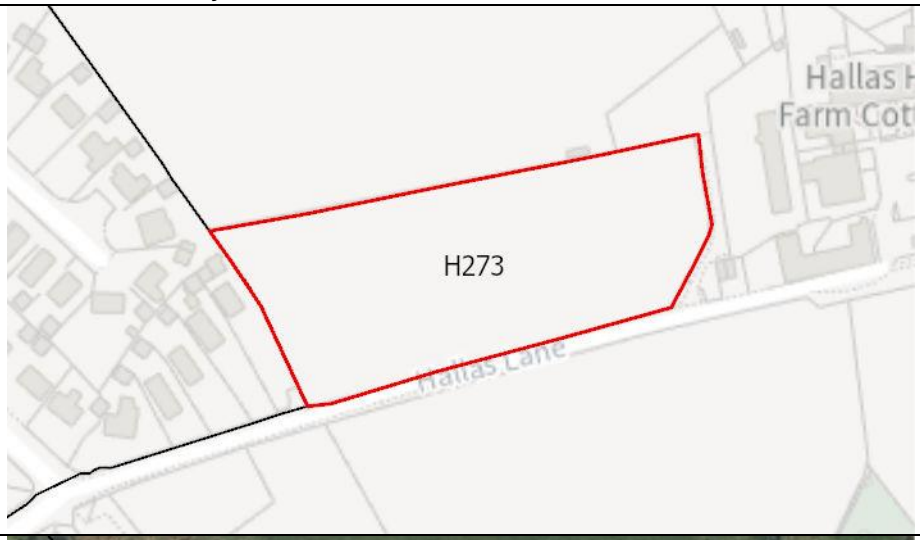
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed of residential development bounded by a dry-stone wall which has an irregular form. These are weak features lacking in durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed of a dry-stone wall to the west which is a weak boundary lacking in durability. To the south the boundary would be formed of a small watercourse (Manywells Beck) which would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - existing development and a dry-stone wall.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - a dry-stone wall and small watercourse.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would protrude into the Green Belt from the settlement edge and not form a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along only one boundary. The existing inner Green Belt boundary is weak and the potential new Green Belt boundary is also weak. There is a high risk of unrestricted sprawl into the Green Belt to the south and west of the site.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form within the site's boundary, aside for a small dilapidated metal shed structures towards the south and a new shed in the northwestern corner.
How visually prominent is the site? What is the visibility of the site and	The site is visually prominent in the landscape as part of the wider countryside setting of the settlement. There

views across to the wider Green Belt? (OpA2)	are views of the site from the surrounding Green Belt and views across from the site into the wider Green Belt.
Assessment of Openness (OpAsOv)	There is very limited built form on the site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no contribution to purposes a), b) or d). It makes a strong contribution to purpose c) and a moderate contribution to purpose e). It has a high potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is weak, 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:	H273
Site Name:	Hallas Lane
Settlement:	Cullingworth
Sub-Area:	South Pennine Towns
Size (ha):	0.86
Site Description:	This site consists of a single field which is located between residential development to the west and Hallas Hall Farm to the east. To the north and south there are fields. The site's southern boundary is formed by an unmade road (Hallas Lane) (a public right of way). The northern boundary is formed of a dry-stone wall.
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 an open agricultural field with a number of trees along the southern boundary. The site is situated between the urban edge of the village if Cullingworth to the west and Hallas Hall Farm to the east. There are areas of countryside to the north and south. The site is rural in nature but slightly influenced by the adjacent urban area.
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 comprises of countryside uses with no built form. The site therefore makes a strong contribution to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site is characteristically rural in nature being formed of an open agricultural field. 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 Nearest ancient woodland (Old Hallas wood) is over 150m away.
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 50m of the Grade II Listed Hallas Hall Farm.
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)	No The site is affected by areas of low ground water flood risk where surface manifestation is unlikely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	
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 provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

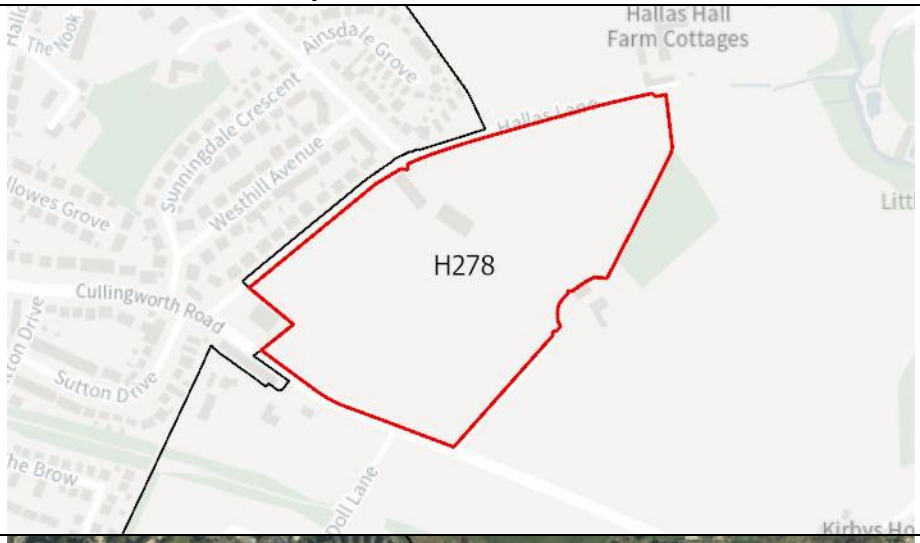
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed of rear gardens of Ainsdale Grove which provide a weak, less defensible boundary which lacks durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The new potential Green Belt boundary would be formed of features of varying strength. To the north the boundary would be formed of a dilapidated dry-stone wall which would be weak and lack durability. To the east the boundary would be formed of a private drive leading to Hallas Hall Farm which would also be weak. The southern boundary would be formed of Hallas Lane a road which would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - rear gardens.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - a road (Hallas Lane), a private drive and field boundaries.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site protrudes into the Green Belt and would not result in a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along only one boundary. The existing inner Green Belt boundary is weak and would risk unrestricted sprawl. The potential new Green Belt boundary is moderate in strength, however, there would still be a risk of unrestricted sprawl, particularly to the north. The site would not constitute the 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 reasonably visible in the landscape as part of the wider open countryside surrounding Cullingworth.

views across to the wider Green Belt? (OpA2)	There are wide ranging views 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 be moderate. 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:	H278
Site Name:	Hallas Lane
Settlement:	Cullingworth
Sub-Area:	South Pennine Towns
Size (ha):	7.97
Site Description:	This site consists of five fields to the south and east of Hallas Lane. The site includes buildings associated with an equestrian centre. The site's southern boundary is formed of Cullingworth Road. To the east the boundary is formed of an access track to a residential property, as well as the boundary walls of this property and a large woodland block, this boundary is also a public right of way. To the north and west the boundary is formed by Hallas Lane (also a public right of way) and a dry-stone wall field boundary.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	
What are the physical features? (PAQ2b)	
Is the site adjacent or near to a large built-up area? (PAQ3a)	No
What is the large built-up area(s)? (PAQ3b)	N/A
Would the proposal result in an incongruous pattern of development? (PAQ4a)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
What are the urbanising influences? (PAQ5b)	
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to 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 open fields on the edge of the settlement of Cullingworth. The site also includes an equestrian centre comprising of two large agricultural style buildings. However, these are located in the central section of the site and are rural in nature and form, and don't significantly detract from the rural nature of the site. With the majority of the site forming open countryside, it plays an important role in protecting 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 some built form on site which consists of two agricultural style buildings and are in rural use. The site plays a strong role in safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The majority of the site is formed of open fields which are quintessentially rural in nature. The built form on site occupies a small area close to the existing settlement, and is rural in nature. 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 The site is over 150m from the nearest ancient woodland (Little Wood and Great Ridge Wood).
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 northeastern tip of the site is adjacent to the 50m buffer zone of a number of Grade II Listed buildings at Hallas Hall Farm.
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)	No Site in a low ground water flood risk area 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)	
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 provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

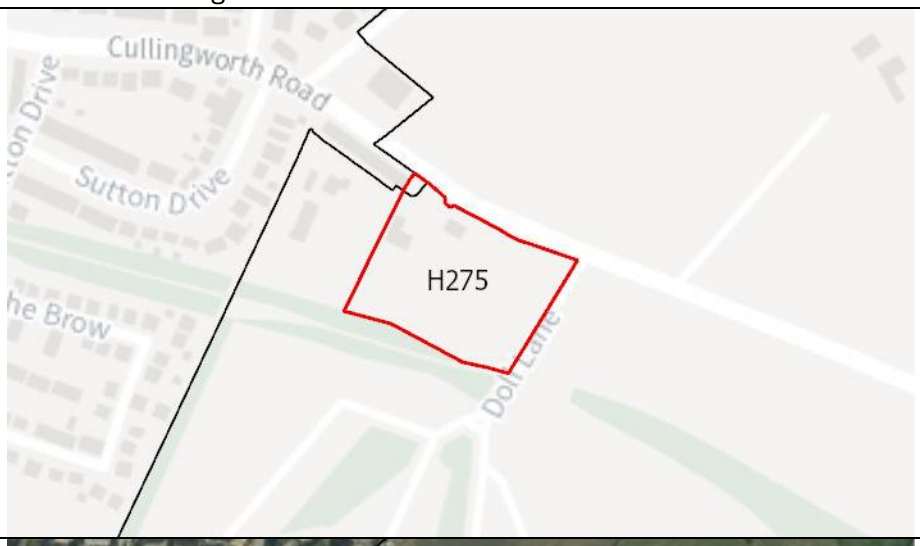
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary is formed of Hallas Lane and the curtilage of the telephone exchange building. The road forms the main boundary which is a strong and defensible boundary.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary is formed of Cullingworth Road to the south, a strong boundary. To the east the boundary is formed of a private driveway, and a woodland block and a small section of dry-stone wall in the north east corner. These would be features of moderate strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - an existing road.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - a made road, private driveway, woodland block and dry-stone wall.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would extend into the Green Belt.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along only one boundary. The existing inner Green Belt boundary is strong and would resist sprawl. The potential new Green Belt boundary would be moderate in strength and may risk unrestricted sprawl to the northeast and east into the wider Green Belt. The site would not represent a logical rounding off of the settlement. The development would have 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 some built form on site which consists of two agricultural style buildings and are in rural use. The buildings account for a very minor part 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 site is reasonably prominent, forming part of the open agricultural landscape adjacent to the settlement. There are views across the site into the wider Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no contribution to purposes a), b) or d). It makes a strong contribution to purpose c) and a moderate contribution to purpose e). It has a high potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is strong, and the proposed boundary would be moderate. 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:	H275
Site Name:	Cullingworth Road / Doll Lane
Settlement:	Cullingworth
Sub-Area:	South Pennine Towns
Size (ha):	1.08
Site Description:	This site consists of a field and adjacent residential properties. The site is attached to Cullingworth in the northwest corner of the site. There is a footpath following the line of the dismantled railway runs along the site's southern boundary. The site's eastern boundary is formed by Doll Lane (a public right of way), with fields beyond. To the norther the boundary is formed of Cullingworth 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 comprises of both countryside and urban uses in the form of grassland, equestrian facilities, two residential properties, gardens and grassland.
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 mix of uses at the site and the location of the non-rural uses, plus the screening of the open part of the site by trees reduces the contribution the site makes to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site is made up of a mixture of countryside and non-countryside characteristics. There is some built form in parts of the site which reduces the contribution the site makes to 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)	

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)	No The site is in an area of low ground water flood risk where surface manifestation is unlikely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	
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**

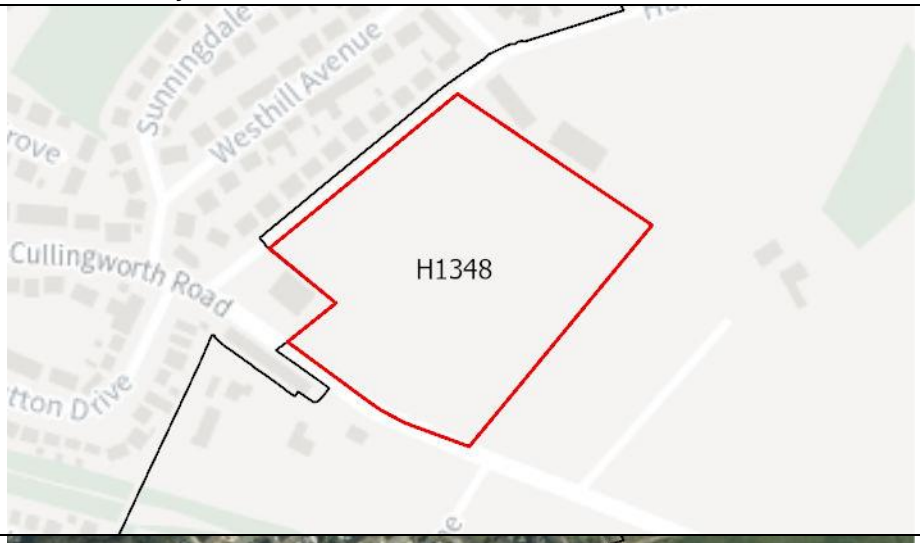
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner green belt boundary only touches the site in the north- western corner meeting the terraced properties on Cullingworth Road. The small existing inner Green Belt boundary is considered to be weak and lacking durability as it is formed only of the end property on a terrace row.
Boundary Strength – Potential new boundary:	Strong: defensible boundary The potential new Green Belt boundary would be formed of Cullingworth Road to the north, Doll Lane to the east and the Great Northern Railway Trail (made Bridleway) to the south. These features would be strong and create a defensible boundary.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	Strong: defensible boundary If the site were to be developed it would require a substantial change to the Green Belt to create a logical and strong, well defined boundary. This would run along; the old railway line, Doll Lane and Cullingworth Road, thereby including not only the site but also the adjacent properties and back gardens of the terraced properties on Cullingworth Road.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - along the edge of an existing terraced property.
How strong is the potential new Green Belt boundary? (SpAs3)	Strong - made roads and a bridleway.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would partially protrude into the Green Belt however, it would provide a logical extension to the settlement.
Assessment of Sprawl (SpAsOv)	The site is only connected to the settlement at a small portion of its north-western corner where it adjoins a row of terraced houses and is therefore not contained by the existing urban area. The existing Green Belt boundary is a boundary which is weak and lacking in durability therefore increasing the potential for sprawl. However, the potential new Green Belt boundaries would be a bridleway to the south and Doll Lane to the east and Cullingworth Road to the north which would be stronger, more defensible boundary which could decrease the potential for further sprawl into the wider Green Belt beyond. The site would not logically round off the

	settlement, but would provide a logical, contained extension to the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	Yes - there are two residential properties and associated domestic curtilage on the western part 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 site is partially visible from the adjacent roads, but the vegetated boundaries restrict views into site and out into the wider Green Belt.
Assessment of Openness (OpAsOv)	There is some built form on the site which occupies about a quarter of the site. The site is partially contained by vegetated boundaries and there are limited views to the adjacent 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 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:	H1348
Site Name:	Hallas Lane
Settlement:	Cullingworth
Sub-Area:	South Pennine Towns
Size (ha):	3.23
Site Description:	This site consists of two agricultural fields. It is part of a larger site which incorporates a further field to the east and two fields to the north as well as an equestrian centre. The site is bounded by Cullingworth Road to the south, Hallas Lane to the west, a public right of way and the equestrian centre to the north (made up of a dry-stone walls), and a dry-stone wall field boundary to the east.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	
What are the physical features? (PAQ2b)	
Is the site adjacent or near to a large built-up area? (PAQ3a)	No
What is the large built-up area(s)? (PAQ3b)	N/A
Would the proposal result in an incongruous pattern of development? (PAQ4a)	
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	
What are the urbanising influences? (PAQ5b)	
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	
How is the site connected to the large built-up area? (PAQ7)	
Purpose a) comment (PAC)	The site is not adjacent or near to the large built-up area so makes no contribution to 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 open agricultural fields divided by a dry-stone wall. The site is rural in nature and is a transitionary area between the urban edge of Cullingworth and the wider countryside to the east.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The site comprises of countryside uses with no built form. The site therefore makes a strong contribution to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site forms a part of the continuous agricultural landscape extending eastwards away from the village of Cullingworth. The site is characteristically rural in nature being formed of open fields and with the absence of built form. The site makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

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

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

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	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)	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	No
Is the site affected by areas at risk of flooding? (FN7Q6a)	No Site in a low ground water flood risk area 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)	
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 inner Green Belt boundary is formed of Hallas Lane and the curtilage of the telephone exchange building. The road forms the main boundary which is a strong and defensible boundary.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The new potential Green Belt boundary would be formed of a mix of features of varying strengths. To the south the boundary would be form of a made road (Cullingworth Road) which would be a strong boundary. To the north and east the boundaries would be formed of dry-stone wall field boundaries which would be weak in strength and lacking in durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - an existing road.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - a made road and dry-stone wall field boundaries.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site protrudes into the Green Belt and would not form a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along only one boundary. The existing inner Green Belt boundary is strong and would resist sprawl. The potential new Green Belt boundary would be moderate in strength and may risk unrestricted sprawl to the northeast and east into the wider Green Belt. The site would not represent a logical rounding off of the settlement. The development would have 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	The site is reasonably prominent, forming part of the open agricultural landscape adjacent to the settlement. There are views 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 moderate. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**