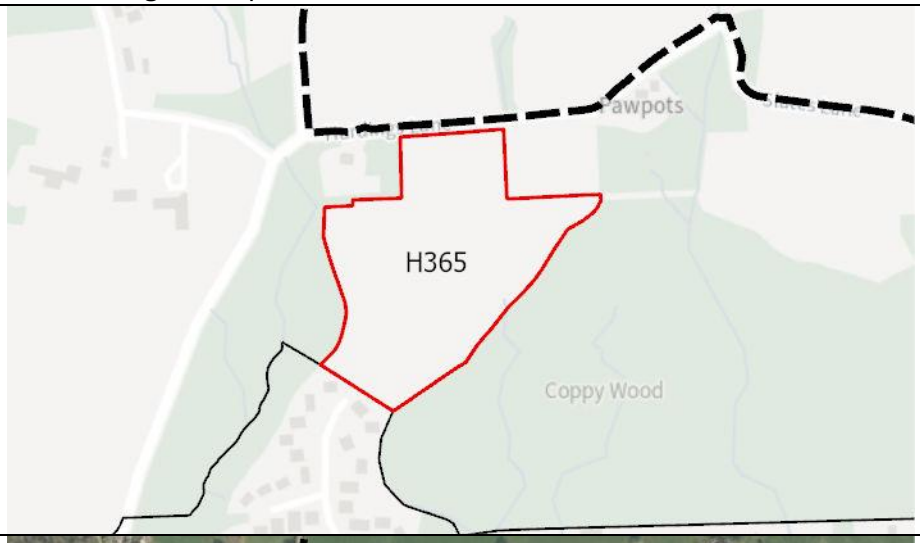
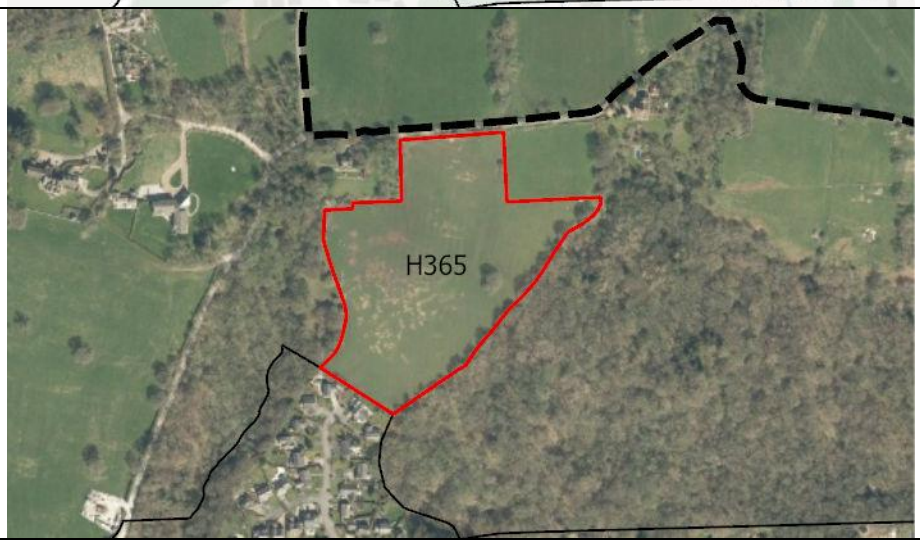
Bradford District Green Belt Assessment

Appendix C15 – Ilkley

Site Information	
Site Reference:	H365
Site Name:	Hardings Lane
Settlement:	Ilkley
Sub-Area:	Wharfedale
Size (ha):	4.20
Site Description:	This site consists of a large area of open grassland used for grazing which slopes down from north to south. The site contains no built development. There are isolated residential buildings to the northwest and the site is enclosed by Coppy Wood to east and Crabtree Gill to west. The site adjoins Ilkley to the north of the settlement. The boundaries of the site are made up woodland to the west and east, a made road to the north and existing development to the south.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	To the north the made road of Hardings Lane provides a strong boundary. The substernal woodland to the east and west also provide strong features.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Ilkley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The development of the site would further extend the built form of the settlement into the Green Belt in an incongruous way, creating a finger-like development pattern.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	N/A
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is formed of the rear gardens of properties on Gill Bank Road which are made up of hedgerows and walls.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the large built-up area along one short boundary on the site's southern edge.
Purpose a) comment (PAC)	The site is free from existing development, there are some features which could restrict and contain development. The site is connected to the large built-up area along one boundary and its development would result in an incongruous pattern of development. There are no urbanising influences which would detract from the rural nature of the site. On balance the site would make a strong contribution to purpose a).
Purpose a) outcome (PAO)	**Strong**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Ilkley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	N/A
Does the site form a substantial part of a gap between these towns? (PBQ2d)	N/A
What type of gap does the site sit within? (PBQ2e)	N/A
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A
Details of the loss of visual separation (PBQ3b)	
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 large agricultural field, with a smaller field in the northeast corner. The site is open in its form, but enclosed by large woodland blocks on the east and west which partially contain the site. However, the site forms part of a wider agricultural landscape to the 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 is free development and provides part of the countryside setting around Ilkley. It therefore makes a strong contribution to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site forms an integral part of the continuous agricultural landscape extending northwards away from the town of Ilkley. The site is rural in character and contains no built form. It makes a strong contribution to purpose c).

Purpose c):	To assist in safeguarding the countryside from encroachment
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	There is no built form on site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Ilkley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is slightly separated from the historic core of Ilkley and the woodland and topography of the location partially limit views into the historic core. However, the site plays a role in the wider setting of the historic town and therefore has a moderate visual, physical and experiential relationship to the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Ilkley but is separated from the historic core. It has a moderate visual, physical and experiential connection to the historic town with some wider views across the town and by providing a wider landscape setting. The site makes a moderate contribution to purpose d).
Purpose d) outcome (PDO)	**Moderate**

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts) The South Pennine Moors SSSI is within 1.6km of the site.

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	Further assessment may be required to ascertain impacts on potentially functionally linked land.
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	Yes The site is directly adjacent to the Nidderdale National Landscape.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	Further assessment is required to understand any potential impact on the National Landscape designation.
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	Yes The site is adjacent to and within the buffer zone for two areas of ancient woodland (Crabtree Ghyll and Coppice Wood).
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	Further investigation and assessment will be required to understand the likely impact on the areas of ancient woodland and whether there are any appropriate mitigation measures which can be used.
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is within 100m of Middleton conservation area, within 110m of a Scheduled Monument (Medieval settlement)

Footnote 7 Assessment Criteria	Yes / No and Comment
	and within 220m of the Grade I Listed Myddleton Lodge.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further assessment required to understand the impact on the heritage assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There is an area of low ground water flood risk in the north of the site where flooding is unlikely to occur.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

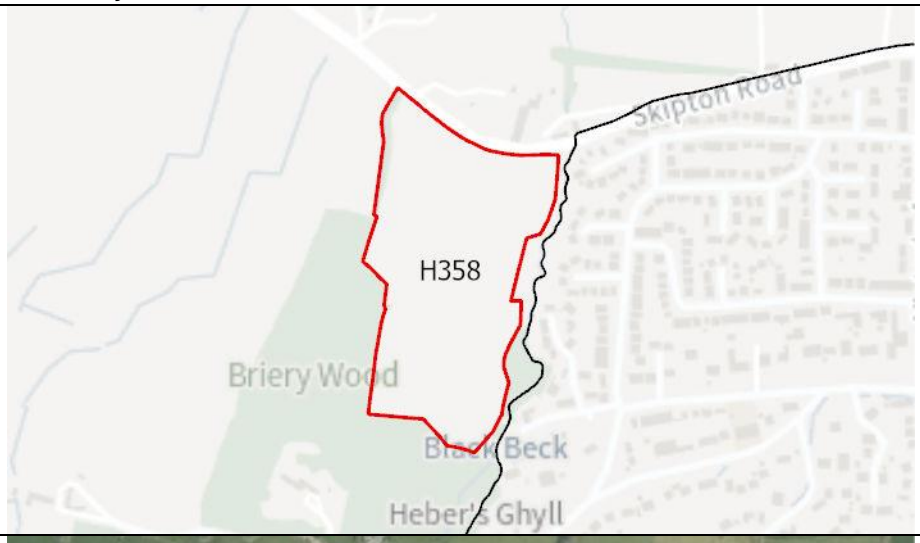
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing Green Belt boundary is made up of the rear gardens of existing development on Gill Bank Road that is poorly defined. This is a weak boundary, which is lacking in durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed of substantial areas of woodland to the east and west and Hardings Lane to the north which would create strong, defensible boundaries. However, part of the western, eastern and northern boundaries are formed by field boundaries made up of post and wire fencing, and residential boundaries made up of hedgerows which are weaker boundaries.
Boundary Strength – could an alternative site boundary be	N/A

drawn to produce a potentially stronger or more logical Green Belt boundary?:	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 - woodland, made road, fencing and hedgerows.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would protrude into the Green Belt and not round off 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 would be moderate in strength and may still increase the risk of sprawl. The site would not form a logical rounding off of the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is visually prominent in the landscape as it occupies a hillside location. There are views from and into the site across the wider Green Belt. The site is visible from Hardings Lane.
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a strong contribution to purpose a), no contribution to purpose b), a strong contribution to purpose c), a moderate contribution to purpose d) and a moderate contribution to purpose e). It has a 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:	H358
Site Name:	Skipton Road
Settlement:	Ilkley
Sub-Area:	Wharfedale
Size (ha):	7.82
Site Description:	This site consists of open sloping fields adjacent the A65 Skipton Road to the north. The site slopes downwards from south to north and is bounded by mature trees to the east, south and west. There are residential uses to the east and north across the main road and open pasture fields to the west. The site adjoins the western edge of the settlement. The northern boundary is formed of the A65.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	There is a small barn structure located along the western edge.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	To the west and south there are areas of substantial woodland. To the north the made road of the A65 provides a strong containing feature.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Ilkley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The development of the site would see a protrusion of the built form into the countryside breaking the existing well-defined settlement edge.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	N/A
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The inner Green Belt boundary is formed of a well-established tree line and Black Beck. These are recognisable and less durable features creating a less defensible boundary but one which could help to prevent the spread of the large built-up area to a moderate extent.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the large built-up area along one boundary and is not contained by the settlement.
Purpose a) comment (PAC)	The site is free from existing development, apart from a small barn structure located at the western edge of the site. There are some strong containing features along some of the site boundaries, but there are also weaker features present that would not fully restrict or contain development. The site is attached to the large built-up area of Ilkley and would result in an incongruous pattern of development - where the built form would protrude into the countryside from a well-defined settlement edge. The site is not subject to other urbanising influences. The site is only connected to the settlement

Purpose a)	To check the unrestricted sprawl of large built-up areas
	along one edge with the risk of sprawl occurring to the west. On balance this site would make strong contribution to purpose a).
Purpose a) outcome (PAO)	**Strong**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	There is a small barn structure located along the western edge.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Ilkley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Ilkley and Silsden and Ilkley and Skipton (in North Yorkshire)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Less essential or vast gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	The site sits in a vast gap between Ilkley and Silsden and Skipton where the distance is so substantial that there would be no loss of visual separation between the two towns.
Purpose b) comment (PBC)	The site sits in a gap between towns, but forms only a very small part of this gap and does not make a contribution to visual separation. The site would only make a weak contribution to purpose b).
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site consists of open a number of open fields adjacent to the settlement of Ilkley. The open landscape of this site is characteristically rural in nature.

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is a small barn structure positioned on the site's western boundary. However, this is screened by trees and does not detract from the countryside character. The site makes a strong contribution to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site forms an integral part of the continuous agricultural landscape extending westwards away from the town of Ilkley. The site is characteristically rural in nature being formed of agricultural fields and trees. The barn building located to the west of the site is in rural use. Developing this field would result in a direct, unmitigated loss of open countryside land that serves as a protective rural buffer right next to the town edge. 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)	Yes - rural uses present
If development is present – what form/type of development is it? (PDQ1b)	There is a small barn structure located along the western edge.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Ilkley
Is the site separate from the historic core? (PDQ3a)	No
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	Yes
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is directly adjacent to the Ilkley conservation area which forms the historic core of Ilkley. The site provides an important setting to the edge of the settlement with glimpsed views of the historic town available through the trees on the eastern edge of the site.
Purpose d) comment (PDC)	The site is connected to the historic town of Ilkley and is directly adjacent to the Ilkley conservation area which forms the historic core. It has a moderate visual, physical and experiential connection to the historic town by providing the wider landscape setting. The site makes a moderate contribution to purpose d).
Purpose d) outcome (PDO)	**Moderate**

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

Purpose e)	To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Purpose e) outcome (PEO)	**Moderate**

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts) The South Pennines SSSI is located 500m to the south.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	Further assessment may be required to ascertain impacts on potentially functionally linked land.
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No The site is within 1km of the Nidderdale National Landscape.
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 nearest ancient woodland is over 370m away.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is directly adjacent to the Ilkley conservation area and within 60m of two Grade II listed buildings (Hollin Hall Farm and Old Mill House).
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further assessment will be required to understand the potential impact of development on the heritage asset.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There area some small areas of low surface water flood risk within and adjacent to the site. There are areas of low and moderate Groundwater flood risk in the southern part of the site where there is a possibility of surface manifestation.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing Green Belt boundary is formed of woodland, trees and hedgerows which follow the line of Black Beck. These features represent a continuous boundary, providing a moderate less defensible boundary.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed of a substantial woodland bloc to the south and partly to

	the west which would offer a strong boundary. The remainder of the western boundary is made up of a continuous hedgerow and tree line offering a boundary of moderate strength. The northern boundary would be formed of the A65 Skipton Road, 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)	Moderate - woodland and trees.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - made road, woodland, hedgerow/trees.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would constitute an extension to the settlement rather than a logical rounding off.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along only one boundary. The existing inner Green Belt boundary is moderate in strength and may increase the risk of sprawl. The potential new Green Belt boundary would also be moderate in strength and may increase the risk of sprawl. The site would not form a logical rounding off of the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is visually prominent in the landscape occupying a hillside location. There are views into the site from the A65. View to the south are restricted by the substantial area of woodland. There are views to the north and west into the wider Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide view across parts of the site and adjoining areas of Green Belt. Development would both visually and spatially impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a strong contribution to purpose a), no contribution to purpose b), a strong contribution to purpose c), a moderate contribution to purpose d) and a moderate contribution to purpose e). It has a moderate

	potential for sprawl, and development would have a high impact on the openness of the Green Belt. The existing inner Green Belt boundary is moderate in strength, and the proposed boundary would also be moderate in strength. Based on these assessment outputs and planning judgement the site provides a strong contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H374
Site Name:	Moorfield Road
Settlement:	Ilkley
Sub-Area:	Wharfedale
Size (ha):	1.29
Site Description:	This site consists of open grassland used for grazing. There are residential uses to the west and south and open land to the east. The site adjoins Ilkley to the east of the settlement. The boundaries of the site are made up rear gardens of existing development along Moorfield Road, mature trees to the north and open land 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)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	No
What are the physical features? (PAQ2b)	There are some trees located along the three external site boundaries but these do not represent strong features that could restrict or contain development.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Ilkley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Although the site is only connected to the settlement along one boundary, the nature and form of the settlement edge in this location and the existing development within the Green Belt adjacent to the site would mean the site would only slightly protrude into the Green Belt and could fit with the existing pattern of development.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There are no other urbanising influence in close proximity other than the existing residential developments.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The inner Green Belt boundary is formed of the boundaries of the rear gardens of properties on Moorfield Road. These are weaker features which are only likely to restrict development to a weak extent.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the large built-up area along one boundary.
Purpose a) comment (PAC)	The site is free of existing development and lacks physical features in reasonable proximity that could restrict or contain development. The site is adjacent to the large built-up area. Development of the site would not necessarily result in an incongruous pattern of development given the shape and form of the settlement edge in this location and the presence of other

Purpose a)	To check the unrestricted sprawl of large built-up areas
	development in the Green Belt. The site is connected to the large built-up area along one boundary which is formed of weaker features. There are no other urbanising influences in close proximity to the site. On balance the site would make a moderate contribution to purpose a).
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Ilkley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	
Does the site form a substantial part of a gap between these towns? (PBQ2d)	N/A
What type of gap does the site sit within? (PBQ2e)	N/A
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A
Details of the loss of visual separation (PBQ3b)	
Purpose b) comment (PBC)	The site is not in a gap between two defined towns so makes no contribution to 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 field which is slightly enclosed by mature trees and broken hedgerows. The site is located on the edge of the settlement adjacent to some large residential properties and is in a transitionary area moving from the urban area to the rural countryside. The site is characterised by countryside uses.

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no built form on-site, except for a small area of hardstanding to the south. The openness of the site is partially influenced by the proximity to the adjacent urban area. Nevertheless, the site still makes a strong contribution to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site is rural in character and contains no built form. It 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)	Yes
If development is present – what form/type of development is it? (PDQ1b)	There is no built form on site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Ilkley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are no views from the site into the historic core or from the historic core into the site. The site has limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Ilkley but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. It would only make a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a)	Yes

Footnote 7 Assessment Criteria	Yes / No and Comment
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*	Within 2.5km of SPA/SAC (supporting habitat, recreational impacts) The South Pennine Moors SSSI is within 1.6km of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	Further assessment may be required to ascertain impacts on potentially functionally linked land.
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No The site is within 800m of the Nidderdale National Landscape.
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

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There is some surface water flood risk located in the north western corner of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

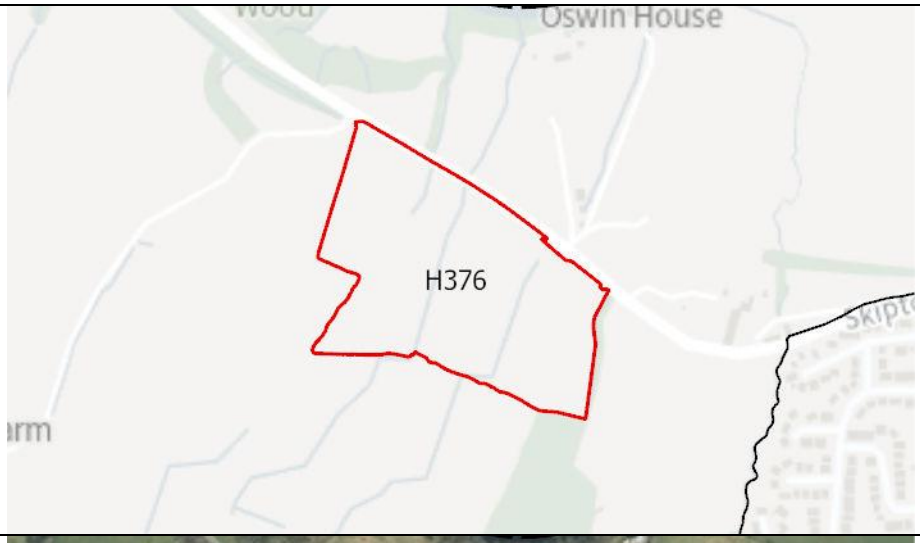
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing Green Belt boundary is made up of rear gardens to existing residential development along Moorfield Road. This is a weak boundary lacking durability.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed of broken tree lines and hedgerows which offer a weak boundary lacking in durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no 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 -

How strong is the potential new Green Belt boundary? (SpAs3)	Weak -
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would protrude into the Green Belt and not round off 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 would also be weak and risk unrestricted sprawl. The site would not form a logical rounding off of the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is visible in the landscape and although there is vegetation along the site boundaries, this is broken with gaps allowing views into and out of the site to the wider Green Belt. The site is visible in the wider landscape.
Assessment of Openness (OpAsOv)	There is no built form on site. There are moderate views across the site and adjoining areas of Green Belt. Development would have a moderate impact both visually and spatially on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

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

Site Information	
Site Reference:	H376
Site Name:	Skipton Road (3)
Settlement:	Ilkley
Sub-Area:	Wharfedale
Size (ha):	8.70
Site Description:	This site consists of a number of fields located to the west of Ilkley. The site is separated from the existing settlement by another proposed site. The site is bounded by the A65 to the north, broken tree lines / field boundaries to the east and south, and a dry-stone wall and wooden post and rail fence to the west.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	The A65 provides a strong feature to the north, but the dry-stone walls, broken tree lines and hedgerows which form the field boundaries to the east, west and south offer weak feature which would not restrict or contain development
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Ilkley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site is separated from the large built-up area and its development would result in a detached finger of isolated development in the Green Belt.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	The site is detached from the urban area and is rural in nature. There are no nearby other urbanising influences.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site is detached from the settlement and does not have an inner Green Belt boundary.
How is the site connected to the large built-up area? (PAQ7)	The site is not connected to the large built up area.
Purpose a) comment (PAC)	The site is free from development and apart from the strong feature of the A65 to the north, lacks other strong features which would restrict or contain development. The site is near to the large built-up area and its development would result in an incongruous pattern of development to the west of Ilkley. The site is not subject to any other urbanising influences and has no inner Green Belt boundary as it is detached from the

Purpose a)	To check the unrestricted sprawl of large built-up areas
	settlement. The site would make a strong contribution to purpose a).
Purpose a) outcome (PAO)	**Strong**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Ilkley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Ilkley and Skipton (in North Yorkshire)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Less essential or vast gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	The site is within an extensive gap between the two towns with no intervisibility and its development would not result in a loss of visual separation.
Purpose b) comment (PBC)	The site would form only a small part of a large, extensive gap between two towns and would make no contribution to the visual separation of the two towns. The site would make a weak contribution to purpose b).
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	This site consists of a number of open agricultural fields located, but detached from the west of Ilkley. The fields are divided by well-established hedgerows, trees and fences and provide a quintessential rural landscape.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built	The site comprises of countryside uses with no built form on site. The site therefore makes a strong contribution to safeguarding the countryside from encroachment.

Purpose c):	To assist in safeguarding the countryside from encroachment
form/non-rural uses within the site under consideration) (PCQ2)	
Purpose c) comment (PCC)	The site forms an integral part of the continuous agricultural landscape extending westwards away from the town of Ilkley. The site is rural in character and contains no built form. Developing this site would result in a direct, unmitigated loss of open countryside land that serves as a protective rural buffer close to the town edge. 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)	Yes
If development is present – what form/type of development is it? (PDQ1b)	There is no built form on site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Ilkley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development, topography, and other vegetation. There are no views from the site into the historic core or from the historic core into the site. The site has limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is near to the historic town of Ilkley but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. It would only make a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts) The South Pennine Moors SSSI is within 700m of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	Further assessment may be required to ascertain impacts on potentially functionally linked land.
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No The site is within 700m of the Nidderdale National Landscape.
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 within 50m of an ancient woodland (Greenwood woodland) but separated from it by the A65.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No There is a Grade II Listed milestone adjacent to the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There is a beck with runs through the site and an area of Flood Zone 3b associated with that water course. There are also significant areas of surface water flood risk which run south to north through the site. The northern part of the site is affected by groundwater flood risk. In some parts ground water emergence 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 a strong contribution to purpose a), and a weak contribution to purposes b) and d). There are potential Footnote 7 asset issues in relation to habitat sites and flood risk which required further investigation. However, as the site makes a strong contribution to purpose a) it cannot be considered to be grey belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Entirely Undefined The site is not connected to the settlement of Ilkley. 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 made road (A65 Skipton Road) to the north which would be a strong boundary. However, the boundaries to the south and west would be formed of a mix of broken tree lines, hedgerows, dry-stone walls and fences which are weak boundaries lacking in durability. However, the

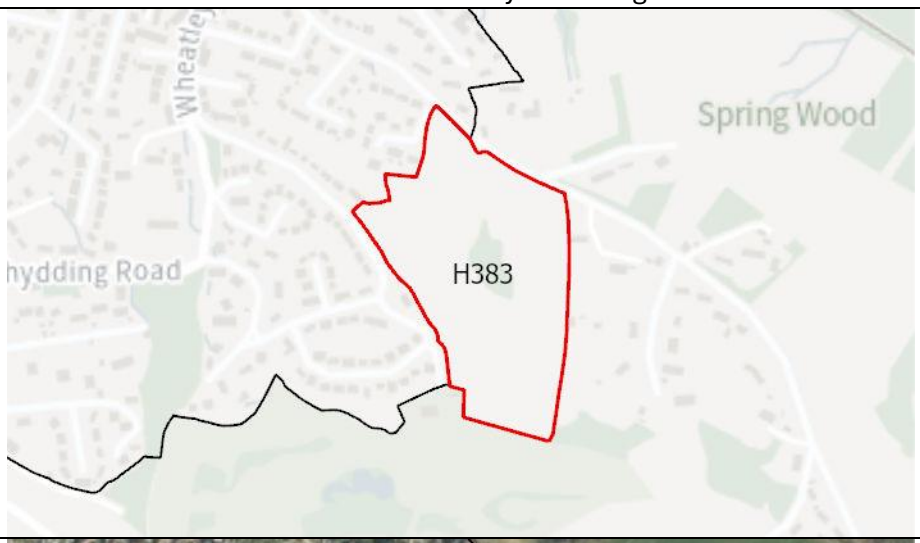
	site is detached from the settlement of Ilkley and would need to be developed in conjunction with site H358 to connect to the urban edge.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is not connected to the settlement.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Not connected to the settlement so there is no existing inner Green Belt to the site.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - made road, hedgerows, post and rail fencing, trees.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site is detached from the settlement of Ilkley. There is a significance distance from the settlement edge to the site. It would not represent a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is not connected to the settlement. Development of the site would constitute unrestricted sprawl due to its detachment from the settlement edge. The potential new Green Belt boundary would be moderate in strength and may restrict further sprawl in some directions, there is still potential for sprawl to the west and south. The site would not represent a logical rounding off of the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is very prominent in the landscape forming part of the wider Green Belt and countryside to the west of Ilkley. There are views from and into the site across the wider Green Belt. The site is clearly visible from the A65.
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a strong contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d), and a moderate contribution to purpose e). It has a high potential for sprawl, and development would have a high

	impact on the openness of the Green Belt. The site is not directly connected to the settlement of Ilkley 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:	H383
Site Name:	Wheatley Grove
Settlement:	Ilkley
Sub-Area:	Wharfedale
Size (ha):	7.17
Site Description:	This site consists of a large sloping field with central copse of trees and other trees on the boundaries. The site slopes downwards from south to north. There are steeper areas of land to the south of the site. The site has residential development on three sides and there is a golf course to south. There is a residential enclave washed over by green belt to the east. The site is located between this enclave and the edge of the current eastern edge of the Ilkley urban area which it adjoins. The boundaries of the site are made up of a number of roads, dry-stone walls, garden boundaries to the east and the boundary fence to golf club.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Ben Rhydding Drive and Wheatley Grove are made roads which restrict development to the north and west, along with some existing development to the northwest and east. There is also a tree line to east.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Ilkley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site is partially, but not strongly contained by the existing settlement. Although it would protrude from the settlement it would not result in an incongruous pattern of development given that it is sandwiched between the settlement and an enclave of development washed over by green belt.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site is surrounded by residential development effectively on three sides. There is a golf course to the south which sees the transition between the urban area and more rural areas.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The site's inner Green Belt boundary is formed of a mix of strong and weak boundaries in the form of made roads to the north (Ben Rhydding Drive) and west (Woodroyd Gardens and Wheatley Grove), and the rear gardens of existing development on Woodroyd Gardens and Wheatley Grove. These boundaries would partially prevent the outward spread of the large built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the settlement on two sides and is partially, but not strongly contained.
Purpose a) comment (PAC)	The site is free from existing development. There are both strong and weak features which would partially restrict and contain development. The site is connected to the large built up area of Ilkley. If developed it would not result in an incongruous pattern of development as it is partially, contained by existing development to the

Purpose a)	To check the unrestricted sprawl of large built-up areas
	west and partially to the north. There is a golf course to the south of the site which may provide some urbanising influences in addition to the surrounding residential uses. The site is connected to the large built-up area along two boundaries and there is some potential to round off the settlement. On balance the site would make a moderate contribution to purpose a).
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Ilkley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	N/A
Does the site form a substantial part of a gap between these towns? (PBQ2d)	N/A
What type of gap does the site sit within? (PBQ2e)	N/A
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A
Details of the loss of visual separation (PBQ3b)	N/A
Purpose b) comment (PBC)	The site is not in a gap between two defined towns. Rather it is in a gap between a town (Ilkley) and a village (Burley-in-Wharfedale) and therefore does not 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 a countryside use in the form of grassland. The site is surrounded by trees but is open and due to its topography, relatively prominent in the landscape.

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The site comprises of countryside uses with no built form on site. The site therefore makes a strong contribution to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site is rural in character and contains no built form. It 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)	Yes
If development is present – what form/type of development is it? (PDQ1b)	There is no built form on site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Ilkley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development, topography and trees. There are no views from the site into the historic core or from the historic core into the site. The site has limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Ilkley but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. It would only make a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a)	Yes An extremely small part of the site in the southwest corner is in

Footnote 7 Assessment Criteria	Yes / No and Comment
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*	400m of the SPA/SAC where new residential development is restricted. The remainder of the site is within 2.5km SPA/SAC zone. The South Pennine Moors SSSI is within 400m of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	The part of the site within 400m should not be developed. Further assessment may be required to ascertain impacts on potentially functionally linked land.
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No The site is over 800m from the Nidderdale National Landscape.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	Yes There is an area of ancient wood pasture located in the centre of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	Further investigation and assessment will be required, but the woodland block is likely to significantly restrict development.

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No The Ben Rhydding conservation area is over 240m away. The nearest listed building is 220m away (Gib Field).
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 (high, moderate, low) which runs through the centre of the site from south to north. There is a small area of low ground water flood risk to the south of the site, where flooding from ground water is unlikely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), no contribution to purpose b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to habitat sites and flood risk which require further investigation. However, there are also Footnote 7 asset issues in relation to irreplaceable habitats which would provide a strong reason to restrict or refused development. Therefore the site cannot be considered as grey belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing Green Belt boundary is made up of a mix of features of varying strengths, including made roads (Wheatley Grove and Woodroyd Gardens) offering strong boundaries, and rear gardens and broken tree lines which offer weaker less durable boundaries.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed of the made road of Ben Rhydding Drive to the north, a strong boundary. To the eastern boundary would be

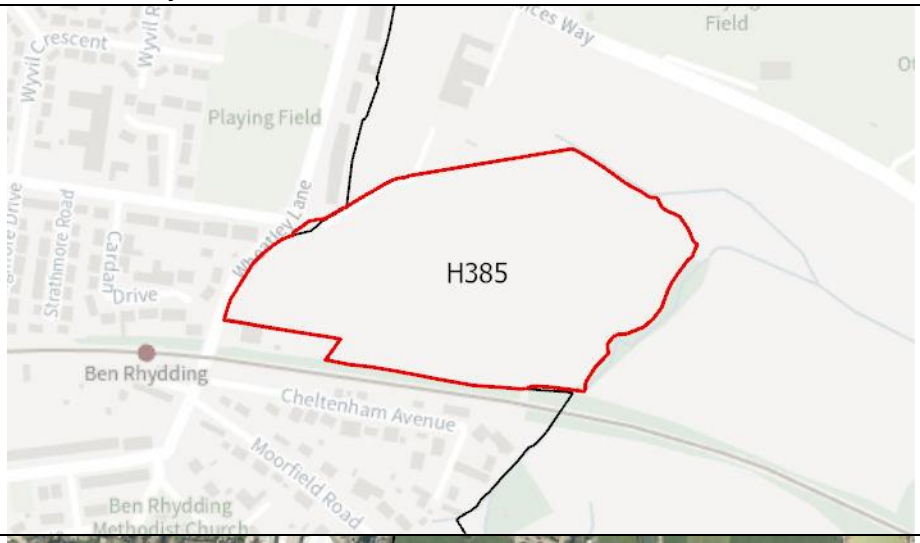
	formed of broken tree lines, hedgerows and rear gardens of residential properties on Cragg Drive, these would be weak boundaries lacking durability. To the south the boundary would be formed wall/fence of the golf course which is also a weak boundary lacking in durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - made roads, rear gardens, broken tree lines.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - made roads, rear gardens, broken tree lines, hedgerows.
Does the site represent a logical rounding off of the settlement? (SpAs4)	Partially - the site is partially contained by the existing settlement edge, but protrudes further into the Green Belt. It would constitute a partial rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along two sides. The existing inner Green Belt is moderate in strength and may increase the risk of sprawl. The potential new Green Belt boundary would also be moderate in strength and increase the risk of sprawl. The site would partially round off the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	There are local views into the site from Ben Rhydding Drive and Wheatley Grove, but there are limited views to the south across the wider Green Belt due to topography changes. Wider views from the adjoining Green Belt are more limited.
Assessment of Openness (OpAsOv)	There is no built form on site. There are moderate and limited views across the site and adjoining areas of Green Belt. Development would have a moderate impact both visually and spatially on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), no contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d), and a

	moderate contribution to purpose e). It has a moderate potential for sprawl, and development would have a moderate impact on the openness of the Green Belt. The existing inner Green Belt boundary is moderate in strength, and the proposed boundary would also be moderate in strength. Based on these assessment outputs and planning judgement the site provides a moderate contribution to the Green Belt.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H385
Site Name:	Coutances Way
Settlement:	Ilkley
Sub-Area:	Wharfedale
Size (ha):	7.41
Site Description:	This site consists of fields used for grazing which slope down to the A65. There are residential uses to the west, a scout hut and train line to the south and open fields to the north and east. The site adjoins Ilkley to the east of the settlement. The boundaries of the site are made up the train line to the south, field boundaries to the north, an unmade road/ track and Wheatley Lane to the West, and a band of mature trees 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)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	There is a well established tree line and small watercourse to the east of the site which are moderate features. There is a railway line to the south which is a strong feature. There are hedgerows to the north which are weaker features.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Ilkley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site is connected to the large built-up area along two boundaries which partially contain it. The site slightly protrudes into the Green Belt but is partially restricted by the strong tree line to the east. The development of the site would not result in an incongruous pattern of development, rather it would provide an extension to the settlement which would be partly inline with the existing extent.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site is adjacent to the railway line and a scout hut to the south of the site.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The inner Green Belt boundary is formed of a railway line to the south which provides a strong boundary prevent the spread of the large built-up area to the north. Wheatley Lane, a made road, forms the site's western boundary and is also a strong feature which would prevent the spread of the large built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the large built-up area along two boundaries and is partially contained.
Purpose a) comment (PAC)	The site is free from development and partially lacks features which could restrict and contain development. The site is attached to the large built-up area along two sides and would be partially contained. If it were developed it would not result in an incongruous pattern

Purpose a)	To check the unrestricted sprawl of large built-up areas
	of development. There are some other urbanising influences such as the scout hut and railway line to the south which would detract from the rural setting. On balance the site would make a moderate contribution to purpose a).
Purpose a) outcome (PAO)	**Moderate**

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

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site consists of a number of fields divide by dry-stone walls and there are a small number of trees scattered throughout the site. The site is on the edge of the settlement and in a transitionary area between the urban townscape and rural landscape. The site is characterised by rural land uses.
To what extent does the site safeguard the countryside from	There is no built form on site. The openness of the site is partially influenced by the proximity to the adjacent

Purpose c):	To assist in safeguarding the countryside from encroachment
encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	urban area particularly to the southwest. Nevertheless, the site still makes a strong contribution to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site is rural in character and contains no built form. It 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)	Yes
If development is present – what form/type of development is it? (PDQ1b)	There is no built form on site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Ilkley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are no views from the site into the historic core or from the historic core into the site. The site is part of the wider setting of the town and has limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Ilkley but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. It provides part of the wider setting of the town but would only make a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts)

Footnote 7 Assessment Criteria	Yes / No and Comment
• *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	The South Pennine Moors SSSI is over 900m away.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	Further assessment may be required to ascertain impacts on potentially functionally linked land.
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	Yes The Nidderdale National Landscape is approximately 200m away.
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 There are a number of Grade II Listed buildings located to the north of the site which make up the Wheatley Grange Farm complex.

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further assessment required to understand the impact on the heritage assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Land along the northern and eastern boundaries is within flood zone 3b. Land to the north and some isolated land to the southeast is within flood zones 2 and 3a. There is a notable area of surface water flood risk (low, moderate and high) in the eastern quarter of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

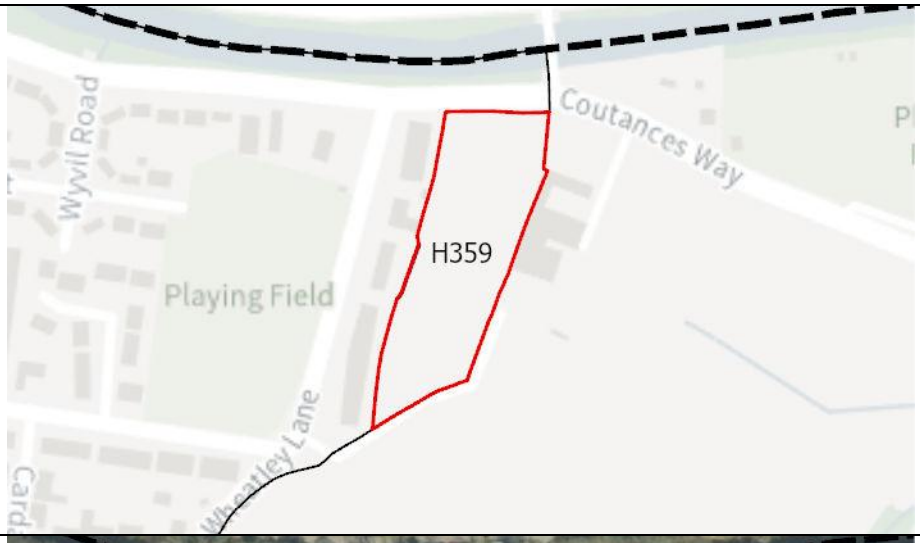
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing Green Belt boundary is made up of Wheatley Lane and the railway line which constitute strong boundaries. A small part of the boundary is formed of the curtilage of the scout hut.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed of a well-established, continuous tree line to the east offering a moderate boundary. To the north the boundary is made up of farm tracks, field boundaries formed of dry-stone walls and a section which is entirely undefined. These features are weaker in nature and lacking in durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially	N/A

stronger or more logical Green Belt boundary?:	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 partially along two boundaries.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - made road, railway line.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - continuous, well-established tree line, farm track, dry-stone walls, an undefined section.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would protrude into the Green Belt to the north. The site would constitute an extension of the settlement rather than a rounding off.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along two sides. The existing inner Green Belt is strong and would restrict sprawl. The potential new Green Belt boundary would be moderate in strength and may increase the risk of sprawl. The site would not constitute the rounding off of the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is prominent in views from the A65 and wider Green Belt. The site sits in a transitionary, gateway landscape between the urban edge and wider countryside.
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

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

Site Information	
Site Reference:	H359
Site Name:	Wheatley Lane
Settlement:	Ilkley
Sub-Area:	Wharfedale
Size (ha):	1.28
Site Description:	This site consists of an open pasture field located to the east of the settlement. It is situated between the rear gardens of properties on Wheatley Lane and the listed farm buildings to the east. The site is directly adjacent to the A65 to the north. To the south, the site is bound by a farm track with open pasture fields beyond. The site is connected to the settlement along its western boundary, which is comprised of the existing development. The site is relatively level with a slight rise to the south.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Existing development to the west and the made road (A65) to the north would restrict development. To the east and south the boundaries are weaker being formed of a farm track, wooden fencing, and existing farm buildings.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Ilkley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site is partially contained by the settlement as it is connected along two boundaries and could partially round off the settlement.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	Except for the existing residential properties to the west, the site is rural in nature and forms a transitionary area between the settlement and the wider countryside.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The inner Green Belt boundary is formed of a made road (the A65) and the rear boundaries of properties on Wheatley Lane. These are a mix of weak and strong features and would partially prevent the outward spread of the large built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is connected along two boundaries (to the north and west of the site).
Purpose a) comment (PAC)	The site is free from development and partially lacks features which would restrict or contain development. The site is attached to the large built-up area. If the site is developed it would not result in an incongruous pattern of development as it is connected to the settlement on two sides and would be partially contained and round off the settlement. The site is on the edge of the settlement and in a transitionary area

Purpose a)	To check the unrestricted sprawl of large built-up areas
	between the urban area and the rural countryside. On balance the site would make a moderate contribution to purpose a).
Purpose a) outcome (PAO)	**Moderate**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Ilkley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	N/A
Does the site form a substantial part of a gap between these towns? (PBQ2d)	N/A
What type of gap does the site sit within? (PBQ2e)	N/A
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A
Details of the loss of visual separation (PBQ3b)	N/A
Purpose b) comment (PBC)	The site is not 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 elongated agricultural field situated to the east of the town of Ilkley. It provides a transitionary area from urban to rural and forms part of a typical, open agricultural 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 is no built form on site. The site makes a strong contribution to safeguarding the countryside from encroachment.

Purpose c):	To assist in safeguarding the countryside from encroachment
Purpose c) comment (PCC)	The site is rural in character and contains no built form. It 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)	Yes
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Ilkley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are no views from the site into the historic core or from the historic core into the site. The site is part of the wider setting of the town however it does not have any tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Ilkley but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

Footnote 7 Assessment Criteria	**Yes / No and Comment**
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts) The South Pennines SSSI is located 1km to the south.

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	Further assessment may be required to ascertain impacts on potentially functionally linked land.
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	Yes The site is within 60m of the Nidderdale National Landscape.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	Further assessment is required to understand any potential impact on the National Landscape designation.
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is directly adjacent to a number of Grade II Listed buildings associated with Wheatley Grange 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 assessment will be required to understand the potential impact of development on the heritage asset.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes

Footnote 7 Assessment Criteria	Yes / No and Comment
	The northern part of the site is at fluvial flood risk being located in Flood Zones 2, 3 and 3b. There are some areas of surface water flood risk (low, medium, high) in the north eastern corner.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), no contribution to purpose b) and a weak contribution to purpose d). There are Footnote 7 asset issues in relation to habitat sites and the Nidderdale National Landscape which required further investigation. However, there are also Footnote 7 asset issues in relation to heritage assets and flood risk which would provide a strong reason for refusing or restricting development. Therefore the site cannot be considered as grey belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

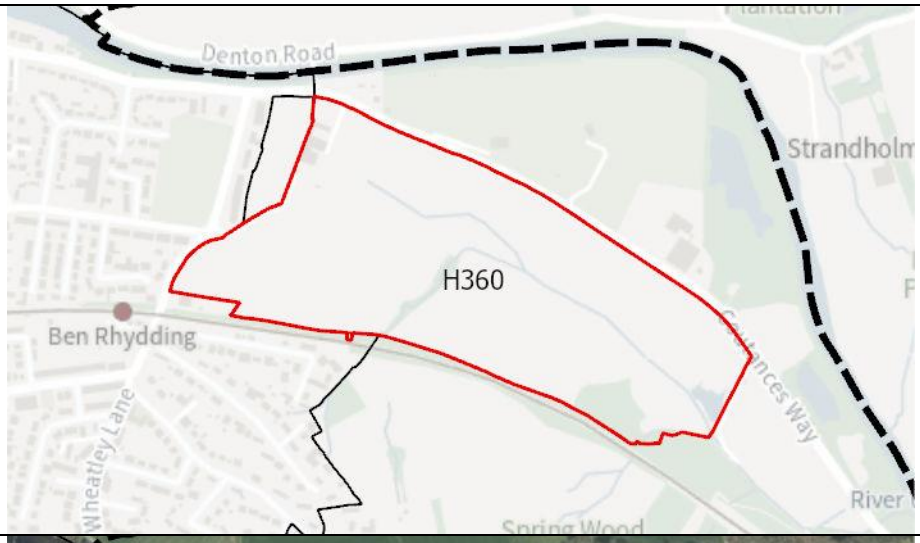
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing Green Belt boundary is a weak boundary lacking durability in the form of the rear gardens of existing development with soft, irregular or inconsistent boundaries.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would be formed of features of varying strengths. To the south and partly to the east the boundary would be made of a farm access track offering a boundary of moderate strength. A large part of the eastern boundary would be made up of existing development in the form of farm buildings, with the remainder being formed of a fence and dry-stone wall these are weaker boundaries.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	

How does the site relate to the settlement – number of side of containment (SpAs1)	The site is connected on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - rear gardens, edge of existing development, made road
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - well-defined farm track, existing farm buildings, post and wire fence
Does the site represent a logical rounding off of the settlement? (SpAs4)	Partially - the site is partially contained by the existing settlement edge and could constitute rounding off.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt is weak in strength and would risk unrestricted sprawl. The potential new Green Belt boundary would also be moderate in strength and risk unrestricted sprawl. The site would partially round off the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	There are views from and into the site across the wider Green Belt. The site is visible in local views from the A65 with the site forming part of the transitionary landscape from the urban edge into the countryside.
Assessment of Openness (OpAsOv)	There is no built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

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

Site Information	
Site Reference:	H360
Site Name:	Coutances Way
Settlement:	Ilkley
Sub-Area:	Wharfedale
Size (ha):	25.65
Site Description:	This site consists of a number of fields used for grazing which slope down to the A65. The site contains wooded areas and farm buildings to the west. There are residential uses to the west, a scout hut and train line to the south and sports/recreation facilities to the north. The site adjoins Ilkley to the east of the settlement. The boundaries of the site are made up the train line to the south, a main road (A65) to the north, unmade road, field boundaries and Wheatley Lane to the west and, mature trees and unmade road 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)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The majority of the site comprises open fields. There is a farm complex situated along the northwestern boundary.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	To the north is a main road (A65), to the south is a railway line. To the west is a made road and farm track. To the east is a track to the sewage works.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Ilkley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site would result in a significant extension to the urban area of Ilkley, protruding into the Green Belt past the existing limits of the settlement. Although it would be contained by strong features to the north and south, its form
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	There is a garden centre and a number of sports pitches located on the other side of the A65 which partially detract from the rural setting of the site.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The inner Green Belt boundary forms part of a railway line, dry-stone wall and hedgerow along part of the southern boundary. The made road of Wheatley Lane forms part of the inner boundary along the western edge of the site. These features are mainly strong in nature and would prevent the outward spread of the large built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the large built-up area partially along two boundaries in the southwestern part of the site. However, given the size of the site it is not contained by the settlement.
Purpose a) comment (PAC)	The site is free from existing development (except for some rural uses), there are physical features (in the form of a main road and railway line) within reasonable proximity which could restrict and contain development. The site is adjacent (connected) to the large built-up area of Ilkley partially along two boundaries, but not in a way that would see the development enclosed by the

Purpose a)	To check the unrestricted sprawl of large built-up areas
	settlement. If the site were developed it would result in an incongruous pattern of development which would significantly protrude into the Green Belt. There are some other urbanising influences adjacent to the site which partially reduces the rural nature of the site. On balance the site would make a strong contribution to purpose a)
Purpose a) outcome (PAO)	**Strong**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	The majority of the site comprises open fields. There is a farm complex situated along the northwestern boundary.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Ilkley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	
Does the site form a substantial part of a gap between these towns? (PBQ2d)	N/A
What type of gap does the site sit within? (PBQ2e)	N/A
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A
Details of the loss of visual separation (PBQ3b)	
Purpose b) comment (PBC)	The site is not in a gap between two defined towns so makes no contribution to 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 large swath of countryside mainly formed of agricultural fields divided by hedgerows and dry-stone walls and includes a number of mature field trees. The site provides an open landscape which is characteristically rural in nature.

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is a large farm complex present on the eastern edge of the site, which is a rural use. The remainder of the site is free from development and makes a strong contribution to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site is characteristically rural in nature with some limited built form in rural uses located on the eastern edge of the site. Overwhelmingly the site consists of a vast expanse of open land and therefore 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)	Yes - rural uses present
If development is present – what form/type of development is it? (PDQ1b)	The majority of the site comprises open fields. There is a farm complex situated along the northwestern boundary.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Ilkley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are no views from the site into the historic core or from the historic core into the site. The site is part of the wider setting of the town and has limited, if any, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Ilkley but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. It provides part of the wider setting of the town but would only make a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts) The South Pennine Moors SSSI is within 1km of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	Further assessment may be required to ascertain impacts on potentially functionally linked land.
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	Yes The site is within 60m of the Nidderdale National Landscape.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	Further assessment is required to understand any potential impact on the National Landscape designation.
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

Footnote 7 Assessment Criteria	Yes / No and Comment
	There are a number of Grade II Listed buildings associated with the Wheatley Farm complex which is situated within the site on the northwestern boundary.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further assessment required to understand the impact on the heritage assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The northern half/third of the site is at fluvial flood risk (Flood Zones 2, 3 and 3b). There are also significant areas of surface water flood risk along the northern part of the site and also flowing through the centre of the site on an north/south axis. Within the centre of the site there are areas of low, moderate and high groundwater flood risk, where surface manifestation may occur in some areas.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Yes The significant flood risk issues which cover the site are likely to provide a strong reason for restricting or refusing development on parts of the site.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), no contribution to purpose b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to habitat sites, heritage assets and the Nidderdale National Landscape which required further investigation before determining whether they would provide a strong reason for refusing or restricting development. There are also Footnote 7 issues in relation to Flood Risk which would provide a strong reason to restrict or refuse the development, and as the site makes a strong contribution to purpose a) it cannot be considered as grey belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

Boundary Strength	Boundary Details

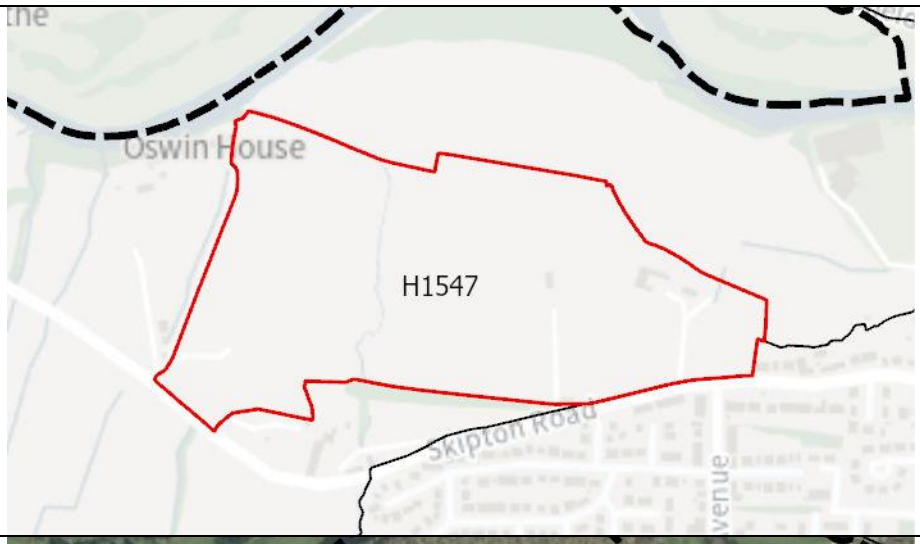
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing Green Belt boundary is made up of Wheatley Lane and the railway line which constitute strong boundaries. A small part of the boundary is formed of the curtilage of the scout hut.
Boundary Strength – Potential new boundary:	Strong: defensible boundary The potential new Green Belt boundary would be formed of the A65 to the north and railway line to the south, both offering strong, durable boundaries made up of key infrastructure. The southeastern boundary would be formed of the access road to the wastewater treatment works and a substantial woodland block. These would also offer reasonably string boundaries.
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 partially along two boundaries.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - made road, railway line.
How strong is the potential new Green Belt boundary? (SpAs3)	Strong - made road, well-defined track/minor road, railway line.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would protrude substantially into the Green Belt.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along two sides. The existing inner Green Belt is strong and would restrict sprawl. The potential new Green Belt boundary would also be strong and restrict sprawl. The site would not round off the settlement.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is small element of built form along the western edge. This occupies a very minor part of this large 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 very visually prominent in the landscape and highly visible from the main road (A65) as it provides the gateway countryside to the edge of the urban area. There are wide views across and into the site from the wider Green Belt.
Assessment of Openness (OpAsOv)	There is limited built form on site. There are wide views across the site and adjoining areas of Green Belt.

	Development would both visually and spatially impact on the openness.
Impact on Openness: (OpAs)	**High**

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

Site Information	
Site Reference:	H1547
Site Name:	Hadfield Farm, Skipton Road west
Settlement:	Ilkley
Sub-Area:	Wharfedale
Size (ha):	20.86
Site Description:	This site consists of a number of fields and a farm complex. It is located directly to the north of Skipton Road in Ilkley with parts of the site directly fronting onto the road. The site is bounded to the north by an area of floodplain, to the east by broken tree line and track and to the west by fields with some detached homes.
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)	No
If development is present – what form/type of development is it? (PAQ1b)	There are a small number of residential properties in the north eastern corner of the site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	No
What are the physical features? (PAQ2b)	The site boundaries are formed of weak features (an access track to the west, and a slight change in topography to the north) - these features would not restrict or contain development.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Ilkley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site protrudes out into the Green Belt past the existing settlement limits to the west. The site does not provide a logical rounding off of the settlement.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site is in reasonably close proximity to the Ilkley Lawn Tennis and Squash club to the east. There are other residential developments to the south of the site.
What is the nature of the site's inner Green Belt boundary? (Does the inner site boundary prevent the outward, irregular spread of the large built-up area serving as a barrier in the absence of another boundary?) (PAQ6)	The current inner Green Belt boundary is formed by the A65, Skipton Road which is a strong boundary which would prevent the irregular spread of the large built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the large built up area along part of the site's southern boundary and a small part of the site's eastern boundary.
Purpose a) comment (PAC)	The site is not totally free from development as there are some residential properties within the northeastern part of the site, although this represents a very small part of the site. There are limited features within reasonable proximity which could restrict or contain development. The site is adjacent to the large built-up area of Ilkley but is connected to the settlement along only one boundary and the existing settlement form would not contain the site. If the site were developed it would result in an

Purpose a)	To check the unrestricted sprawl of large built-up areas
	incongruous pattern development which would protrude into the Green Belt past the existing settlement limits. There are some other urbanising influences adjacent, but separated from the site which may partially reduce the rural nature of the site. On balance the site makes a strong contribution to purpose a).
Purpose a) outcome (PAO)	**Strong**

Purpose b)	To prevent neighbouring towns merging into one another
Is the site free from existing development? (PBQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	There are a small number of residential properties in the north eastern corner of the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Ilkley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Ilkley and Skipton (in North Yorkshire)
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Less essential or vast gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	The site is within an extensive gap between the two towns with no intervisibility and its development would not result in a loss of visual separation.
Purpose b) comment (PBC)	The site would form only a small part of a large, extensive gap between two towns and would make no contribution to the visual separation of the two towns. The site would make a weak contribution to purpose b).
Purpose b) outcome (PBO)	**Weak**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site consists of agricultural fields divided by dry-stone walls and with a number of mature field trees present. The site provides an open landscape which is characteristically rural in nature.

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The site comprises of mainly countryside uses. There is a very limited amount of built form in two parts of the site. These consist of some agricultural buildings, and some former agricultural properties which have been converted into residential use. Nevertheless, the overwhelming majority of the site is free from development and therefore makes a strong contribution the purpose c).
Purpose c) comment (PCC)	The site is characteristically rural in nature with some limited built form in two parts of the site. Overwhelmingly the site consists of a vast expanse of open land and therefore 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)	No
If development is present – what form/type of development is it? (PDQ1b)	There are a small number of residential properties in the north eastern corner of the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Ilkley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is not directly adjacent to the historic core of Ilkley and due to the topography and other landscape features there are limited views directly into, and out from, the historic core. The site does however provide an important part of the wider setting of the historic town.
Purpose d) comment (PDC)	The site is connected to the historic town of Ilkley but is separated from the historic core. It has a moderate visual, physical and experiential connection to the historic town by providing the wider landscape setting. The site makes a moderate contribution to purpose d).
Purpose d) outcome (PDO)	**Moderate**

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

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site in or close to a designated Habitat Site and/or Site of Special Scientific Interest (SSSI)? (FN7Q1a) *Bradford District contains the following designated sites:* • *South Pennine Moors Phase II SPA/SAC/SSSI* • *Bingley South Bog SSSI* • *Trench Meadows SSSI* • *Yeadon Brick Works SSSI*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	Further assessment may be required to ascertain impacts on potentially functionally linked land.
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No Nidderdale National Landscape is over 600m away.
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 nearest ancient woodland is over 230m away (Greenwood 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

Footnote 7 Assessment Criteria	Yes / No and Comment
	The site is adjacent to a Grade II Listed building - Hollin 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 assessment required to understand the impact on the heritage assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There are areas of surface water and ground water flood risk across the site. There is some fluvial flood risk to the north and west of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), a weak contribution to purpose b) and a moderate contribution to purpose d). There are potential Footnote 7 asset issues in relation to habitat sites, heritage assets and flood risk which required further investigation before determining whether they would provide a strong reason for refusing or restricting development. However, the site makes a strong contribution to purpose a) so cannot be considered as grey belt land.
Grey Belt Status (potential) (GyBS)	**Not Grey Belt**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary is made up of a main road (A65 Skipton Road). This is a strong boundary which is defensible and likely to be durable.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would be formed of a mix of features of varying strengths. To the west the boundary would be formed of a well-defined access track offering a boundary of moderate strength. To the north the boundary is formed partly of a public right of way (the Dales Way) and access track, and partly through a change in topography. These are weaker boundaries which are less defensible. To the south the boundary would be formed of a tree line along the route of a former railway line, as well as partly a main road and

	rear gardens offering a boundary of varying 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 - made road.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - well-defined track, footpath, change in topography, made road.
Does the site represent a logical rounding off of the settlement? (SpAs4)	No - the site would protrude into the Green Belt and not logically round off 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 increase the risk of sprawl. The site would not represent a logical rounding off of the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is a small element of built form on part of the site consisting of residential development. It occupies a very small proportion 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 very prominent in the landscape forming part of the wider Green Belt and countryside to the north of Ilkley. There are views from and into the site across the wider Green Belt. The site is clearly visible from the A65 and the Dalesway footpath.
Assessment of Openness (OpAsOv)	There is limited built form on site. There are wide views across the site and adjoining areas of Green Belt. Development would both visually and spatially impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	

Overall Conclusion: (OGrBC)	The site makes a strong contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a moderate contribution to purpose d) and a moderate contribution to purpose e). It has a 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 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**