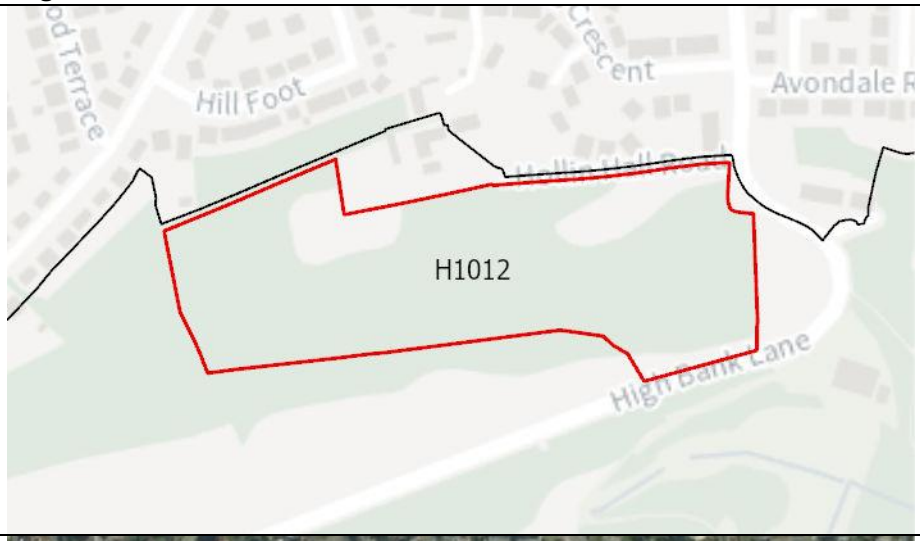
Bradford District Green Belt Assessment

Appendix C21 – Shipley

Site Information	
Site Reference:	H1012
Site Name:	Hollin Hall Farm, High Bank Lane, Shipley
Settlement:	Shipley
Sub-Area:	Regional City
Size (ha):	4.18
Site Description:	The site comprises open, wooded greenfield land, located on the southern urban fringe of Moorhead, Shipley. The site follows a general east-to-west alignment, contiguous with the established residential settlement boundary along the majority of its northern perimeter. This boundary traces Hollin Hall Road at its eastern end, before wrapping around the built curtilage of Hollin Hall Farm, and then rejoining the settlement boundary at its western end to track an agricultural field boundary and the rear curtilages of adjacent housing. The western boundary traces a soft field line before cutting eastwards across the field, where the southern boundary continues to follow the field lane before scooping downwards to briefly meet High Bank Lane. The eastern boundary tracks northwards through the field to rejoin the settlement edge at Moorhead Lane.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Hollin Hall Road, Moorhead Lane and High Bank Lane are engineered road corridors providing containment at the northern, eastern and southern edges. The western boundary is uncontained, following a soft field line.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Localised urban fringe influences from residential properties in the adjacent settlement as well as vehicular activity from boundary roads.
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 of mixed durability. Hollin Hall Road provides strong containment though the remainder of the site's boundary with the settlement traces a soft field line and the rear domestic curtilages of adjacent housing, providing weak defence against sprawl.
How is the site connected to the large built-up area? (PAQ7)	The site is contiguous with the settlement along most of its northern boundary, adjoining rear curtilages of dwellings, an intervening strip of land and Hollin Hall Road.
Purpose a) comment (PAC)	The site makes a moderate contribution to checking unrestricted sprawl. The site consists of open, wooded, greenfield pasture land on the south-eastern urban fringe of Moorhead, running contiguous with the settlement boundary along its northern perimeter. The inner Green Belt boundary possesses some long-term durability, tracking the engineered public road corridor of Hollin Hall Road, though the remainder of the

Purpose a)	To check the unrestricted sprawl of large built-up areas
	boundary with the settlement traces a soft field line and the rear domestic curtilages of adjacent housing, providing weak defence against sprawl. Whilst the northern, eastern and southern boundaries are well contained by local road corridors, the site is highly exposed to the east. Because the long eastern boundary relies entirely on an agricultural field line facing open landscape, preserving the site remains necessary to check sprawl along this open, uncontained flank, where no secondary engineered features exist to halt outward expansion.
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 - Shipley
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 located between two parts of Bradford and Shipley (Bradford and Shipley are considered as part of the same town for this Green Belt assessment) and would make no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises open pasture and mature woodland at the edge of Moorhead. It is largely undeveloped, retains a strong countryside character and forms part of the wider open landscape extending southwards from the settlement.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development along the northern boundary creates an urban-edge influence, whilst Hollin Hall Farm forms part of the rural setting. These influences are localised and do not substantially alter the site's predominantly open and wooded character.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It retains an open, wooded countryside character and connects directly with the wider rural landscape to the south. Whilst housing adjoins its northern edge, development would extend the settlement into open countryside and result in 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)	
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Shipley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	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 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 Bradford but is separated from the historic core, and has no 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*	No Within 7km of SPA/SAC (recreational impacts only)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	Yes High Bank Plantation (ancient woodland) is within the south-eastern edge, and the entire southern section is within the 25m buffer zone. South-eastern

Footnote 7 Assessment Criteria	Yes / No and Comment
	edge also within the 25m buffer zone of Dungeon Wood (ancient woodland). Old Spring Wood and Northcliffe Wood (ancient woodlands) within close proximity to the east.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	Further details and assessment would be required as part of a pre-application or planning application
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is within the Saltaire World Heritage Site buffer zone.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further details and assessment would be required as part of a pre-application or planning application
Is the site affected by areas at risk of flooding? (FN7Q6a)	No Groundwater levels are at least 5m below the ground surface with risk of flooding unlikely
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	
Footnote 7 Conclusion	**Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary is a moderate, less defensible boundary in the form of rear gardens of existing development with soft, irregular or inconsistent boundaries, together with Hollin Hall Road, which provides a strong and durable section.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary

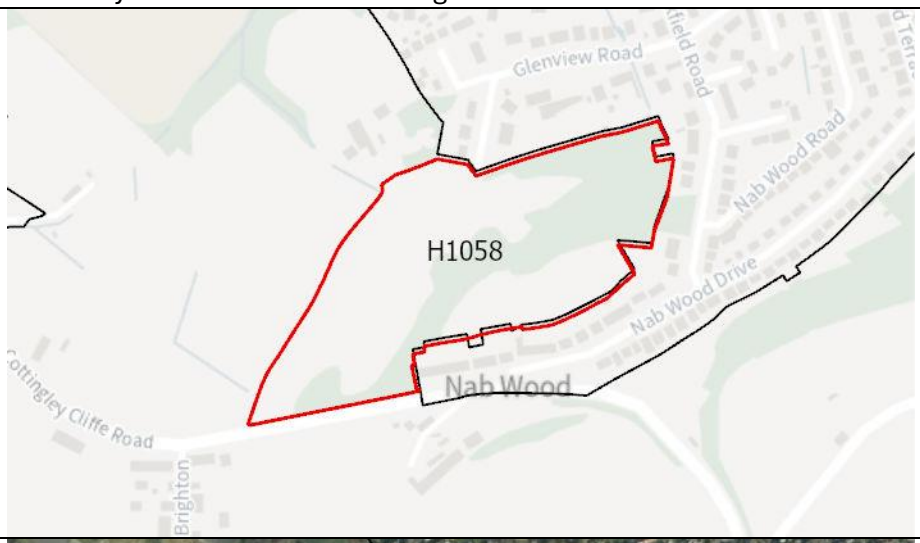
	The potential new Green Belt boundary would comprise roads and strongly defined landscape features to the south, with weaker or undefined boundaries to the west and east. Overall, it would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	Moderate: less defensible boundary A continuous bank of mature trees within the site could be used to define a stronger, moderate boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - the boundary is formed by Hollin Hall Road and a mix of residential curtilages and softer boundaries.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new boundary would be formed by roads and established woodland to the south, with weaker or undefined sections to the east and west.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would provide a partial rounding off of the southern edge of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is moderate in strength and provides some containment. The potential new Green Belt boundary would also be moderate in strength and provide some resistance to future sprawl. Development would partially round off the southern edge 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 comprises open grassland and extensive mature woodland. Sloping land and dense tree cover restrict views into and across the site and provide visual containment.
Assessment of Openness (OpAsOv)	There is no built form on site. The site is spatially open but views across the site and surrounding Green Belt are restricted by landform and mature woodland. Development would have a moderate visual and spatial impact 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 openness. Both the existing inner Green Belt boundary and potential new Green Belt boundary are moderate. Although the site makes a strong contribution to purpose c), its remaining assessment outputs are predominantly moderate or weak. Based on these assessment outputs and planning judgement, the site is considered to make a moderate contribution to the Green Belt overall.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H1058
Site Name:	Glenview Drive, Bankfield Road, Nab Wood, Shipley
Settlement:	Shipley
Sub-Area:	Regional City
Size (ha):	6.20
Site Description:	The site comprises open greenfield land tucked within an urban indentation located on the eastern edge of Moorhead, Shipley. The land comprises agricultural fields and a wooded area to the east. The site is contiguous with the settlement along its northern, eastern, and most of its southern boundary, directly tracking the rear garden curtilages of adjacent housing. The remainder of the southern boundary follows Cottingley Cliffe Road, before heading northwards where the western perimeter tracks the soft line of the field before rejoining the settlement boundary at the site's northern edge.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Cottingley Cliffe Road runs east-to-west south of the site, where it adjoins the adjacent settlement boundary to the west, thus providing strong containment south of the site.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Localised urban fringe influences on the three sides from the site's location within an urban indentation and directly adjoining residential dwellings. Vehicular movement from Cottingley Cliffe Road
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 entire inner Green Belt boundary is weak, consisting of the rear curtilages of adjacent housing, thus lacking durability and strength to contain sprawl.
How is the site connected to the large built-up area? (PAQ7)	The site is contiguous with the settlement along its northern, eastern, and most of its southern boundary, directly tracking the rear garden curtilages of adjacent housing.
Purpose a) comment (PAC)	The site makes a moderate contribution to checking unrestricted sprawl. The site sits within an urban indentation and is highly enclosed by the existing built-up boundary of the settlement to its north, west and east. Developing this site would not function in overtly incongruous development, as it would function primarily as infill development, though it would sprawl quite

Purpose a)	To check the unrestricted sprawl of large built-up areas
	significantly beyond the established urban settlement edge. The inner Green Belt boundary lacks durability, relying solely on the irregular urban line of weak rear curtilages of adjacent housing. The entire western edge provides moderate to weak defence, consisting of a tree-lined field boundary and the soft boundary of an adjacent farm. Whilst the engineered corridor of Cottingley Cliffe Road to the south would provide a strong, defensible barrier to restricting uncontained sprawl further south, it does not restrict the risk of sprawl beyond the western flank across the adjacent neighbouring fields and open countryside.
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- Shipley
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 located between two parts of Bradford and Shipley (Bradford and Shipley are considered as part of the same town for this Green Belt assessment) and would make no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises open agricultural fields and woodland, retaining a countryside character and a direct connection with the wider open landscape to the west. Its position within a deep urban indentation reduces its sense of rural separation.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development encloses the site along its northern, eastern and much of its southern boundaries. These surrounding urban edges exert a strong influence, although the site remains open towards the countryside to the west.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). It retains an open agricultural and wooded character with a direct connection to the wider countryside to the west. However, housing encloses it on three sides, meaning development would largely fill an urban indentation, whilst still extending built form westwards onto open countryside.
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Shipley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	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 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 Bradford but is separated from the historic core, and has no 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*	No Within 7km of SPA/SAC (recreational impacts only)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes Within the setting of Grade II Listed buildings New Close Farm and Barn
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further details and assessment would be required as part of a pre-application/planning application
Is the site affected by areas at risk of flooding? (FN7Q6a)	No Groundwater levels are at least 5m below the ground surface with risk of flooding unlikely
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	
Footnote 7 Conclusion	**Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary comprises rear gardens with soft, irregular or inconsistent boundaries and is weak in strength.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would comprise Cottingley Cliffe Road to the south, continuous landscape features to the west and weaker boundaries to the north. Overall, it would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

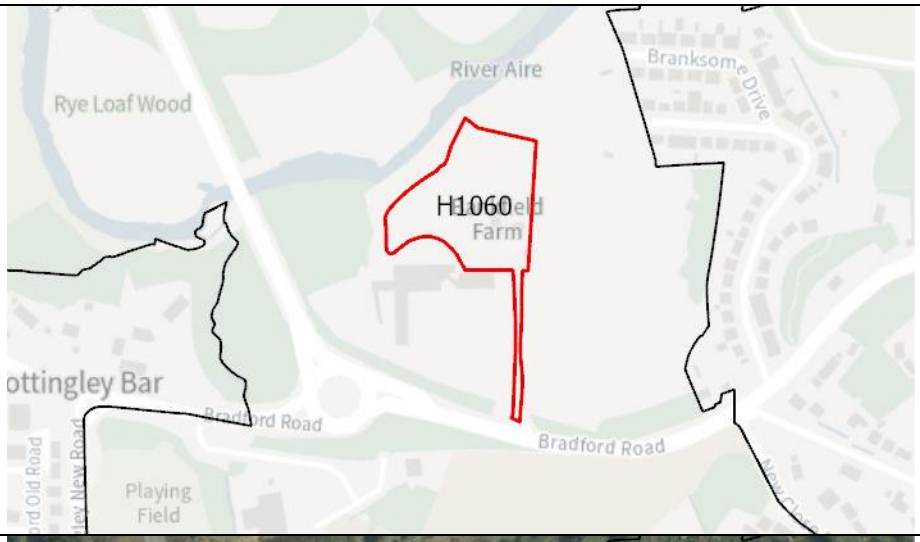
Potential for Sprawl:	

How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on three sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the boundary is formed mainly by soft, irregular residential curtilages.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new boundary would be formed by Cottingley Cliffe Road to the south and continuous vegetation to the west, with weaker boundaries to the north.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would provide a logical rounding off of a deep indentation in the settlement boundary.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on three sides. The existing inner Green Belt boundary is weak and increases the risk of sprawl. The potential new Green Belt boundary would be moderate in strength and provide some containment. Development would logically round off a deep indentation in the settlement boundary.
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 comprises open sloping grassland with areas of mature trees. There are views into and across the site from the road and adjoining Green Belt, although vegetation provides some screening.
Assessment of Openness (OpAsOv)	There is no built form on site. There are views across the site and adjoining areas of Green Belt, with only partial screening from mature vegetation. Development would both visually and spatially impact the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), no contribution to purpose b), a moderate contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a high impact on openness. The existing inner Green Belt boundary is weak and the potential new Green Belt boundary is moderate. Notwithstanding the high impact on openness, the site is substantially enclosed by the existing built-up area and its contribution across the Green Belt purposes is moderate or weak. Based on these assessment outputs and planning judgement, the site is considered to make a moderate contribution to the Green Belt overall.

Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H1060
Site Name:	Bankfield Farm, Nab Wood
Settlement:	Shipley
Sub-Area:	Regional City
Size (ha):	1.57
Site Description:	This site consists of a single field associated with Bankfield Farm and located to the rear of a hotel complex on the western side of Shipley. The farmhouse buildings are contained within the site. The site boundary also includes the long access track from Bradford Road. The site is detached from the settlement of Shipley. The site is bounded by a strong tree belt and the River Aire to the northwest, a dry-stone wall and public right of way to the north, a dry-stone wall to the east, and the hotel buildings to the south. The site slopes downhill from southeast to northwest towards the river.
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)	The site contains the farmhouse and other buildings which are in residential use.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	The site is bounded to the northwest by a tree belt and the River Aire which provide features which could restrict and contain development. The Mercure Hotel is located to the south and would also partially contain development. However, to the north and east the site boundaries
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The site is detached from the edge of the large built-up area and so the development of the site would result in an area of development located away from the existing settlement form.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	There is a hotel located directly to the south of the site which would slightly weaken the site's contribution to this purpose.
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 not directly connected to the large built-up area and therefore has no inner Green Belt boundary.
How is the site connected to the large built-up area? (PAQ7)	The site is not directly connected to the large built-up area. It is within 120m of the large built-up area and therefore classed as being 'near-to'.
Purpose a) comment (PAC)	The site includes residential development in the form of Bankfield Farmhouse. There are some features in close proximity which could restrict and contain development, although the boundaries to the north and east are weaker and would not necessarily contain development. As the site is detached from the large built-up area its

Purpose a)	To check the unrestricted sprawl of large built-up areas
	development would be considered incongruous. The site would be partially affected by the urbanising influences of the adjacent hotel complex. The site is near-to the large built-up area but not attached to it. The site makes 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)	No
If development is present – what form/type of development is it? (PAQ1b)	The site contains the farmhouse and other buildings which are in residential use.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Shipley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Shipley and Bingley
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Essential gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	The change in topography and the existing vegetation helps to screen the site and means that views between the two towns from this location are limited. Development of the site may not notably change the visual separation between the two towns. The existing surrounding development including the hotel complex and properties on Branksome Drive already partially enclose this site.
Purpose b) comment (PBC)	The site sits in a gap between two towns, but only forms a small part of this gap and would not result in a notable loss of visual separation. The site makes a moderate contribution to purpose b).
Purpose b) outcome (PBO)	**Moderate**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises an open agricultural field containing Bankfield Farmhouse and associated buildings. It retains a predominantly rural character and relates directly to the River Aire corridor and surrounding open land.
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 farmhouse and adjoining hotel complex introduce built influences, although these are relatively localised. The site is detached from the main built-up area and remains strongly associated with the surrounding countryside.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It comprises an open agricultural field that is detached from the settlement and directly connected to the wider countryside and River Aire corridor. Whilst the farmhouse and adjoining hotel provide localised built influences, development would introduce substantial additional built form and represent clear encroachment into the countryside.
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	No
If development is present – what form/type of development is it? (PDQ1b)	The site contains the farmhouse and other buildings which are in residential use.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Shipley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	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 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 Shipley 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*	No Within 7km of SPA/SAC (recreational impacts only)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is within the buffer zone for the Saltaire World Heritage Site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	No The site is a significant distance from the World Heritage Site and well screened with no visual connections.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Part of the access is in an area where groundwater levels are between 0.5m and 5m below the ground surface. There may be a risk to subsurface assets but surface manifestation is unlikely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**No Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Entirely Undefined The site is detached from the built-up area and does not adjoin the existing inner Green Belt boundary.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would comprise the River Aire and established woodland to the north-west, with weaker field, development and access-track boundaries elsewhere. Overall, it would be weak.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially	N/A

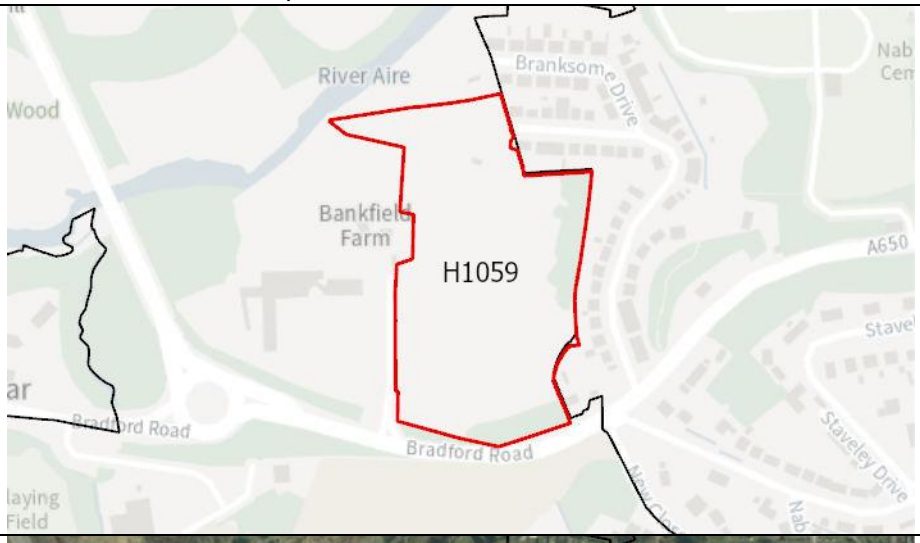
stronger or more logical Green Belt boundary?:	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	The site is detached from the settlement boundary, although nearby development provides some enclosure.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Entirely undefined - the site does not have an existing inner Green Belt boundary connected to the settlement.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - the River Aire and established woodland provide containment to the north-west, but the remaining boundary relies on field boundaries, development edges and an access track.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is detached from the settlement boundary. The existing inner Green Belt boundary is entirely undefined and does not provide settlement containment. The potential new Green Belt boundary would be weak and risk future sprawl. Development would not logically round off the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is limited built form associated with the farmhouse and agricultural buildings.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is partly enclosed by surrounding development, vegetation and changes in topography. These features restrict longer views and reduce its prominence within the wider Green Belt.
Assessment of Openness (OpAsOv)	There is limited built form on site. The site retains open land but is relatively contained by vegetation, landform and surrounding development. Development would have a moderate visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a moderate contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a high potential for sprawl and development would have a moderate impact on openness. The existing inner Green Belt boundary is entirely undefined and the potential new Green Belt boundary is weak. The strong contribution to purpose c), high potential for sprawl and absence of a durable existing or potential new boundary

	are determining factors in the overall assessment. Based on these assessment outputs and planning judgement, the site is considered to make a strong contribution to the Green Belt overall.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H1059
Site Name:	Bingley Road, Nab Wood
Settlement:	Shipley
Sub-Area:	Regional City
Size (ha):	5.42
Site Description:	This site consists of three fields adjacent to the built-up area on the western side of Shipley. The site is bounded by residential development to the east (consisting of the rear gardens of properties on Branksome Drive and Branksome Grove). Bradford Road forms the site's southern boundary. The western boundary is formed of a line of trees and a dry-stone wall. The northern boundary is also formed of a dry-stone wall. The site undulates and slopes downhill from west to 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)	There is a small agricultural building in the northern part of the site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	Bradford Road, together with a substantial group of trees provides a strong containing feature to the south. The substantial tree line to the west provides a moderate boundary which could partially contain and restrict development. The boundaries to the north and part of the boundary to the west are weaker being formed of dry-stone walls and would not restrict and 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)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The development of the site would see a modest extension to the settlement of Shipley. The new Green Belt boundary would be slightly irregular / angular in form on the north west edge. This may be considered to be a slightly incongruous pattern of development.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	The site is adjacent to a hotel complex and opposite a school playing field (albeit the main Bradford Road separates the site from the playing field and therefore the influence would be minor).
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 to the east is formed of the rear gardens of properties on Branksome Drive and Branksome Grove. These are boundaries are relatively uniform but would still be less defensible and only moderate in strength. They would only partially prevent the outward, 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 one boundary (the site's eastern boundary).
Purpose a) comment (PAC)	The site is free from development except for a small agricultural building in the north of the site. There are some limited features in close proximity which could

Purpose a)	To check the unrestricted sprawl of large built-up areas
	partially restrict and contain development (Bradford Road to the south and the tree line to the west). The site is adjacent to the large built-up area of Bradford (including Shipley). If developed the site would be partially incongruous due to the angular nature of the western edge of the site. There are some other urbanising influences close by to the site. The existing inner Green Belt boundary is at best moderate in strength. The site is connected to the large built up area along one boundary. 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 - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	There is a small agricultural building in the northern part of the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Shipley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Shipley and Bingley
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
What type of gap does the site sit within? (PBQ2e)	Essential gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	The existing residential development at Branksome Drive, and the adjacent hotel complex (Mercure Hotel) already partly extend the built form out towards Bingley. The site sits in a gap between these two built elements and could be developed without a notable loss of visual separation between the two towns. The existing vegetation and topography partly obscures views between the two towns.
Purpose b) comment (PBC)	The site sits in a gap between two towns, but only forms a small part of this gap and would not result in a notable

Purpose b)	To prevent neighbouring towns merging into one another
	loss of visual separation. The site makes a moderate contribution to purpose b).
Purpose b) outcome (PBO)	**Moderate**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises three open agricultural fields containing a small agricultural building. It retains a rural character, although its relationship with the wider countryside is moderated by surrounding development and Bradford Road.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development to the east, the hotel complex to the west and Bradford Road to the south create significant urban-edge influences. The agricultural building is rural in character and does not materially urbanise the site.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). The open fields retain an agricultural character, but the site is influenced and partly enclosed by housing, the adjoining hotel complex and Bradford Road. Development would extend built form onto countryside, although its position between existing urban uses would limit the extent of the encroachment.
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PDQ1b)	There is a small agricultural building in the northern part of the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Shipley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	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 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 Shipley but is separated from the historic core, and has very limited, if

Purpose d):	To preserve the setting and special character of historic towns
	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*	No Within 7km of SPA/SAC (recreational impacts only)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No

Footnote 7 Assessment Criteria	Yes / No and Comment
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is within the buffer zone for the Saltaire World Heritage Site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	No The site is a significant distance from the World Heritage Site and well screened with no visual connections.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There is an area of the site in the south where groundwater levels are between 0.5m and 5m below the ground surface. There may be a risk to subsurface assets but surface manifestation is unlikely. There is a small area of low, medium and high surface water flood risk in the northern part of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation and assessment required to fully understand the potential impact.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate to purposes a) and b), and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to flood risk which required further investigation before determining whether they would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

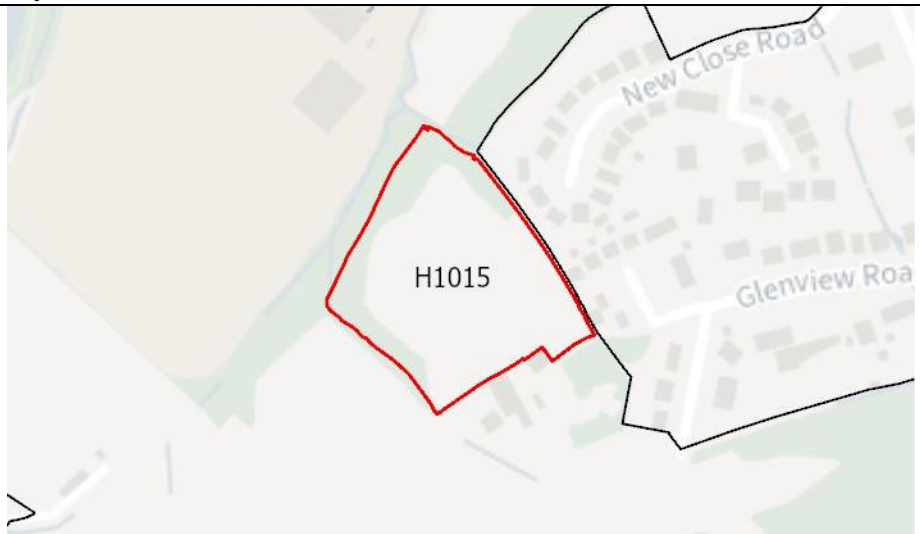
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary

	The existing inner Green Belt boundary comprises relatively uniform rear garden boundaries. Overall, it is moderate in strength.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would comprise Bradford Road to the south, a continuous tree line to the west and weak or undefined field boundaries to the north. Overall, it would be weak.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	Strong: defensible boundary A stronger boundary could be formed by extending the northern boundary to the River Aire and considering the western boundary in conjunction with site H1060.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - the boundary is formed principally by relatively uniform residential curtilages.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - although Bradford Road and an established tree line provide containment in places, the northern field boundaries are weak or undefined.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would provide a partial rounding off between existing residential development and the adjoining hotel complex.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is moderate in strength and provides some containment. The potential new Green Belt boundary would be weak and risk future sprawl. Development would partially round off the settlement between existing built elements.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is very limited built form on site in the form of a small rural building.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site comprises predominantly open agricultural fields. Vegetation and changes in topography provide some screening, but there are local views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is very limited built form on site. The site remains visually and spatially open despite some screening from vegetation and landform. Development would both visually and spatially impact the openness of the Green Belt.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a moderate contribution to purpose b), a moderate contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a high impact on openness. The existing inner Green Belt boundary is moderate and the potential new Green Belt boundary is weak. Notwithstanding the high impact on openness and weaker potential new boundary, the site does not make a strong contribution to any of the Green Belt purposes and the remaining assessment outputs are predominantly moderate. Based on these assessment outputs and planning judgement, the site is considered to make a moderate contribution to the Green Belt overall.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H1015
Site Name:	Glenview Close Nab Wood
Settlement:	Shipley
Sub-Area:	Regional City
Size (ha):	1.80
Site Description:	The site consists of open sloping grassland bounded by mature trees. It is located within a sensitive gap between the village of Cottingley and Shipley. It has a slight slope downwards from the south east to north west (125 -105m). There is an education use and open fields to the north west and existing residential uses to the north east. The site adjoins the existing built up area of Shipley to the south west of the settlement. In addition, there is a farmhouse with agricultural buildings located adjacent/close to the sites south eastern boundary that is formed by a dry stone wall.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	A well formed vegetation forms the north western boundary, near school buildings (moderate, less defensible). Loosely formed vegetation forms the southwestern boundary. The south eastern boundary is formed by a dry stone wall (weak, less durable).
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	There are gardens beyond which lie residential properties along the north east boundary. The potential urbanising effect of this is reduced by vegetation. There are school buildings near the north western boundary and the potential urbanising effect of these is mitigated by dense vegetation on the boundary. There are farmhouse and agricultural buildings, but not considered an urban influence .
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 existing inner Green Belt boundary is a weak boundary in the form of rear gardens of existing development with soft, irregular or inconsistent boundaries

Purpose a)	To check the unrestricted sprawl of large built-up areas
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the settlement of the large built up area, along its norther eastern boundary
Purpose a) comment (PAC)	This site consists of open field that is located on the south western edge of the built up area of Shipley and within a sensitive gap with the village of Cottingley. Its boundaries are formed by; well formed vegetation along the north western boundary, beyond which lie school buildings; a dry stone wall that is adjacent to a farm house and buildings and loosely formed vegetation along the south west. Hence, to some extent it is considered to partially contained by existing development and impacted by some urban influences. The potential release of the site would extend the built up area of Shipley, beyond the existing weak boundary towards the south west and erode the sensitive gap or effectively merge it with the village of Cottingley. Overall the site is considered to make a moderate contribution towards the purpose of preventing urban sprawl.
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)	No
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
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

Purpose b)	To prevent neighbouring towns merging into one another
Details of the loss of visual separation (PBQ3b)	
Purpose b) comment (PBC)	The site is located between two parts of Bradford and Shipley (Bradford and Shipley are considered as part of the same town for this Green Belt assessment) and would make no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises an undeveloped, open grassland field enclosed by mature trees. It retains a rural character and forms part of the wider countryside extending towards Cottingley to the west and north-west.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	Residential development to the north-east and nearby school buildings create localised urban-edge influences. The adjoining farmhouse and agricultural buildings are rural in character and do not materially urbanise the site.
Purpose c) comment (PCC)	The site makes a strong contribution to purpose c). It retains an open, undeveloped countryside character and connects directly with the wider rural landscape to the west and north-west. Whilst development adjoins its north-eastern edge, building on the site would extend the urban area into open countryside and result in 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)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	Shipley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	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 does not have any tangible visual, physical or

Purpose d):	To preserve the setting and special character of historic towns
	experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Bradford but is separated from the historic core, and has no 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*	No Within 7km of SPA/SAC (recreational impacts only)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	No
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire*	No

Footnote 7 Assessment Criteria	Yes / No and Comment
Dales National Park both border the district boundary in the north.	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	No
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	No
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes There is a Grade II Listed buildings located on the sites southern corner
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Yes Further details and assessment would be required as part of a pre-application or planning application
Is the site affected by areas at risk of flooding? (FN7Q6a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No
Footnote 7 Conclusion	**Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary comprises rear gardens with soft, irregular or inconsistent boundaries and is weak in strength.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would comprise continuous landscape features to the north and west

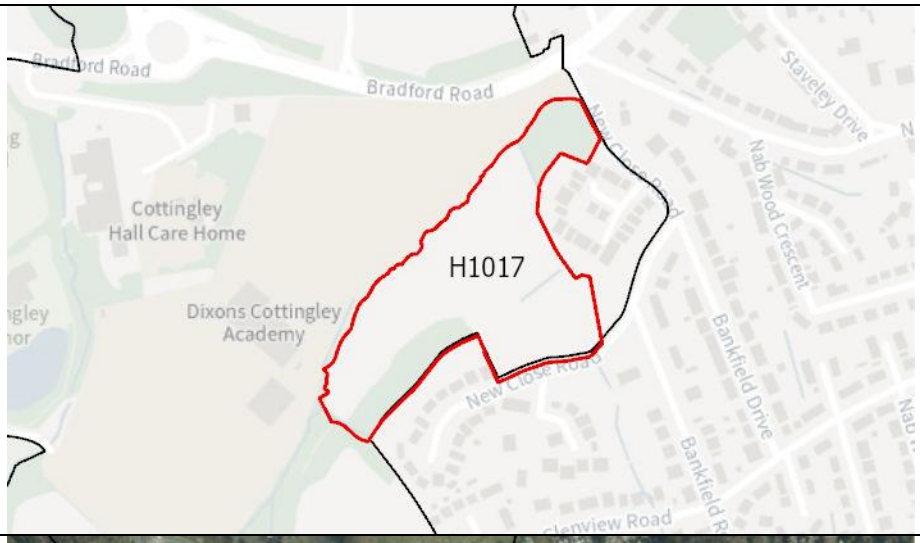
	and weaker field boundaries to the south. Overall, it would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the boundary is formed by soft, irregular residential curtilages.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new boundary would be formed by continuous vegetation and mature tree cover to the north and west, with weaker field boundaries to the south.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would provide a partial rounding off between the residential edge and adjoining educational development.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is weak and increases the risk of sprawl. The potential new Green Belt boundary would be moderate in strength and provide some containment. Development would partially round off the settlement between existing developed areas.
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 comprises sloping open grassland enclosed by mature trees. The surrounding vegetation restricts longer views and limits the site's visual prominence within the wider Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The site is spatially open but relatively contained in visual terms by mature vegetation. Development would have a moderate impact 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 openness. The existing inner Green

	Belt boundary is weak and the potential new Green Belt boundary is moderate. Although the site makes a strong contribution to purpose c), its remaining assessment outputs are predominantly moderate or weak. Based on these assessment outputs and planning judgement, the site is considered to make a moderate contribution to the Green Belt overall.
Overall Green Belt Outcome: (OGrBO)	**Moderate**

Site Information	
Site Reference:	H1017
Site Name:	New Close Road, Nabwood
Settlement:	Shipley
Sub-Area:	Regional City
Size (ha):	4.12
Site Description:	The site consists of open grassland with large areas of mature trees and former school recreation area, with a beck running along the north western boundary. The southern part of the site slopes down from south to north. There is education uses to the west and existing residential uses to the south and east. The site adjoins the existing built up area of Shipley 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)	
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	Northern boundary is formed by a watercourse with woodland/vegetation along parts of it and there is a school buildings near the southern part of it. A dense woodland and residential uses near northern boundary (moderate strength) .
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Bradford (including Shipley)
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	Its northern boundary is adjacent to a new residential development. The south western site area is narrow and located within proximity to school buildings with some vegetation These structures have some urbanising effect on the site. There is some residential uses adjacent to the southern boundary. But there is dense vegetation along this that minimises the potential urbanising influence of this.
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)	A significant part of the existing inner Green Belt boundary is formed by New Close Road that forms the sites north eastern and eastern boundaries (strong and defensible). A small part of it along the south eastern boundary is formed by gardens of residential properties (weak , less durable). Overall the existing boundary is considered strong and defensible).
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the existing built up area along its north eastern and eastern boundaries. There is also a new residential development completed forming the north eastern edge of the site, after Green Belt boundaries were drawn.

Purpose a)	To check the unrestricted sprawl of large built-up areas
Purpose a) comment (PAC)	The site consists of open grassland with large areas of mature trees and is located on the western edge of large built up urban area of Shipley, which is considered a sensitive gap with Cottingley. It is connected to the built up area on two points along its eastern and north eastern boundaries. There is also a new recently completed development that crossed the existing Green Belt boundary adjacent to site on the eastern boundary. Whilst the western boundary is formed by a watercourse with vegetation along it, beyond which there is school buildings and a playing field. The site is to some extent impacted by urban influences. It is relatively enclosed by existing development and natural features. The potential release of the site would extend the built up area of the settlement towards the west, beyond the existing strong, defensible Green Belt boundary that is formed by New Close Road that has been partially already been breached, as erode the sensitive gap between the settlement and Cottingley. There are moderate strength physical features within proximity to the site that could prevent/contain further development. Overall the site is considered to make a moderate contribution towards the purpose of preventing urban sprawl.
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)	No
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	
Does the site form a substantial part of a gap between these towns? (PBQ2d)	No
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	N/A

Purpose b)	To prevent neighbouring towns merging into one another
of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	
Details of the loss of visual separation (PBQ3b)	
Purpose b) comment (PBC)	The site is located between two parts of Bradford and Shipley (Bradford and Shipley are considered as part of the same town for this Green Belt assessment) and would make no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site comprises open grassland, mature trees and a beck, giving it an open and partly natural character. Its former use as a school recreation area and its relatively enclosed position weaken its relationship with the wider countryside.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The site is influenced by residential development to the south and east, including recent development adjoining its eastern boundary, and by educational uses to the west. These surrounding uses give the site a distinctly urban-edge context.
Purpose c) comment (PCC)	The site makes a moderate contribution to purpose c). Its open grassland, mature trees and beck retain some countryside character, although the site is substantially influenced and enclosed by surrounding residential and educational development. Development would encroach upon open land, but would principally infill and consolidate the existing urban edge rather than extend significantly into the wider countryside.
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes
If development is present – what form/type of development is it? (PDQ1b)	
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	Shipley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special	No

Purpose d):	To preserve the setting and special character of historic towns
character of an historic town? (PDQ4a)	
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	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 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 Bradford but is separated from the historic core, and has no 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*	No Within 7km of SPA/SAC (recreational impacts only)
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	No
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a)	No

Footnote 7 Assessment Criteria	Yes / No and Comment
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.	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	No
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	No
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes There is a Grade II Listed buildings located within proximity to site southern boundary
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Yes Further details and assessment would be required as part of a pre-application or planning application
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Small parts of site, along the western boundary (.i.e.. Watercourse) falls within flood zone 2, 3.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Yes Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary is principally formed by New Close Road, with a short section of rear garden boundaries. Overall, it is strong and defensible.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would comprise the watercourse and associated continuous vegetation to the north and west, with weaker boundaries elsewhere. Overall, it would be moderate in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the boundary is principally formed by New Close Road, together with a short section of residential curtilages.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - the potential new boundary would be formed by the beck and continuous vegetation to the north and west, with weaker boundaries elsewhere.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would provide a partial rounding off between the residential area and adjoining educational development.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is strong and resists sprawl. The potential new Green Belt boundary would be moderate in strength and provide some containment. Development would partially round off the settlement between existing developed areas.
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 comprises open grassland, mature trees and a beck corridor. Vegetation, sloping land and surrounding development restrict longer views and contain the site visually.
Assessment of Openness (OpAsOv)	There is no built form on site. The site is spatially open but relatively enclosed by mature vegetation, landform and surrounding development. Development would

	have a moderate impact 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 moderate contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a moderate impact on openness. The existing inner Green Belt boundary is strong and the potential new Green Belt boundary is moderate. Based on these assessment outputs and planning judgement, the site is considered to make a moderate contribution to the Green Belt overall.
Overall Green Belt Outcome: (OGrBO)	**Moderate**