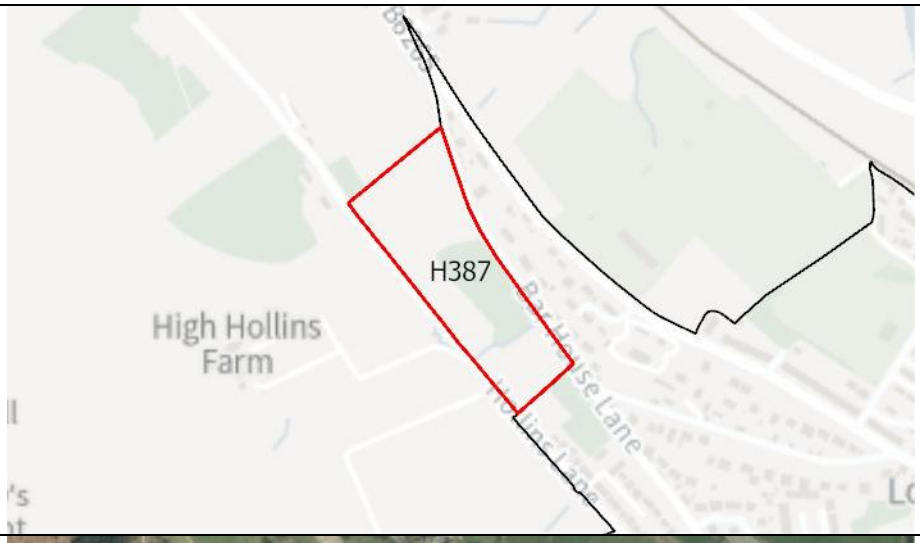
Bradford District Green Belt Assessment

Appendix C16 – Keighley

Site Information	
Site Reference:	H387
Site Name:	Barr House Lane / Hollins Lane, Utley
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	4.15
Site Description:	The site consists of several steeply sloping agricultural fields with a number of scattered trees and areas of woodland, on the northwestern edge of Keighley. The slope runs downwards from west to east (from Hollins Lane towards Bar House Lane). It is bounded to the east and south by residential development (Bar House Lane & Hollins Lane), with agricultural land to the north. Hollins Lane is the western boundary, beyond which lie a several agricultural fields. The boundaries are formed by dry-stone walls in various states of repair, whilst there are mature trees along the western and eastern boundaries. An unnamed watercourse runs across the southern section of the site. A public right of way adjoins the northern boundary and links Hollins Lane to Bar House 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)	There is no built form on the site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	The made road of Hollins Lane provides a strong restricting feature to the west. The boundary to the north is a dry-stone wall and public footpath.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Keighley
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)	No
What are the urbanising influences? (PAQ5b)	The site is adjacent to the large built-up area and residential uses to the east and south, but no other urbanising influences are present.
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 formed of a strong boundary along Bar House Lane and a moderate boundary to the south formed of an area of woodland and a dry-stone wall which separates the site from an adjacent property.
How is the site connected to the large built-up area? (PAQ7)	The site is connected to the large built-up area along two sides: Hollins Lane and Bar House Lane.
Purpose a) comment (PAC)	The site is adjacent to the large built-up area of Keighley but has some features which would restrict or contain development. The site is partially enclosed by existing development and its development would not result in an incongruous pattern of development. The site is free from development and noy subject to other urbanising influences. The inner Green Belt boundary is a mix of defensible and less defensible features. The site is connected to the settlement along two sides and development would partially round-off of the settlement

Purpose a)	To check the unrestricted sprawl of large built-up areas
	but there may be still some risk of sprawl. 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 the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Keighley
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 a number of steeply sloping fields and areas of woodland and scattered trees. The site is formed of rural land uses. There are views into the wider Green Belt and countryside beyond to the northwest. The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built	There is no built form on site. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.

Purpose c):	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 part of the agricultural landscape extending north-westwards away from the town of Keighley. The site is characteristically rural in nature being formed of fields and trees, and with the absence of built form on site. 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 the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Keighley
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 Keighley 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)	No

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 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)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes Groundwater levels are at least 5m below the ground surface so ground water flooding is unlikely. There are areas of flood zone 2 and 3 in the centre of the site. There are some areas of low, medium and high surface water flood risk across 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? (FN7Q6b)	Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

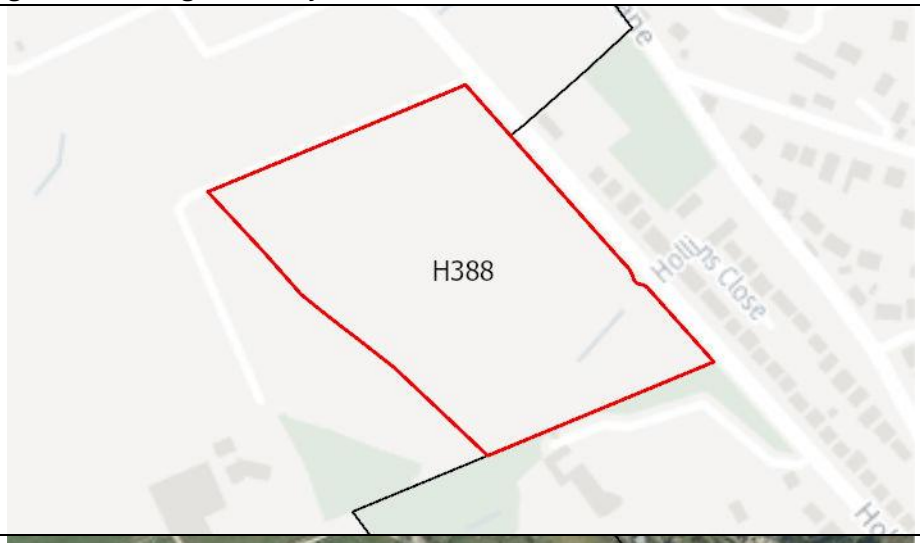
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), no contribution to purpose b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to flood risk which require further investigation before determining 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 includes Bar House Lane and, to the south, woodland and a dry-stone wall. The road provides a strong feature, while the southern section is less defensible.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include Hollins Lane to the west, a strong feature, alongside weaker field boundaries to the north and boundaries adjoining development.
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)	Moderate - boundaries formed by a made road, woodland and a dry-stone wall.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by a made road, mature trees and dry-stone walls.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off of the settlement and would extend ribbon development along Hollins Lane.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is moderate in strength and would increase the risk of sprawl. The potential new Green Belt boundary would also be moderate in strength and would increase the risk of further sprawl. Development would extend ribbon development along Hollins Lane and 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 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 partly contained by its topography, mature trees and woodland. There are moderate views into and across the site to adjoining areas of Green Belt.
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 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 strong 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. 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:	H388
Site Name:	Hollins Lane, Utley
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	4.06
Site Description:	The site consists of three broadly level, but very gently sloping agricultural fields that are used for animal grazing. The slope runs from west to east (from the western boundary towards Hollins Lane). It is bounded to the east by residential (Hollins Lane & Hollins Close) and agricultural/grazing land to the north and west. To the south lies Whinburn Hall and its grounds, whilst the buildings of Whinburn Farm are located to the west. Dry-stone walls make up the western and eastern boundaries. A line of mature trees is also present along the eastern boundary. The northern boundary is a post and rail fence, a broken tree line and farm access road (to Whinburn Farm). The southern boundary consists of a line of mature trees that screen Whinburn Hall and its grounds, along with 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)	There is no built form on the site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	Continuous treeline on the southern and western boundaries. Broken treeline on the northern boundary.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Keighley
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)	No
What are the urbanising influences? (PAQ5b)	The site is adjacent to the large built-up area with residential properties to the south and east. There are no other urbanising influence close by.
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 consists of a mix of defensible features consisting of a strong tree line and Hollins Lane to the east and a strong tree line creating the boundary with the Whinburn Estate to the south. These boundaries would partly 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 its southern and eastern sides.
Purpose a) comment (PAC)	The site is adjacent to the large built-up area of Keighley and contains some physical features which could restrict and contain development. The site is partially enclosed by existing development. The development of the site would not result in an incongruous pattern of development. The site is free from development and is not subject to other urbanising influences. The inner Green Belt boundary is formed of a mix of defensible and less defensible features which could restrict sprawl. The site is connected to the settlement along two boundaries and development would partially round-off

Purpose a)	To check the unrestricted sprawl of large built-up areas
	the settlement in this location but with still some potential for sprawl. 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 the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Keighley
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)	This site consists of three open agricultural fields. There are views across the site into the wider Green Belt and countryside beyond to the northwest. The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built	There is no built form on site. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.

Purpose c):	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 part of the agricultural landscape extending north-westwards away from the town of Keighley. The site is characteristically rural in nature being formed of fields and with the absence of built form on site. 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 the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Keighley
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 adjacent to the historic Whinburn Hall, but it does not have any tangible visual, physical or experiential connections to rest of the historic core of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Keighley but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the core. 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)	No

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 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)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is adjacent to and within the 50m buffer of a number of Grade II Listed assets (including and associated with Whinburn Hall). The Whinburn Estate is also

Footnote 7 Assessment Criteria	Yes / No and Comment
	a Grade II historic park and garden.
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 Groundwater levels are at least 5m below the ground surface and so ground water flooding is unlikely. There are areas of flood zone 2 and 3 in the south of the site. There area also areas of low, medium and high surface water flood risk in the southern part of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	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 heritage assets and flood risk which require 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 includes Hollins Lane to the east and a mature tree line adjoining Whinburn Estate to the south. The road is strong; the tree line provides a less durable boundary.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include the broken tree line and farm access track to the north, and dry-stone walls to the west. These features would be weaker than the existing road boundary.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially	Moderate: less defensible boundary

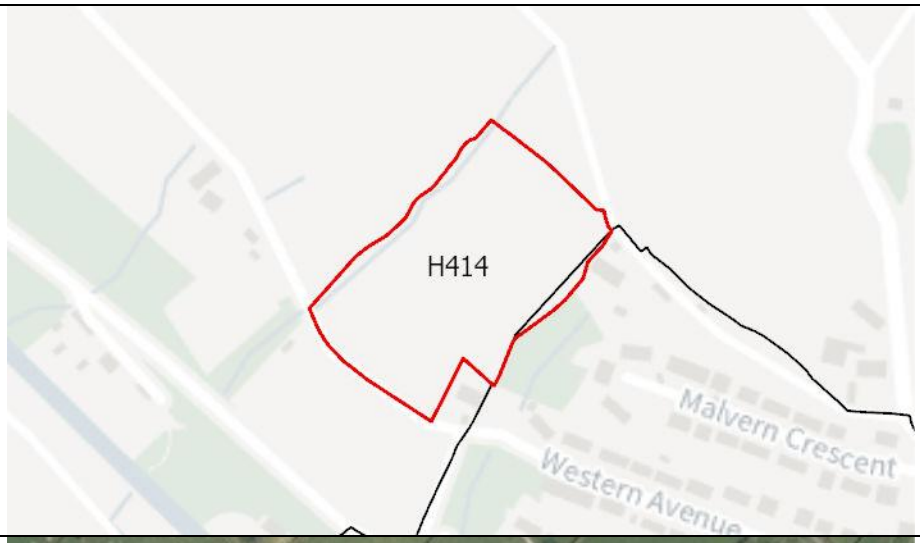
stronger or more logical Green Belt boundary?:	A more logical alternative could follow the tree line on the rising ground to the west, screening Whinburn Farm. This would provide a moderate boundary.

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 - boundaries formed by Hollins Lane and established tree belts.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by a farm access track, fencing, dry-stone walls and vegetation.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is strong and would help to restrict sprawl. The potential new Green Belt boundary would be moderate in strength and would provide some restriction against future sprawl. Development would extend the settlement northwards rather than round it off.
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 partly screened by topography and established trees, with moderate views across the adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. Views are partly restricted by topography and tree cover. 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 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. 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:	H414
Site Name:	Western Avenue, Riddlesden
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	2.02
Site Description:	This site consists of two sloping agricultural fields located on the western edge of the suburb of Riddlesden. The site is bounded to the west by a watercourse and a belt of trees beyond which are several agricultural fields, whilst the eastern boundary is formed by a mix of residential development, woodland and steep-sided valley containing a watercourse. The southern edge consists of Western Avenue, a private road, which provides access to a number of residential dwellings. The northern boundary is a stone wall beyond which there is an area of agricultural land. The site is crossed by two local electricity distribution lines.
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 the site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	There is a continuous rows of trees and small watercourse on the western edge of the site. The southern edge is formed of a track. A dry-stone wall forms the northern site boundary.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Keighley
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 this site would result in a protrusion of development, extending the settlement out in to the open countryside.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There is existing residential development located to the east and south of the site. But there are no other urbanising influences close by.
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 formed of a woodland block and the boundary of a residential property which includes a dry-stone wall and trees. This is a mix of strong and moderate boundaries which could 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 - its eastern boundary.
Purpose a) comment (PAC)	The site is free from development. There features of various strengthens which could partly restrict and contain development. The site is adjacent to the large built-up area of Keighley (Riddlesden). Development of the site would result in a protrusion of the settlement into the open countryside which would be incongruous. The existing inner Green Belt boundary is formed of strong and moderate boundaries which could restrict sprawl. The site is connected to the built-up area along

Purpose a)	To check the unrestricted sprawl of large built-up areas
	one boundary. 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 the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Keighley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Keighley and Silsden
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 within a vast gap between Keighley and Silsden and due to existing screening and topography there would be no loss of visual separation between the two towns.
Purpose b) comment (PBC)	The site forms a gap between towns, but only forms a very small part of this gap and would not result in the loss of visual separation. The site only makes 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 two agricultural fields. There are views from the site to the wider Green Belt and countryside beyond to the northeast. The strong vegetated boundaries to the north, south and east slightly contain the site but does not reduce the contribution the site makes to protecting the open countryside character.

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 low voltage electricity cable and associated pylons which passes through part of the site. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms part of the agricultural landscape extending north-westwards away from the settlement of Riddlesden (part of the town of Keighley). The site is characteristically rural in nature being formed of fields and with the absence of built form on site. 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 the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Keighley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited long distance views from the site to the wider area of the historic town but no views from the historic core into the site. The site has some limited, 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 Keighley but is separated from the historic core, and has very limited, 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)
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
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 80m from an ancient woodland Elam 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)	No

Footnote 7 Assessment Criteria	Yes / No and Comment
	The site is within 90m of the Leeds and Liverpool Canal conservation area.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There is a small area of the site where groundwater levels are at least 5m below the ground surface meaning groundwater flooding is unlikely. There is a large area of low surface water flood risk which runs through the majority of the site. There are also areas of low, medium and high surface water flood risk which run along the western boundary.
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 require 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 inner Green Belt boundary includes woodland, an unmarked path and residential gardens. It is a mix of moderate and weak features.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include the watercourse and tree belt to the west and Western Avenue to the south. The remaining edges include weaker field and residential boundaries.

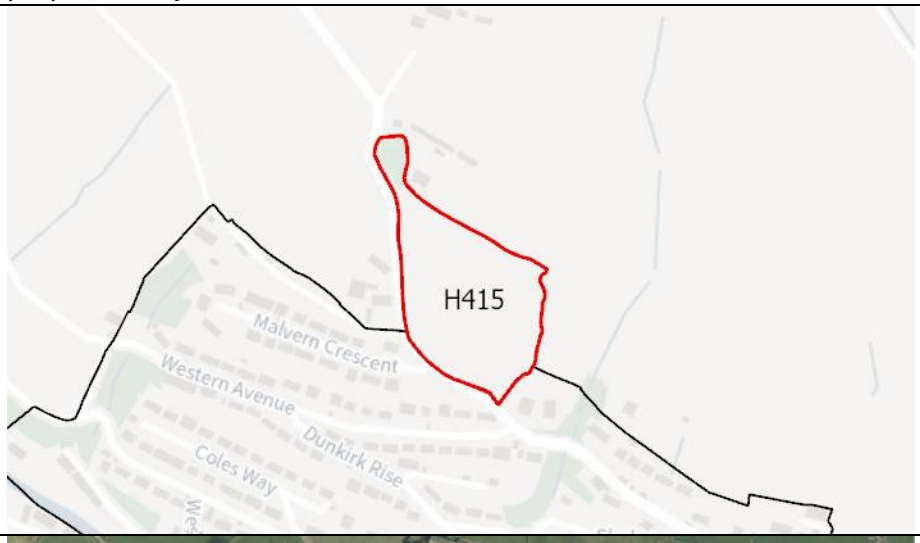
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundaries formed by woodland, trees, dry-stone walls and residential curtilages.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by a watercourse, tree belt, private road and field boundaries.
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 connected to the settlement on one side. The existing inner Green Belt boundary is moderate in strength and would provide some restriction against sprawl. The potential new Green Belt boundary would also be moderate in strength and would provide some future containment. Development would extend the settlement westwards rather than round it off.
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 sloping site is visible as part of the wider open landscape, with views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The sloping fields form part of the wider open Green Belt and permit views across the surrounding area. Development would have a high visual and spatial impact on openness.
Impact on Openness: (OpAs)	**High**

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 moderate potential for sprawl and development would have a high impact on openness. Both the existing inner Green Belt boundary and potential new Green Belt boundary are moderate. The strong contribution to purpose c) and high impact on openness 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:	H415
Site Name:	Banks Lane, Riddlesden
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	2.14
Site Description:	This site consists of a moderately sloping field located on the northern edge of the suburb of Riddlesden. The northwestern corner consists of a woodland area, whilst the area adjacent to the southern boundary is a steeply sloping bank. There are number of trees along the western and southern boundaries. The site is bounded to the south and west by Banks Lane, beyond which lie a number of residential properties. Agricultural land is located to the north and east. In addition, there are two residential properties adjacent to the northwest corner of the site.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes
If development is present – what form/type of development is it? (PAQ1b)	There is no built form on the site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	The strong boundary of Banks Lane to the west could restrict and contain development. However, the weak boundaries to the north and east made up of a broken line of trees could result in sprawl.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Keighley
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 this site would result in a finger-like extension of the settlement into the Green Belt - protruding out from
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There is some existing residential development to the south and west. However, there are no other urbanising influences close by.
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 made road Banks Lane which is a strong boundary which could help prevent the irregular spread of the large built-up area. Part of the site's eastern boundary also forms the inner Green Belt boundary. This boundary is formed of a notable topographical change and vegetation which provides a moderate boundary to 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 along one full boundary and partially along another.
Purpose a) comment (PAC)	The site is free from development. There is a strong feature to the west (Banks Lane) which could restrict and contain development, however there are only weak feature to the north and east which could lead to sprawl. The site is adjacent to the large built-up area of Keighley and if developed would result in an incongruous pattern of development protruding from the settlement edge into the open countryside forming an irregular shape. The existing inner Green Belt boundary is relatively

Purpose a)	To check the unrestricted sprawl of large built-up areas
	strong being formed primarily of Banks Lane. The site is connected along one and a half boundaries and would not be contained or round off the site. 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 the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Keighley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Keighley and Ilkley
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 Keighley and Ilkley. Given the large distance between the two towns and the elevated topography of Ilkley/Rombalds moor there is no loss of visual separation between the two towns.
Purpose b) comment (PBC)	The site forms a gap between towns, but only forms a very small part of this gap and would not result in the loss of visual separation. The site only makes 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 a large open sloping field. Due to the topography of the site, views into the wider Green Belt are limited in places within the site. The site is characteristically rural in nature and therefore protects the open countryside character.

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. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms part of the agricultural landscape extending north-westwards away from the settlement of Riddlesden (part of the town of Keighley). The site is characteristically rural in nature being formed of a large field and with the absence of built form on site. 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 the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Keighley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited long distance views from the site to the wider area of the historic town but no views 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 Keighley 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)
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
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

Footnote 7 Assessment Criteria	Yes / No and Comment
	Site within the 50 buffer zone of a Grade II Listed building (Banks 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 are some areas where groundwater levels are at least 5m below the ground surface and so ground water 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)	No Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes 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 heritage assets which require 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 formed by Banks Lane and existing development. The road provides a strong, defensible boundary.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include a private drive, hedgerows, broken tree belts and dry-stone walls to the north and east. These are less defensible than the existing boundary.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially	N/A

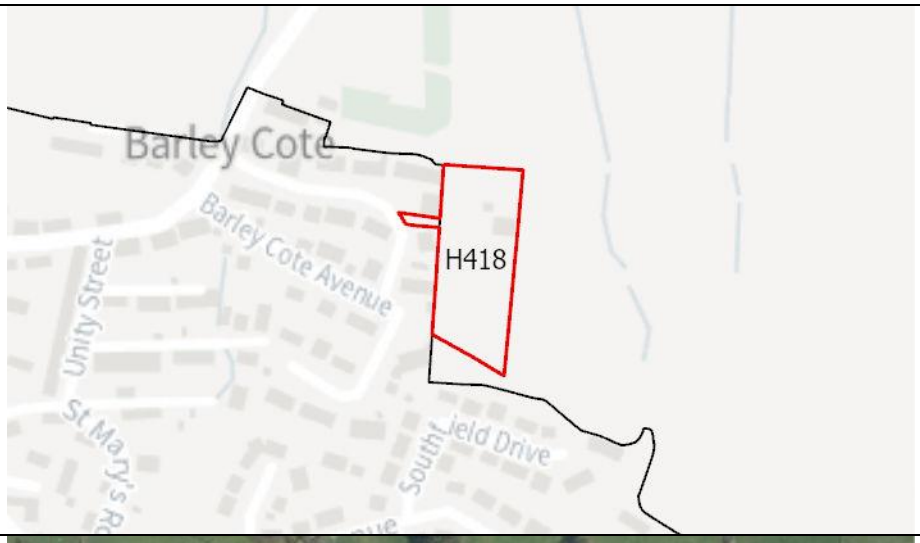
stronger or more logical Green Belt boundary?:	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement along one full side and part of another.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the boundary is formed principally by Banks Lane.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed mainly by broken tree lines and field boundaries.
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 connected to the settlement along one full side and part of another. The existing inner Green Belt boundary is strong and would restrict sprawl. The potential new Green Belt boundary would be weak and would increase the risk of future sprawl. Development would extend the settlement into open land rather than round it off.
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 sloping grassland is visible as part of the wider Green Belt, with views across the site and surrounding land.
Assessment of Openness (OpAsOv)	There is no built form on site. The open, sloping land has a clear visual and spatial relationship with the wider Green Belt. Development would have a high impact on openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a high impact on openness. The existing inner Green Belt boundary is strong and the potential new Green Belt boundary is moderate. The strong contribution to purpose c) and high impact on openness 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:	H418
Site Name:	Barley Cote Road, Riddlesden
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	0.65
Site Description:	This site consists of a moderately and steeply sloping area of land divided into two portions by a post and rail fence. The northern section is occupied by a single dwelling and its garden, whilst the southern section is an area of unkept scrubland. It is situated on the northeastern edge of Riddlesden (Keighley). It is bounded by residential development to the west (Barley Cote Avenue & Barley Cote Road) with agricultural land to the east. The northern boundary consists of several mature trees, a dry-stone wall and a footpath. The area to the south consists of scrubland, beyond which there is a line of trees and the rear gardens of residential properties (Southfield Drive). The northeast corner of the site partially includes a large pylon carrying a high voltage (275kv) electricity transmission line.
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 is a single residential dwelling and garden in the northern portion 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)	There is a poorly defined track and a row of trees on the northern boundary 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)	Keighley
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 areas of residential development to the west and south of the site. There is an electricity pylon in the northeastern corner.
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 connected to the large built-up area along one boundary - the site's western boundary which is formed of the edges of residential properties providing a boundary of moderate strength which would partially prevent the outward, irregular spread of the large built-up area.
How is the site connected to the large built-up area? (PAQ7)	Site is connected on its western edge. The southern edge of the site separated from the large built-up area by about 20m.
Purpose a) comment (PAC)	The site is adjacent to the large built-up area, partially lacks features which could restrict and contain development. The site is partially enclosed by the existing settlement, being attached on its western edge and in close proximity to the settlement along its southern edge. The site would not result in an incongruous pattern of development and already contains some existing residential development. There are some other limited urbanising influences. The site would therefore make a moderate contribution to purpose a).

Purpose a)	To check the unrestricted sprawl of large built-up areas
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)	There is a single residential dwelling and garden in the northern portion of the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Keighley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Keighley and Ilkley
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 Keighley and Ilkley. Given the large distance between the two towns and the elevated topography of Ilkley/Rombalds moor there is no loss of visual separation between the two towns. The site's northern boundary also does not extend beyond the existing northern limits of the settlement.
Purpose b) comment (PBC)	The site sits in a gap between two towns, but only forms a very small part of this gap and would not result in the loss of visual separation. The site only makes 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 an area of mown grassland situated either side of a large residential property. The site is urban and domesticated in nature and does not protect the essential open countryside character as characterised by rural land 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 a residential property located in the central/eastern part of the site. This is a non-rural use and dominates the site.
Purpose c) comment (PCC)	There are limited countryside characteristics within the site. The built form is dominated by a residential property. The site makes a weak contribution to purpose c).
Purpose c) outcome (PCO)	**Weak**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	No
If development is present – what form/type of development is it? (PDQ1b)	There is a single residential dwelling and garden in the northern portion of the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Keighley
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 some long distance views from the site to the wider area of the historic town but no views from the historic core into the site. The site has limited 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 Keighley but is separated from the historic core, and has limited visual, physical or experiential connections to the historic aspects of the town. The site 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)
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
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)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate 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 which require further investigation before determining whether they would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

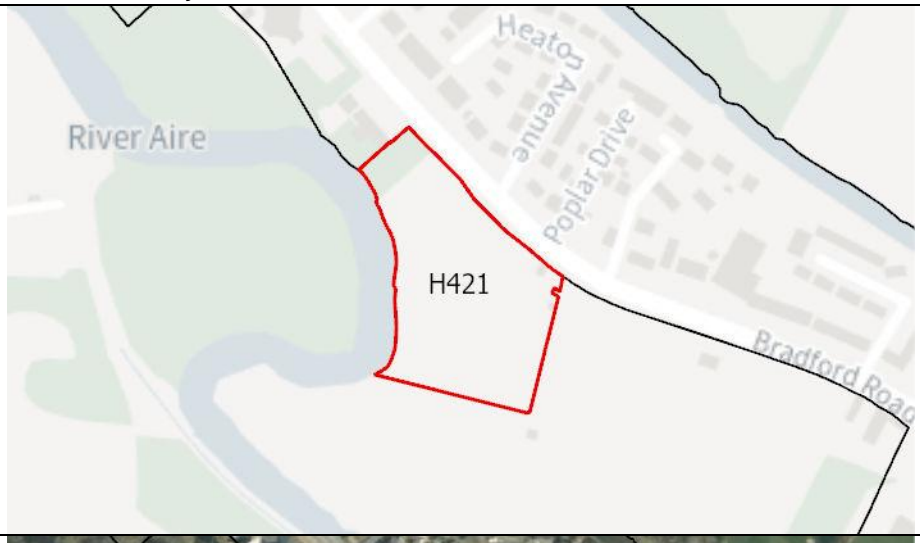
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary is formed by a dry-stone wall behind residential gardens on Barley Cote Lane. It is regular and established, but less defensible than a road boundary.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would include dry-stone walls, a poorly defined track, trees and residential garden edges. These features are inconsistent and lack durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no 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)	Moderate - boundaries formed by residential curtilages and a dry-stone wall.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by mature trees, a footpath, dry-stone walls and vegetation.

Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a partial rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is moderate in strength and would provide some restriction against sprawl. The potential new Green Belt boundary would also be moderate in strength. Development would partially round off the built form but would extend it eastwards.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	Built form is present on site comprising one dwelling and its garden.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is partly contained by existing development, vegetation and topography, with limited views across the wider Green Belt.
Assessment of Openness (OpAsOv)	Built form is present within part of the site. The site is partly contained and has limited wider visibility. Development would have a limited visual and spatial impact on the openness of the Green Belt.
Impact on Openness: (OpAs)	**Low**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b), a weak 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 low impact on openness. The existing inner Green Belt boundary is moderate and the potential new Green Belt boundary is weak. The existing dwelling and garden reduce the site's contribution to purpose c) and its existing openness. Based on these assessment outputs and planning judgement, the site is considered to make a weak contribution to the Green Belt overall.
Overall Green Belt Outcome: (OGrBO)	**Weak**

Site Information	
Site Reference:	H421
Site Name:	Bradford Road, Sandbeds
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	1.45
Site Description:	The site consists of a largely level area of woodland, located on southern edge of the suburb of Sandbeds, adjacent to the River Aire. It is crossed by a pipeline and contains an electricity sub-station with two local distribution lines running to/from it. The boundary to the north consists of the B6245 (Bradford Road) beyond which lies an established residential area. The River Aire forms the western boundary. Agricultural land and woodland are located to the east and south respectively. A vehicle repair business is adjacent to the northwest corner.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	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)	To the west is the River Aire and to the south an established woodland block.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Keighley
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 protrude out from the settlement edge into the open countryside forming an irregular shaped extension to the settlement.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	There is residential to the north and a sewage works located further to the west.
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 connected to the large built-up area along its northern boundary and partially along its west boundary. The northern boundary if formed of Bradford Road a strong boundary which would prevent the outward irregular spread of the large built-up area. The residential property boundary to the west would provide a boundary of moderate strength and 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 on its northern boundary and partially along its western boundary.
Purpose a) comment (PAC)	The site is free from development and partially lacks physical features which could restrict and contain development. Although the River Aire provides a strong boundary to the west of the site. The site is adjacent to the large built-up area of Keighley. Development of the site would result in an incongruous pattern of development. There are some limited other urbanising influence close by. The site is connected to the large built-up area along its northern boundary and partially along its western boundary. Overall the site would make a strong contribution to purpose a).

Purpose a)	To check the unrestricted sprawl of large built-up areas
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 - Keighley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Keighley 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)	Largely essential or wide gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	Existing intervening development between Keighley and Bingley already existing so this site could be developed without any loss of visual separation between the two towns.
Purpose b) comment (PBC)	The site sits in a gap between two towns, but only forms a very small part of this gap and would not result in the loss of visual separation. The site only makes 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 an area of woodland and although this is a rural land use, the dense tree coverage restricts views across the site into the wider, open countryside beyond to the south. This reduces the contribution the site makes to protection the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built	There is a small electricity substation building on the eastern edge of the site which is partially obscured by the dense tree coverage. The site plays an important role

Purpose c):	To assist in safeguarding the countryside from encroachment
form/non-rural uses within the site under consideration) (PCQ2)	in safeguarding the countryside from encroachment, being made up of mainly countryside uses.
Purpose c) comment (PCC)	The site forms part of the countryside as characterised by rural land uses in the form of woodland. However, the dense tree coverage reduces the wider open form of the Green Belt in this location. Nevertheless, the site plays a role in safeguarding the countryside from encroachment 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
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)	Keighley
Is the site separate from the historic core? (PDQ3a)	
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	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 Keighley 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)	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)
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
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No The site is within 150m of the Leeds and Liverpool Canal conservation area and 175 of the

Footnote 7 Assessment Criteria	Yes / No and Comment
	Grade II Listed Airedale Heifer Public House.
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 Flood Zone 3b which runs along the western edge of the site. The full site is within Flood Zone 2. Ther are areas 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)	Yes Significant flood risk issues which would restrict development.
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 which require further investigation before determining whether they would provide a strong reason for refusing or restricting development. There are also Footnote 7 asset issues in relation to flood risk which 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**

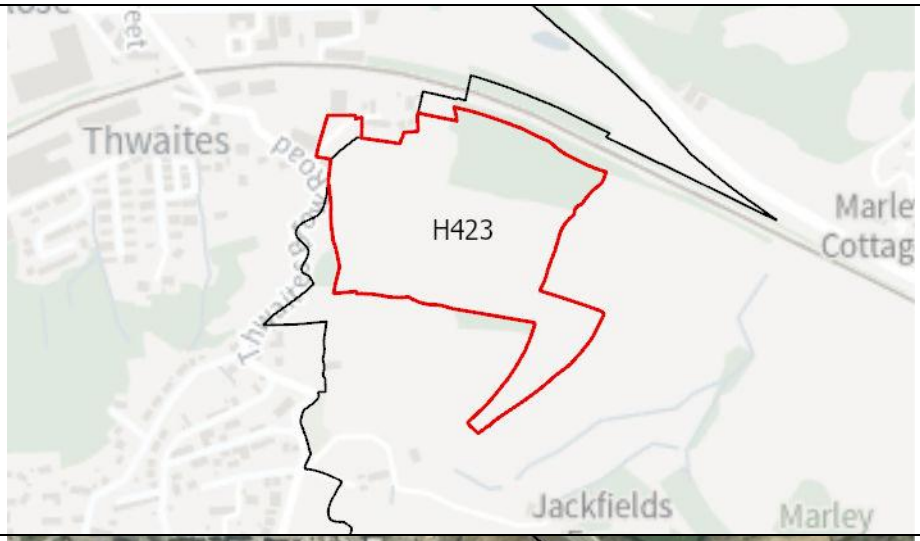
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary is formed by Bradford Road and the River Aire. Both provide strong, recognisable features.
Boundary Strength – Potential new boundary:	Strong: defensible boundary The potential new Green Belt boundary would include Bradford Road, the River Aire and the established woodland to the south. These provide strong features around most of the site.
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)	Connected to the settlement along one full side and part of another.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - boundaries formed by Bradford Road, the River Aire and adjoining development.
How strong is the potential new Green Belt boundary? (SpAs3)	Strong - boundaries formed by the River Aire and established woodland.
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 connected to the settlement along one full side and part of another. The existing inner Green Belt boundary is strong and would restrict sprawl. The potential new Green Belt boundary would also be strong and would restrict future sprawl. However, development would extend the built form southwards rather than round it off.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is limited built form on site comprising an electricity substation and associated infrastructure.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The woodland provides substantial enclosure and restricts views across the site and wider Green Belt.
Assessment of Openness (OpAsOv)	There is limited infrastructure on site. Established woodland contains the site and restricts its visibility and spatial openness. 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 strong contribution to purpose a), a strong 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 strong. 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:	H423
Site Name:	Thwaites Brow Road, Regency Court
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	8.47
Site Description:	This site consists of steeply sloping fields, located on the eastern edge of Keighley. It also includes part of the rear gardens of three properties on Regency Court. Part of the site (northwest corner) falls within the settlement boundary. There are several areas of woodland as well as numerous single or groups trees throughout the site and forming part of its boundaries. The site is bounded to the west by Thwaites Brow Road, beyond which lies a mix of residential and commercial development as well as grazing land. The land to the east and south is primarily agricultural land with scattered trees. To the north lies the Regency Court Nursing Home and a number of residential properties as well as the Byworth Boilers works and the Leeds/Bradford to Skipton (Airedale) railway line. The site includes an irregular shaped field attached to the southeastern corner of the site.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	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 are some areas of continuous woodland along the site's southern and east edges which could partially 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)	Keighley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Development on this site would protrude as an irregular shaped piece of land and would include a finger of development to the southeast. This would result in an odd shaped extension to the settlement.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	There are some commercial developments and the railway to the north, in addition to existing residential developments to the west.
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 along a small part of its northeastern boundary. This boundary is forms of the residential properties in this location and include hedgerows, wooden fencing and other vegetation. These boundaries are irregular and weak in nature, and would not 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 along one boundary.
Purpose a) comment (PAC)	The site is free from development and partially lacks physical feature that could restrict and contain development. The site is adjacent to the large built-up area and if developed would result in an incongruous pattern of development. The existing inner Green Belt boundary is weak and would not prevent the outward, irregular spread of the large built-up area. The site is connected along only one boundary with the risk of sprawl into the wider Green Belt. The site would make a strong contribution to purpose a).

Purpose a)	To check the unrestricted sprawl of large built-up areas
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 - Keighley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Keighley 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)	Largely essential or wide gap
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	No
Details of the loss of visual separation (PBQ3b)	Due to the distance between the two towns in this location and the intervening topography there would be limited if any loss of visual separation.
Purpose b) comment (PBC)	The site sits in a gap between two towns, but only forms a very small part of this gap and would not result in the loss of visual separation. The site only makes 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 sloping fields, many of which are covered in trees to various degrees. There are views through the site in various places to the wider Green Belt and countryside beyond to the east and south. The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built	There is no built form on site. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.

Purpose c):	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 part of the rural landscape extending eastwards and southwards away from the town of Keighley. The site is characteristically rural in nature being formed of fields and trees, and with the absence of built form on site. 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)	Keighley
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 some long distance views from the site to the wider area of the historic town but no views from the historic core into the site. The site has limited 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 Keighley 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)	No

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 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)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There are areas where groundwater levels are between 0.5m and 5m below the ground surface. There is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely. There is a small area of low surface water flood risk which is present 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 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 flood risk which require 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 inner Green Belt boundary follows a small part of the north-eastern edge, formed by residential garden boundaries, fencing and vegetation. These features are irregular and weak.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include Thwaites Brow Road and woodland along the southern and eastern edges. These features would provide some containment, although the boundary would remain mixed.
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 along a short part of one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - boundaries formed by residential curtilages, fencing and vegetation.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by woodland, trees and field boundaries.
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 connected to the settlement along a short part of one side. The existing inner Green Belt boundary is weak and would not restrict sprawl. The potential new Green Belt boundary would be moderate in strength and would provide some future containment. Development would form a substantial outward extension into the Green Belt.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site, although parts of residential gardens are included.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The steeply sloping site is prominent and has views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. Its steep, open character and wider visibility make an important contribution to openness. Development would have a high visual and spatial impact.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a strong 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 high impact on openness. The existing inner Green Belt boundary is weak and the potential new Green Belt boundary is moderate. 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:	H433
Site Name:	Land between Woodhouse and Glen Lee Lane
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	4.33
Site Description:	This site consists of steeply sloping and uneven fields. It also contains a number of scattered trees and shrubs. The site slopes downhill from east to west (from Glen Lee Lane towards Woodhouse). It is bounded to the west by residential development (Woodhouse Walk, Woodhouse Way and Kirkstall Gardens), whilst Hog Holes Beck and an area of woodland form the northern boundary, beyond which lies further residential development (Greenhurst Grove and Glenhurst Drive). To the south and east, the site is bounded by agricultural fields. There are also a number of residential properties to the east (Glen Lee Lane), which are washed over by the Green Belt. Parts of the site are bounded and split by dry-stone walls.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	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 dry-stone walls to the east and partly to the south providing weak features which would not restrict or contain development. Part of the southern boundary is undefined.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Keighley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Development on this site would protrude into the Green Belt forming an irregular shape to the settlement edge.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There is residential development to the west and north and partially to the west but there are no other urbanising influences nearby.
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 woodland block to the north/northwest and dry-stone walls / stone walls to the west separating the site from residential gardens. These are a mix of boundaries which would 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 two boundaries (north and west).
Purpose a) comment (PAC)	The site is free from development and lacks strong physical features that could restrict and contain development. The site is adjacent to the large built-up area and its development would result in an incongruous pattern of development. There are no other urbanising influences close by. The site's inner Green Belt boundary is of moderate strength. It is connected to the large built-up area along two boundaries but the nature and form of the site means it is only partially

Purpose a)	To check the unrestricted sprawl of large built-up areas
	contained by the existing settlement. 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)	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 - Keighley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Keighley 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)	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 gap between Keighley and Bingley, however, due to intervening vegetation, topography and development there would be no loss of visual separation between the two towns if the site were developed.
Purpose b) comment (PBC)	The site sits in a gap between two towns, but only forms a very small part of this gap and would not result in the loss of visual separation. The site only makes 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 is formed of a number of sloping fields, grassland and some scattered trees. There are views across the site into the wider Green Belt and countryside beyond to the south and west. The site is characteristically rural in nature and therefore protects the open countryside character.

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. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms part of the agricultural landscape extending southwards and westwards away from the town of Keighley. The site is characteristically rural in nature being formed of a number of fields and scattered trees, and with the absence of built form on site. 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)	Keighley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited views from the site across to the wider historic elements of the town and no views 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 Keighley 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
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 an area of the site where groundwater levels are at least 5m below the ground surface and so flooding from groundwater is unlikely to occur. There is a small area of low surface water flood risk 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? (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 strong contribution to purpose a) and a weak contribution to purposes b) and d). There are no potential Footnote 7 assets present on the site which require further investigation to determine 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**

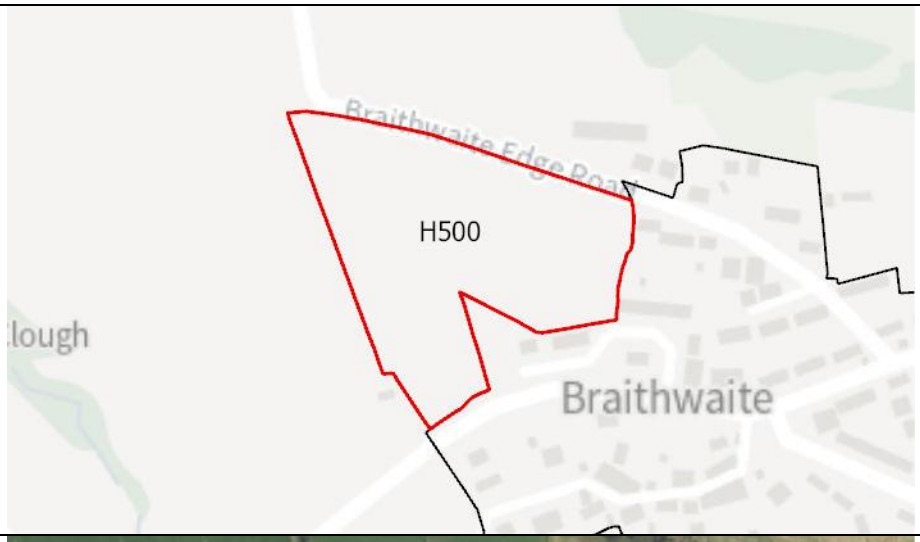
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary includes a woodland block to the north and north-west, and stone walls separating the site from residential gardens to the west.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include Hog Holes Beck and woodland to the north, with weaker walls and field boundaries to the east and south.
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)	Moderate - boundaries formed by woodland, Hog Holes Beck and stone walls.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed by dry-stone walls and an undefined section.
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 connected to the settlement on two sides. The existing inner Green Belt boundary is moderate in strength and would provide some restriction against sprawl. The potential new Green Belt boundary would be weak and would increase the risk of future sprawl. Development would extend built form across the open hillside rather than round it off.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The steeply sloping fields form part of the wider landscape and have wide views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The open hillside has a strong visual and spatial relationship with the wider Green Belt. Development would have a high impact on openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate 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 openness. Both the existing inner Green Belt boundary and potential new Green Belt boundary are moderate. 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:	H500
Site Name:	Land off Braithwaite Road
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	2.59
Site Description:	This site consists of four sloping fields located on the western edge of Keighley. The slope runs downwards from north to south, with the degree of steepness varying across the site. The site is also undulating in places. It is bounded to the east and northeast by residential development (Braithwaite Edge Road & Ryan Grove). There are fields and a smallholding to the west. Braithwaite Road forms the southern boundary, beyond which lies Braithwaite village and Braithwaite Conservation Area. The majority of the internal and external boundaries are formed by dry-stone walls.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	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)	To the north is Braithwaite Edge Road which provides a strong boundary which could restrict and contain development. To the west is dry-stone walls 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)	Keighley
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 protrude out from the settlement into the Green Belt. Although the northern edge of the site could be contained by Braithwaite Edge Road, the western boundary is only formed of dry-stone walls. The development of the site would form a wedge out into the countryside and could be seen as being incongruous.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There are existing residential properties to the east and south but there are no other urbanising influences close by.
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 irregular in form and slightly jagged. It is formed of the rear gardens of properties on Ryan Grove. This boundary is weak and would not prevent the outward, irregular spread of the largen-built up area.
How is the site connected to the large built-up area? (PAQ7)	The site is connect to the large built-up area along one boundary - although this boundary is irregular in form.
Purpose a) comment (PAC)	The site is free from development and there is a strong physical feature to the north of the site in the form of a made road (Braithwaite Edge Road) which could restrict and contain development. However, to the west the boundary is weaker and would not restrict and contain development. The site connected to the large built-up area of Keighley. If developed it would form a wedge out

Purpose a)	To check the unrestricted sprawl of large built-up areas
	into the countryside and partially result in an incongruous pattern of development. There are no other urbanising influences close by. The site's inner Green Belt boundary is made up of weak features. The site is connected to the large built-up area along one boundary and development could result in sprawl. 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 - Keighley
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 located in a gap between the town of Keighley and the village of Steeton-with-Eastburn, and between Keighley and the village of Sutton-in-Craven (in North Yorkshire) and so makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	This site consists of four open agricultural fields used for grazing. There are views across the site to the wider Green Belt and countryside beyond to the north, west

Purpose c):	To assist in safeguarding the countryside from encroachment
	and south. The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no built form on site. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms a part of the agricultural landscape extending westwards away from the town of Keighley. The site is characteristically rural in nature being formed of a number of fields and with the absence of built form on site. 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)	Keighley
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 clear long distance views from the site to the wider area of the historic town but limited or no views from the historic core into the site. The site has some limited, 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 Keighley but is separated from the historic core, and has limited, 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)	
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 The site is in an area where groundwater levels are at least 5m below the ground surface and so flooding from groundwater is unlikely. There are some areas of low, medium and high surface water flood risk which run through the eastern 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 is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

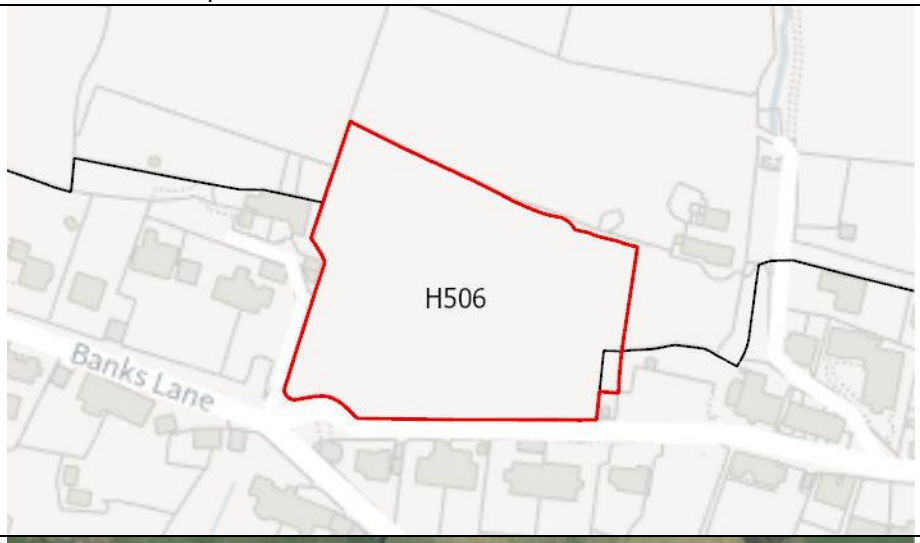
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), no contribution to purpose b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to flood risk which require further investigation before determining whether 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 inner Green Belt boundary follows the irregular rear garden edges of properties on Ryan Grove. These are weak and would not prevent outward spread.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include Braithwaite Edge Road and Braithwaite Road, with weaker dry-stone field walls to the west.
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)	Weak - the boundary is formed by irregular residential curtilages.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by Braithwaite Road and dry-stone walls.
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 connected to the settlement on two sides. The existing inner Green Belt boundary is weak and would not restrict sprawl. The potential new Green Belt boundary would be moderate in strength, with Braithwaite Road providing stronger containment than the field boundaries. Development would extend the settlement westwards rather than round it off.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The sloping and undulating fields have wide views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The open fields form part of the wider countryside and have a strong visual and spatial relationship with it. Development would have a high impact on openness.
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 openness. The existing inner Green Belt boundary is weak and the potential new Green Belt boundary is moderate. 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:	H506
Site Name:	Ilkley Road, Riddlesden
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	0.80
Site Description:	This site consists of a partially level and moderately sloping field located on the northern edge of Riddlesden (Keighley). There are several scattered trees within the site. The area adjacent to the southern boundary consists of a steep banking. The southern boundary of the site is formed by Ilkley Road, whilst the western boundary consists of a private driveway and residential development located off Banks Lane. The northern boundary is a field boundary. The majority of the eastern edge is undefined, whilst the remainder consists of an area of woodland and former quarry as well as an electricity sub-station and the car park of the Willow Tree public house.
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)	To the west the site is contained by existing residential development. To the north and east there are limited features (mainly dry-stone walls) which 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)	Keighley
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 enclosed on three sides and its development would not result in an incongruous pattern of development.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There is existing residential development on three sides but there are no other urbanising influences close by.
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 made road to the south (Ilkley Road), the boundaries of residential properties to the west and a wooden fence which screens an electricity substation. These are a mix of strong and weaker boundaries which would partially help to 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 two and half boundaries.
Purpose a) comment (PAC)	The site is free from existing development and there are some features to the west which could restrict development, however to the north and west features are limited. The site is adjacent to the large built-up area of Keighley. If the site were developed it would not result in an incongruous pattern of development as it would be partially contained and essentially round-off the settlement in this location. There are no other urbanising influences close by. The site's inner Green Belt boundary is a mix of strengths and would partially restrict sprawl.

Purpose a)	To check the unrestricted sprawl of large built-up areas
	The site is connected to the large built-up area along two and a half sides. 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 - Keighley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Keighley and Ilkley
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 Keighley and Ilkley. Given the large distance between the two towns and the elevated topography of Ilkley/Rombalds moor there is no loss of visual separation between the two towns.
Purpose b) comment (PBC)	The site sits in a gap between two towns, but only forms a very small part of this gap and would not result in the loss of visual separation. The site only makes 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 single field on the northern edge of Riddlesden. The site slopes steeply from the road and its topography partially limits views to the north from the south of the site. However, the site is characteristically rural in nature and therefore protects the open countryside character.

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. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms a part of the agricultural landscape extending westwards away from the town of Keighley. The site is characteristically rural in nature being formed of a single field and with the absence of built form on site. 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)	Keighley
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 some long distance views from the site to the wider area of the historic town but no views from the historic core into the site. The site has limited 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 Keighley but is separated from the historic core, and has limited visual, physical or experiential connections to the historic aspects of the town. The site 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)
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
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 The site is located in an area where groundwater levels are between 0.5m and 5m below the ground surface. There is a risk of flooding to subsurface assets but surface manifestation of groundwater 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), 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 and flood risk which require further investigation before determining whether they would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

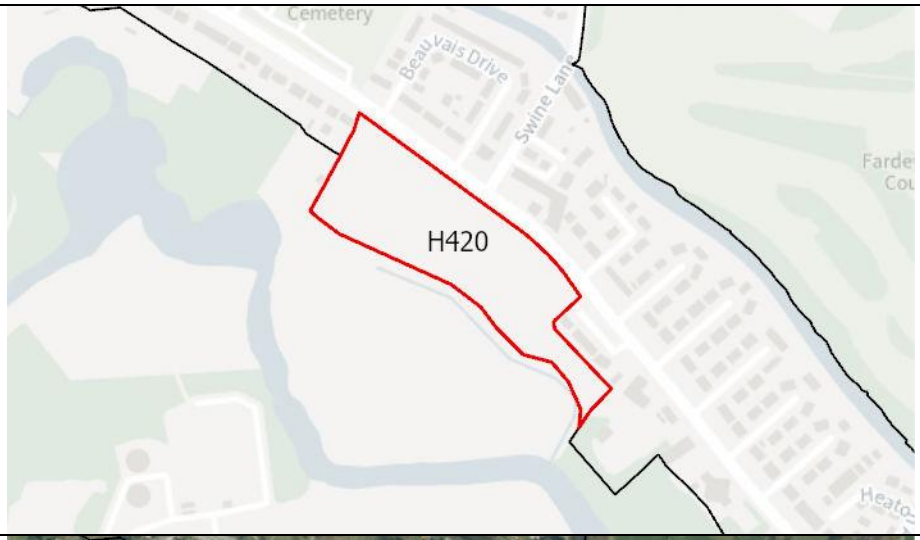
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary includes Ilkley Road, a made road, residential property boundaries and a fence screening the electricity sub-station. These provide a mix of strengths.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would mainly follow dry-stone walls and an undefined section to the north and east. The road and residential boundaries are on the existing inner 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)	Connected to the settlement on three sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - boundaries formed by Ilkley Road, a private driveway and adjoining development.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed by a field boundary and a substantially undefined eastern edge.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a partial rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on three sides. The existing inner Green Belt boundary is strong and would restrict sprawl. The potential new Green Belt boundary would be weak and would provide limited resistance to future sprawl. Development would partially round off the settlement but would create a weaker outer 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 is partly contained by adjoining development, woodland and topography, with moderate views across the Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The site is partly enclosed and has moderate wider visibility. Development would have a moderate visual and spatial impact on openness.
Impact on Openness: (OpAs)	**Moderate**

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 moderate potential for sprawl and development would have a moderate impact on openness. The existing inner Green Belt boundary is moderate and the potential new Green Belt boundary is weak. The site's strong contribution to purposes a) and c) is the determining factor 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:	H420
Site Name:	Bradford Road, Riddlesden
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	2.78
Site Description:	The site consists of an area of agricultural land with some tree cover, located on the southern edge of the suburb of Riddlesden. It slopes gently from the northeast to the southwest (downwards from Bradford Road). The site is part of a river terrace and is uneven and more gently sloping in nature. The northern and northeastern boundary consists of Bradford Road, which has residential and commercial development on its northern side. Residential development is to the northwest and southeast. An area of trees and a public house car park is also to the southeast.
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 patchy rows of trees on the western edge 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)	Keighley
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 areas of residential to the north, east and west of the site. There is a sewage works located further to the south.
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 made road (Bradford Road) which offers a strong boundary which would prevent the outward spread of the large built-up area. The other inner boundaries are formed of residential properties and gardens which are moderate in strength and 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 three sides.
Purpose a) comment (PAC)	The site is free from existing development and would partially lack physical features that could restrict and contain development. The site is attached to the large built up area along three sides which partially contain the site and would round-off the settlement in this location. The development of the site would not result in an incongruous pattern of development. There are some other limited urbanising influence close by. 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 - Keighley
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 sits in a gap between two parts of Keighley and therefore makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	This site consists of an elongated field on the southern edge of Riddlesden forming part of a wider open area of land expanding down to the River Aire. There are views across the site to the wider Green Belt and countryside beyond to the south. Although the site is on the edge of the settlement with development directly adjacent to the east and west, it is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no built form on site. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms part of the agricultural landscape extending southwards away from the settlement of Riddlesden (part of the town of Keighley). The site is

Purpose c):	To assist in safeguarding the countryside from encroachment
	characteristically rural in nature being formed of a field and with the absence of built form on site. 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)	Keighley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited views from the site across to the wider historic elements of the town and no views 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 Keighley 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*	Yes Within 2.5km of SPA/SAC (supporting habitat, recreational impacts)

Footnote 7 Assessment Criteria	Yes / No and Comment
• *Yeadon Brick Works SSSI*	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	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
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 directly adjacent to the Grade II Listed Airedale Heifer Public 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

Footnote 7 Assessment Criteria	Yes / No and Comment
	Flood Zone 2 covers the southern part of the site. There are some areas of low, medium and high surface water flood risk along the western boundary.
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, heritage assets and flood risk which require further investigation before determining whether they would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary includes Bradford Road, a made road, and residential development and gardens. Bradford Road provides a strong boundary.
Boundary Strength – Potential new boundary:	Strong: defensible boundary The potential new Green Belt boundary would include Bradford Road along the northern and north-eastern edges, alongside existing residential development and tree cover. Overall, this would provide 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)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - boundaries formed by Bradford Road and adjoining development.

How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by trees, vegetation and adjoining developed land.
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 connected to the settlement on one side. The existing inner Green Belt boundary is strong and would restrict sprawl. The potential new Green Belt boundary would be moderate in strength and would provide some future containment. Development would extend the settlement southwards rather than round it off.
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 visible as part of the open river-valley landscape, with views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The open agricultural land has a clear visual and spatial relationship with the wider Green Belt. Development would have a high impact on openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a strong 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 openness. Both the existing inner Green Belt boundary and potential new Green Belt boundary are strong. 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:	H521
Site Name:	Shann Lane
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	6.50
Site Description:	This site consists of four fields of various sizes which slope reasonably steeply from west to east. Part of the site's southern boundary is connected to Shann Lane. The other boundaries are made up of dry-stone walls. The northeastern part of the site has undulating topography with a small watercourse running through this part of the site. The site extends around the adjacent service water reservoir.
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)	The boundaries of the site are formed may of dry-stone walls in various states of repair and 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)	Keighley
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 protrude into the Green Belt from the settlement edge in an irregular form. The connection to the settlement is narrower and the site then spreads out further to the north. This would result in an incongruous pattern of development.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There is existing residential development to the south. There are no other urbanising influences close by.
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 Shann Lane a made road and strong boundary which would prevent the outward and 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.
Purpose a) comment (PAC)	The site is free from development and lacks physical features in close proximity which would restrict and contain development. The site is adjacent to the large built-up area. If the site were developed it would result in an incongruous pattern of development. There are no other urbanising influences close by. The site existing inner Green Belt boundary is strong and would help to prevent sprawl. The site is connected to the large built-up area along one boundary. The site would make a strong contribution to purpose a).

Purpose a)	To check the unrestricted sprawl of large built-up areas
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 - Keighley
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 located in a gap between the town of Keighley and the village of Steeton-with-Eastburn and so makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	This site consists of a number of sloping open agricultural fields used for grazing. There are views across the site to the wider Green Belt and countryside beyond to the north and northwest. The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no built form on site. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.

Purpose c):	To assist in safeguarding the countryside from encroachment
Purpose c) comment (PCC)	The site forms a part of the agricultural landscape extending north-westwards away from the town of Keighley. The site is characteristically rural in nature being formed of a number of fields and with the absence of built form on site. 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)	Keighley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited views, if any, from the site across to the wider historic elements of the town and no views 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 Keighley but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

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

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*	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes

Footnote 7 Assessment Criteria	Yes / No and Comment
	There are some small areas of the site where groundwater levels are at least 5m below the ground surface and therefore flooding from groundwater is unlikely. There are areas of flood zone 2 and 3 located in the northeastern part of the site. There are also areas of low, medium and high surface water flood risk in this 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 is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

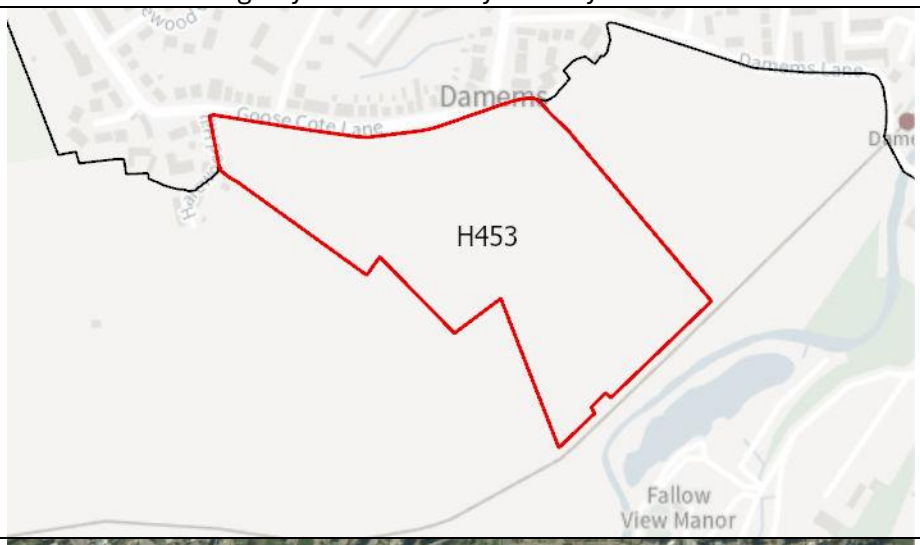
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), no contribution to purpose b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to flood risk which require further investigation before determining whether 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 formed by Shann Lane, a made road and strong feature.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would mainly follow dry-stone walls around the site. These are weak features and lack durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no 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 along part of one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - the boundary is formed by Shann Lane.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed mainly by dry-stone walls and a small watercourse.
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 connected to the settlement along part of one side. The existing inner Green Belt boundary is strong and would restrict sprawl. The potential new Green Belt boundary would be weak and would increase the risk of future sprawl. Development would extend the settlement northwards into open countryside.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The sloping fields are open and have wide views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The open and sloping fields form part of the wider countryside. Development would have a high visual and spatial impact on openness.
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 openness. The existing inner Green Belt boundary is strong and the potential new Green Belt boundary is weak. 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:	H453
Site Name:	Harewood Hills Farm, Goose Cote Lane
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	7.68
Site Description:	This site consists of four moderately to steeply sloping fields, bounded and divided by drystone walling and is located on the southwestern edge of Keighley. The slope varies across the site – within the northern section is slopes from west to east, whilst in the central and southern sections, it slopes from north to south. Tree cover is very limited. The northern boundary is formed by Goose Cote Lane, beyond which lies an established residential area. Further residential development is located adjacent to the northwest corner of the site. The areas to the east and west/southwest consist of agricultural land. The southern boundary consists of the Keighley & Worth Valley Railway.
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 the site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	The Keighley and Worth Valley Railway line provides a strong physical feature to the southeast which would restrict or contain development. Boundaries to the east and west are made from dry-stone walls and 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)	Keighley
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 large protrusion into the Green Belt from the existing settlement edge and which would form an irregular-shaped extension to the settlement.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	There is existing residential development to the north. Other urbanising influences consist of the Keighley and Worth Valley Railway line to the south and a caravan park beyond that. There are no other urbanising influences close by.
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 Goose Cote Lane a made road which provides a strong boundary that would 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.
Purpose a) comment (PAC)	The site is free from development and partially lacks physical features which could restrict or contain development. The Keighley and Worth Valley Railway line provides a strong physical feature to the south, but features to the east and west are weak and could be breached resulting in sprawl. The site is adjacent to the

Purpose a)	To check the unrestricted sprawl of large built-up areas
	large built-up area and if developed would result in an incongruous pattern of development. The site is connected to the large built-up area along one boundary. This is a strong boundary which would prevent the sprawl of the large built-up area. There are no other urbanising influences close by. 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 the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Keighley
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 located in a gap between the town of Keighley and the village of Haworth and Cross Road and so makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site consists of a number of open agricultural fields. There are views across the site to the wider Green Belt and countryside beyond to the south and west. The site is characteristically rural in nature and therefore protects the open countryside character.

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. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms an integral part of the agricultural landscape extending southwards away from the town of Keighley. The site is characteristically rural in nature being formed of fields and with the absence of built form on site. 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 the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Keighley
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. Due to the surrounding topography 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 Keighley 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
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is adjacent to a Grade II Listed building (22 Damems Lane).

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 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 is a small area of the site where groundwater levels are at least 5m below the ground surface and so flooding from ground water is unlikely to occur there is also a small area of low surface flood risk in the centre of the site. Areas of flood zone 2 and 3 on large areas of the site. Flood zone 2 and 3 Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes 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 flood risk which require 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**

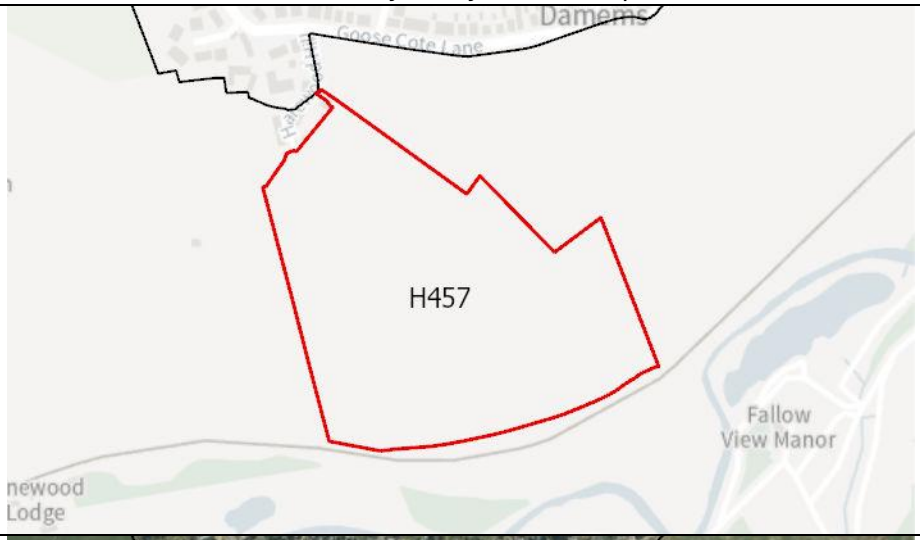
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary

	The existing inner Green Belt boundary is formed by Goose Cote Lane, a made road and strong, defensible feature.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include the Keighley and Worth Valley Railway to the south and Goose Cote Lane to the north. Dry-stone walls to the east and west are weaker.
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)	Strong - the boundary is formed by Goose Cote Lane.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by the railway line and dry-stone walls.
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 connected to the settlement on one side. The existing inner Green Belt boundary is strong and would restrict sprawl. The potential new Green Belt boundary would be moderate in strength, with the railway providing strong containment to the south but weaker field boundaries elsewhere. Development would extend the settlement into open countryside.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The sloping, open fields have wide views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The site is open, visually prominent and forms part of the wider countryside. Development would have a high visual and spatial impact on openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a strong contribution to purpose a), a strong 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 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 strong contribution to the Green Belt overall.
Overall Green Belt Outcome: (OGrBO)	**Strong**

Site Information	
Site Reference:	H457
Site Name:	Harewood Hill Farm, Goose Cote Lane
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	8.35
Site Description:	This site consists of a number of steeply sloping fields on the southwestern edge of Keighley. The site is bounded to the south by the Keighley and Worth Valley Railway line. The boundaries to the east and west are made up of dry stone walls. The north the site is bounded by existing residential development with an uneven boundary. The site is connected to the settlement by a very narrow strip of land.
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 Keighley and Worth Valley Railway line provides a strong physical feature to the south which would restrict or contain development. Boundaries to the east and west are made from dry-stone walls and 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)	Keighley
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 large protrusion into the Green Belt from the existing settlement edge and which would form an irregular-shaped extension to the settlement.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	There is existing residential development to the north. Other urbanising influences consist of the Keighley and Worth Valley Railway line to the south and a caravan park beyond that. There are no other urbanising influences close by.
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 very narrow strip of land along an access track to residential properties. It would play a moderate role in preventing 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 a very small strip of land on its northern boundary.
Purpose a) comment (PAC)	The site is free from development and partially lacks physical features which could restrict or contain development. The Keighley and Worth Valley Railway line provides a strong physical feature to the south, but features to the east and west are weak and could be breached resulting in sprawl. The site is adjacent to the

Purpose a)	To check the unrestricted sprawl of large built-up areas
	large built-up area and if developed would result in an incongruous pattern of development. The existing inner Green Belt boundary is very small and moderate in strength. The site is connected to the large built-up area along one boundary. 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 - Keighley
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 located in a gap between the town of Keighley and the village of Haworth and Cross Road and so makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site consists of a number of open agricultural fields. There are views across the site to the wider Green Belt and countryside beyond to the south and west. The site is characteristically rural in nature and therefore protects the open countryside character.

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. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms an integral part of the agricultural landscape extending southwards away from the town of Keighley. The site is characteristically rural in nature being formed of fields and with the absence of built form on site. 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)	Keighley
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. Due to the surrounding topography 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 Keighley 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
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 a small area of low and medium surface water flood risk on the eastern edge of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**No Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), no contribution to purpose b) and a weak contribution to purpose d). There are no potential Footnote 7 assets present on the site which require further investigation to determine 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**

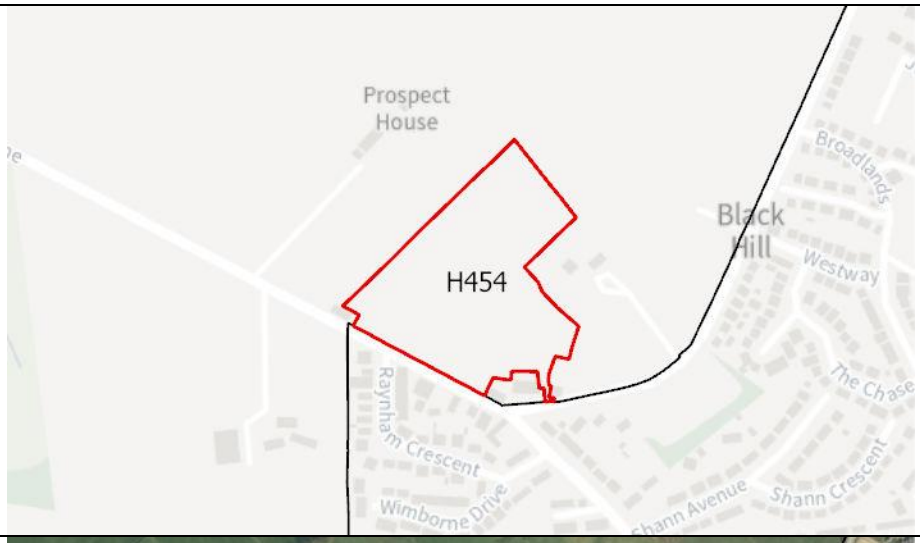
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary follows a narrow, irregular connection to residential development to the north. It is not a strong or durable edge.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include the railway line to the south, a strong feature, and dry-stone walls to the east and west. The northern edge adjoining residential development is irregular.
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 along a very small part of one side.

How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - the boundary is formed by a narrow access track and adjoining development.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by the railway line and dry-stone walls.
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 connected to the settlement along a very small part of one side. The existing inner Green Belt boundary is moderate in strength and would provide some restriction against sprawl. The potential new Green Belt boundary would be moderate in strength, although only the railway would provide strong containment. Development would represent a substantial outward extension into the Green Belt.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The steeply sloping fields have wide views across the site and surrounding Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The open, steeply sloping fields are visually prominent and form part of the wider countryside. Development would have a high impact on openness.
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 openness. The existing inner Green Belt boundary is weak and the potential new Green Belt boundary is moderate. 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:	H454
Site Name:	Black Hill Lane, Braithwaite
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	3.20
Site Description:	This site consists of four, open fields located on the northwestern edge of Keighley. Part of the site is level, with the remainder sloping moderately in different directions (to the southwest, southeast and northeast). The site is bounded to the south by Black Hill Lane, beyond which lies and an established residential area (Black Hill Lane and Raynham Crescent). Further residential properties lie adjacent to the southwestern and southeastern corners with a large property and its grounds to the east. Agricultural fields are located to the north and west with a landscaped covered reservoir to the northeast. The roadside boundary includes a line of mature trees.
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 are dry-stone walls to the west and north and some trees and vegetation to the east. These features are weak and would not particularly 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)	Keighley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Development of the site would create an irregular protrusion out from the settlement edge into the Green Belt.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There are existing residential uses to the south of the site but no other urbanising influences close by.
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 Black Hill Lane which is a strong boundary and would 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 southwestern boundary).
Purpose a) comment (PAC)	The site is free from development and lacks strong physical features which could restrict or contain development. The site is adjacent to the large built-up area of Keighley. If the site was developed it would result in an incongruous pattern of development. There are no other urbanising influences close by. The site is connected to the large built-up area along one boundary. Its inner Green Belt boundary is a made road which would prevent sprawl. The site makes a strong contribution to purpose a).

Purpose a)	To check the unrestricted sprawl of large built-up areas
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 - Keighley
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 located in a gap between the town of Keighley and the village of Steeton-with-Eastburn and so makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	This site consists of a number of open agricultural fields located on the northwestern edge of Keighley. There are views across the site to the wider Green Belt and countryside beyond to the north and west. The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no built form on site except for a very small agricultural shelter/store in the centre of the site. This does not detract from the contribution the site makes to safeguarding the countryside from encroachment.

Purpose c):	To assist in safeguarding the countryside from encroachment
Purpose c) comment (PCC)	The site forms an integral part of the agricultural landscape extending north-westwards away from the town of Keighley. The site is characteristically rural in nature being formed of fields and with the absence of built form on site except for a small agricultural shelter. 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)	Keighley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited views from the site across to the wider historic elements of the town and no views 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 Keighley but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

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

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*	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes

Footnote 7 Assessment Criteria	Yes / No and Comment
	The site is in an area where groundwater levels are at least 5m below the ground surface and therefore flooding from groundwater is not likely. There are some areas of low surface flood risk along the southern boundary.
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 strong contribution to purpose a), no contribution to purpose b) and a weak contribution to purpose d). There are no potential Footnote 7 assets present on the site which require further investigation to determine 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**

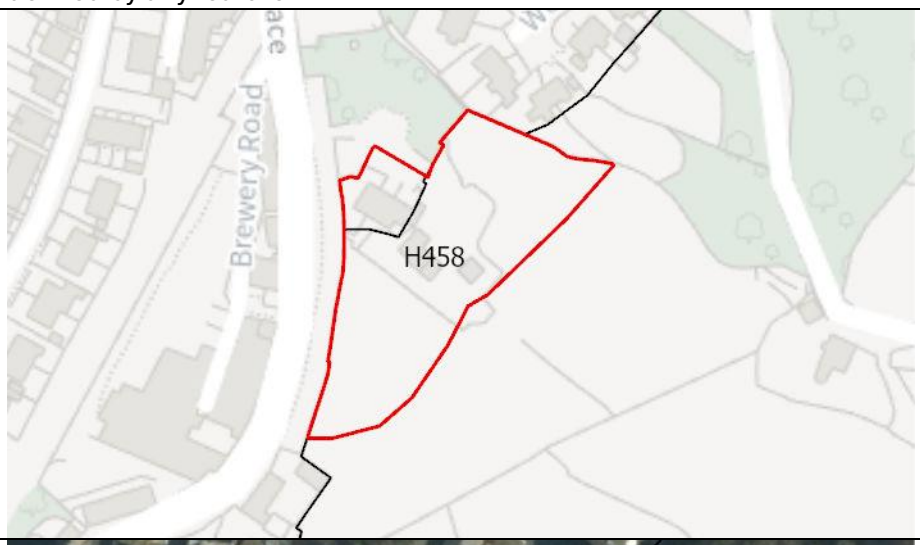
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary is formed by Black Hill Lane, a made road that provides a strong, defensible edge.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would mainly follow dry-stone walls and vegetation to the north, east and west. These features are weak and would not provide durable containment.
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)	Strong - the boundary is formed by Black Hill Lane.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed principally by dry-stone walls and vegetation.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would not represent a logical rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is strong and would restrict sprawl. The potential new Green Belt boundary would be weak and would increase the risk of future sprawl. Development would extend the settlement northwards into open countryside.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is limited built form on site comprising a small agricultural 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 open fields with wide views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is limited built form on site and the fields remain predominantly open. The site has a clear visual and spatial relationship with the wider Green Belt. Development would have a high impact on openness.
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 openness. The existing inner Green Belt boundary is strong and the potential new Green Belt boundary is weak. 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:	H458
Site Name:	Ingram Street, Wesley Place
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	0.51
Site Description:	This site consists of fields used for grazing and land around the existing cottages which is used as gardens and/or parking areas and is located on the southeastern edge of Keighley. The northwestern section of the site is occupied by four cottages and their gardens which are within the settlement boundary. The remainder of the site is within the Green Belt. The site slopes downwards from the southeast towards the northwest. The degree of slope varies across the site. The southernmost section is more steeply sloping, whilst the north section has a gentler slope with some level areas. The site is bounded to the west by a line of trees and stone wall, beyond which lies the A629 Halifax Road, with residential development to the north (Woodworth Grove). The eastern and southern boundaries run across the area of agricultural land, however it is not defined by any feature.
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 some residential properties in the centre 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 south eastern boundary which forms the main outer Green Belt boundary is essentially undefined.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Keighley
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 existing settlement and the surrounding topography would mean that development of the site would not be wholly incongruous.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There is residential development to the north, west and south, but no 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's inner Green Belt is made up of several features including dry-stone walls, trees and other vegetation along with the boundary of a residential property. The boundary is weak to moderate in strength and 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 two sides - the site's western and northern boundaries.
Purpose a) comment (PAC)	The site is adjacent to the large built-up area of Keighley and includes some existing residential development. There are no strong physical feature in close proximity that could restrict or contain development. The site is connected to the large built-up area on two sides and would be partially enclosed and development would not be wholly incongruous. There are no other urbanising influences close by. The inner Green Belt boundary is a mix of less defensible features and would only play a partial role in preventing the outward sprawl of the large built-up area. The site is connected to the settlement along two boundaries and there is potential for

Purpose a)	To check the unrestricted sprawl of large built-up areas
	development to partially round-off the settlement in this location. 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)	There are some residential properties in the centre of the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Keighley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Keighley 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)	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 located in a vast gap between Keighley and Bingley. Due to the position of the site and intervening topography, existing development and vegetation there would be no loss of visual separation.
Purpose b) comment (PBC)	The site sits in a gap between two towns, but only forms a very small part of this gap and would not result in the loss of visual separation. The site only makes 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 fields and some existing cottages. The site is partially enclosed by the form of the urban area, woodland and topography, however there are view from the site to the wider Green Belt and countryside beyond to the south east. The majority of the site is open, and characteristically rural.

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 some built form in the central part of the north edge of the site. This consists of non-rural uses in the form of residential development. The built form and associated curtilage takes up about of the third of the site and reduces the contribution the site makes to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site is made up of a mixture of countryside and non-rural characteristics. The site has some built form which consists of non-rural uses. The site makes a moderate contribution to purpose c).
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	No
If development is present – what form/type of development is it? (PDQ1b)	There are some residential properties in the centre of the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Keighley
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 Keighley 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
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 a small area along the site's western boundary where groundwater levels are at least 5m below the ground surface and therefore flooding from groundwater is not likely. There are some areas of low, medium and high surface water flood risk along the northern boundary.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	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), and a weak contribution to purposes b) and d). There are potential Footnote 7 asset issues in relation to flood risk which require 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 includes stone walls, trees and vegetation, together with the edge of a residential property. These provide a mix of weak and moderate features.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would include field walls and vegetation, while the south-eastern edge is essentially undefined.
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.

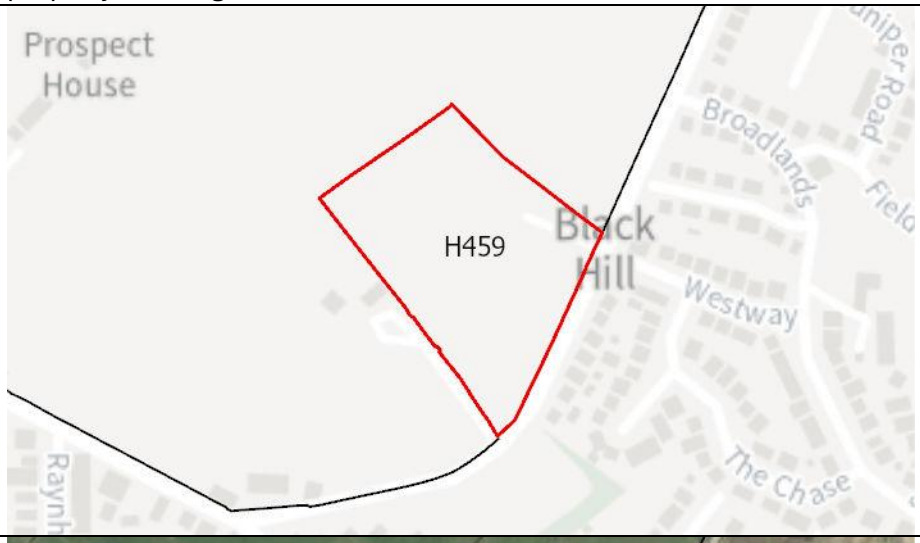
Potential for Sprawl:	

How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement along one full side and part of another.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundaries formed by stone walls, trees, vegetation and residential curtilages.
How strong is the potential new Green Belt boundary? (SpAs3)	Entirely undefined - the principal southeastern boundary does not follow a recognisable physical feature.
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 connected to the settlement along one full side and part of another. The existing inner Green Belt boundary is moderate in strength and would provide some restriction against sprawl. The potential new Green Belt boundary would be entirely undefined and would risk future unrestricted sprawl. Development would extend the built form south-eastwards rather than round it off.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	Built form is present within the northwestern part of the site comprising four cottages, gardens and parking areas.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The remaining land is partly enclosed by topography, vegetation and adjoining development, with moderate views across the Green Belt.
Assessment of Openness (OpAsOv)	Built form is present within part of the site, but the remaining grazing land retains an open character. Visibility is partly contained by vegetation and topography. Development would have a moderate visual and spatial impact on openness.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b), a moderate contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a high potential for sprawl and development would have a moderate impact on openness. The existing inner Green Belt boundary is moderate and the potential new Green Belt boundary is weak. Although the potential for sprawl is high, the existing cottages, gardens and parking reduce the site's contribution to purpose c) and its existing openness. 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:	H459
Site Name:	Blackhill Service Reservoir, Shann Lane
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	1.99
Site Description:	This site consists of a sloping, grassed area of land located on the northwestern edge of Keighley. The site contains a covered service reservoir. The area on the top of the reservoir itself is level. It is operational and assists with the water supply in the surrounding area provided by Yorkshire Water. It includes an access road as well as green palisade fence around the operational elements. The entire site is bounded on all sides by a stone wall. It is bounded to the southeast by Shann Lane, beyond which there is an established residential area. Agricultural land adjoins the northeastern and northwestern boundaries, whilst the southwestern edge consists of a private driveway, a residential property and its garden.
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 is a covered service reservoir on the site and associated hardstanding.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	No
What are the physical features? (PAQ2b)	Dry-stone walls surround the site but do not provide strong physical features which would 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)	Keighley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Development of the site would result in a protrusion out from the settlement into the Green Belt which would be incongruous with the existing settlement pattern.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There is existing residential development located to the south and east of the site but there are no other urbanising influences close by.
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 made road (Shann Lane) which is a strong boundary which would 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 (its southeastern boundary).
Purpose a) comment (PAC)	The site contains a covered service reservoir and associated hardstanding. There are no strong physical features in reasonable proximity which could restrict and contain development. The site is adjacent to the large built-up area of Keighley. If developed the site would result in an incongruous pattern of development. The inner Green Belt boundary is formed of a made road which is a strong boundary preventing sprawl. The site is connected to the large built-up area along one

Purpose a)	To check the unrestricted sprawl of large built-up areas
	boundary. 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)	No
If development is present – what form/type of development is it? (PAQ1b)	There is a covered service reservoir on the site and associated hardstanding.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Keighley
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 located in a gap between the town of Keighley and the village of Steeton-with-Eastburn and so makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	The site consists of a sloping area of grassland with a plateaued section under which is the service reservoir. The infrastructure structures on the site are minimal but the fencing introduces an urbanising feature. The surrounding grassland is characteristically rural. There are views from and across the site to the wider Green Belt and countryside beyond to the north and west.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built	The built form on the site consists of the access track and concrete entrance to the service reservoir. The metal fencing surrounding the site introduces an

Purpose c):	To assist in safeguarding the countryside from encroachment
form/non-rural uses within the site under consideration) (PCQ2)	urbanising influence which detracts from the contribution the site makes to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site is made up of a mixture of countryside and non-rural characteristics. The service reservoir and associated fencing around the site reduce the contribution the site makes to safeguarding the countryside from encroachment. The site makes a moderate contribution to purpose c).
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	No
If development is present – what form/type of development is it? (PDQ1b)	There is a covered service reservoir on the site and associated hardstanding.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Keighley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited views from the site across to the wider historic elements of the town and no views 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 Keighley 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
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 The site is in an area where groundwater levels are at least 5m below the ground surface and so flooding from groundwater is not likely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No 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 strong contribution to purpose a), no contribution to purpose b) and a weak contribution to purpose d). There are no potential Footnote 7 assets present on the site which require further investigation to determine 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**

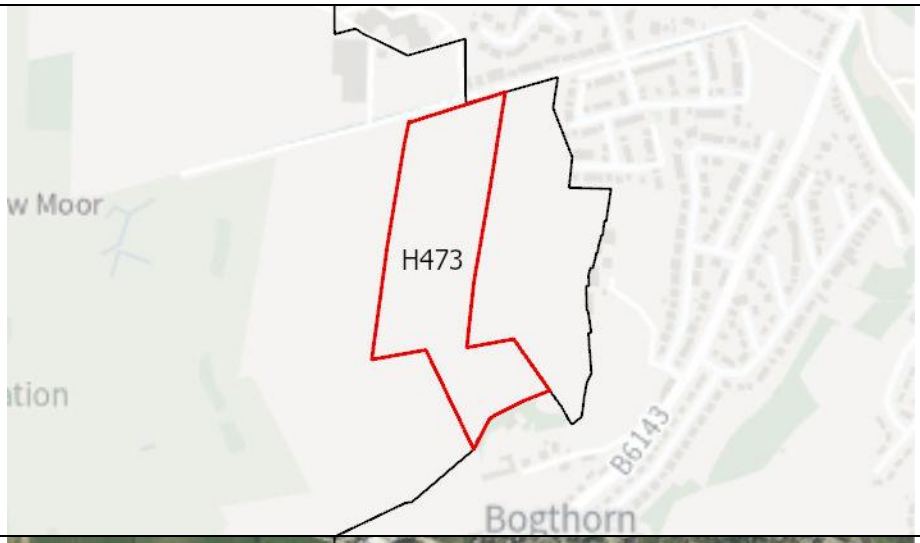
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Strong: defensible boundary The existing inner Green Belt boundary is formed by Shann Lane, a made road that provides a strong and defensible feature.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would mainly follow dry-stone walls around the site. These are weak features and could be breached.
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)	Strong - the boundary is formed by Shann Lane.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed principally by dry-stone walls.
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 connected to the settlement on one side. The existing inner Green Belt boundary is strong and would restrict sprawl. The potential new Green Belt boundary would be weak and would increase the risk of future sprawl. Development would extend the settlement beyond Shann Lane into the countryside.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	Limited built form is present comprising a covered reservoir, access road and operational infrastructure.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The reservoir is predominantly grass-covered and the site retains an open appearance, with views across the adjoining Green Belt.
Assessment of Openness (OpAsOv)	The operational infrastructure is limited in visual and spatial extent. The site otherwise retains an open character and a relationship with the surrounding Green Belt. Development would have a high impact on openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a strong contribution to purpose a), a weak contribution to purpose b), a moderate contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a high potential for sprawl and development would have a high impact on openness. The existing inner Green Belt boundary is strong and the potential new Green Belt boundary is weak. 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:	H473
Site Name:	Land off Occupation Lane
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	5.14
Site Description:	This site consists of several sloping (in some places steeply sloping) fields located on the western edge of Keighley. Despite adjoining the settlement boundary in two places, it is mainly separated from the settlement by several fields. The site is bounded to the east and west by agricultural fields and pastureland. The northern boundary consists of Occupation Lane (an unadopted road and bridleway), beyond which lies a farming/animal feed business (Higher Wheatheard Farm). The southern boundary consists of a former quarry, which is occupied by a farm complex (located outside the site) with residential properties beyond that.
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)	To the north is Occupation Lane a well made track. To the south is a broken tree line and crag/change in topography. To the east and west are dry-stone walls which would not 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)	Keighley
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 connected to the settlement along its northern and southern boundaries, but there is a gap between the site and the settlement to the east. This would leave an isolated area of Green Belt. Furthermore the site is an irregular shape following field boundaries and would not round-off the settlement in this location.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There are some existing residential properties to the north and south, otherwise there are no other urbanising influences close to 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 site's inner Green Belt boundary is formed by Occupation Lane to the north and a change in topography/crag/tree line to the south. These are relatively strong boundaries which could help to 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 two boundaries. However it is not contained by the large built-up area as it creates an isolated area of Green Belt to the east.
Purpose a) comment (PAC)	The site is free from development and partially lacks physical features that could restrict and contain development (particular to the west). The site is adjacent to the large built-up area of Keighley. If the site were developed it would result in an incongruous

Purpose a)	To check the unrestricted sprawl of large built-up areas
	pattern of development and leave an isolated area of Green Belt to the east. There are no other urbanising influences close by. The inner Green Belt boundary is formed of relatively strong boundaries which could help to prevent sprawl. The site is connected to the large built-up area along two boundaries but is not contained and would not constitute the rounding-off of the settlement in this location. 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)	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 - Keighley
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 located in a gap between the town of Keighley and the village of Oakworth and so makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside	The site consists of a number of sloping open, agricultural fields. There are views across the site to the wider Green Belt and countryside beyond to the west.

Purpose c):	To assist in safeguarding the countryside from encroachment
character as characterised by rural land uses? (PCQ1)	The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no built form on site. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms part of the agricultural landscape extending southwards away from the town of Keighley. The site is characteristically rural in nature being formed of fields and with the absence of built form on site. 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)	Keighley
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 long distance views from the site across to the wider historic elements of the town but no views from the historic core into the site. Due to the distance from the historic core, 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 Keighley 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
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 The site is in an area where groundwater levels are at least 5m below the ground surface, so flooding from groundwater is not likely. There is a small area of low surface water flood risk within the centre on the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**No Footnote 7 Issues**

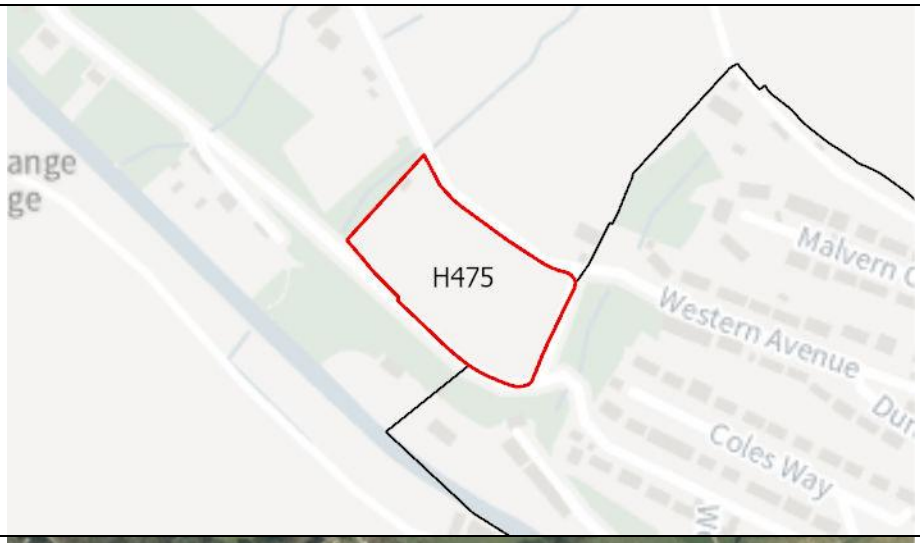
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), no contribution to purpose b) and a weak contribution to purpose d). There are no potential Footnote 7 assets present on the site which require further investigation to determine whether they would 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 inner Green Belt boundary includes Occupation Lane and a southern change in topography with a crag and broken tree line. These features provide a mix of strengths.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include Occupation Lane to the north and the southern crag and tree line. Dry-stone walls to the east and west are weaker.
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 along two short sections.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Strong - boundaries formed by Occupation Lane and a pronounced change in topography with vegetation.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by dry-stone walls, Occupation Lane and a former quarry edge.
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 connected to the settlement along two short sections but is otherwise separated from it. The existing inner Green Belt boundary is strong and would restrict sprawl. The potential new Green Belt boundary would be moderate in strength and would provide some future containment. Development would introduce a substantial and poorly related extension into the Green Belt.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on 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 extensive sloping fields with wide views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The extensive open fields form part of the wider countryside and have a strong visual and spatial relationship with it. Development would have a high impact on openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate 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 openness. Both the existing inner Green Belt boundary and potential new Green Belt boundary are moderate. 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:	H475
Site Name:	Land off Scott Lane West/ Elam Wood Road, Riddlesden
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	1.12
Site Description:	This site consists of a moderately sloping field used for grazing located on the western edge of Riddlesden (Keighley). It is situated on the northern slope of the Aire Valley. It is bounded to the north and south by well-defined roads (Western Avenue and Elam Wood Lane) beyond which lies and an area of woodland separating it from the Leeds & Liverpool Canal. The eastern boundary is formed by a track/footpath beyond which is an area woodland and a watercourse, whilst the western boundary is made up of strong belt of trees. A small agricultural building is present adjacent to the north west corner, whilst two local electricity distribution lines run across the site from north to 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 - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	There is a small agricultural building located in the north west corner of the site. Otherwise the site is free from development.
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 and south are made roads. To the east and west there are areas of woodland. These offer strong boundaries which could 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)	Keighley
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 small extension to the settlement which would result in a protrusion into the Green Belt and would not constitute the rounding-off of the settlement.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There are some residential uses close to the site and a low voltage power cable which run through part of the site, but there are no other urbanising influences close by.
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 track and woodland block to the east and a small part of Elam Wood Road to the south. These boundaries are reasonably strong and could help to 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 along its eastern boundary and partly along its southern boundary.
Purpose a) comment (PAC)	The site is essentially free from development apart from a very small agricultural building in the northwest corner. There are strong features surrounding the site which could restrict and contain development. The site is adjacent to the large built-up area of Keighley. If developed it would result in an incongruous pattern of development. There are no other urbanising influences

Purpose a)	To check the unrestricted sprawl of large built-up areas
	close by. The inner Green Belt boundary is reasonably strong and would help prevent sprawl. 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 located in the north west corner of the site. Otherwise the site is free from development.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Keighley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Keighley and Silsden
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 within a vast gap between Keighley and Silsden and due to existing screening and topography there would be no loss of visual separation between the two towns.
Purpose b) comment (PBC)	The site forms a gap between towns, but only forms a very small part of this gap and would not result in the loss of visual separation. The site only makes 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 an agricultural field used for grazing. It is partially enclosed by trees and woodland on all four sides, which severely restricts views to the wider Green Belt beyond to the north, south and west. Although the site is open in form, the enclosure limits the contribution

Purpose c):	To assist in safeguarding the countryside from encroachment
	the site makes to protecting the wider open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is a very small element of built form in the northwestern corner of the site which consists of some small, temporary agricultural sheds. These do not detract from the contribution the site makes to safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site forms part of the countryside as characterised by rural land uses. The site has limited built form of a temporary inconsequential nature. Although the site is enclosed by trees, in this instance it still 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 agricultural building located in the north west corner of the site. Otherwise the site is free from development.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Keighley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited long distance views from the site to the wider area of the historic town but no views from the historic core into the site. The site has some limited, 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 Keighley but is separated from the historic core, and has very limited, 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)
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
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 The site is directly adjacent to an Ancient Woodland (Elam 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 assessment may be required to ascertain impacts on the ancient woodland.
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 adjacent to the Leeds and Liverpool Canal conservation area.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further 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 is a significant area of low surface water flood risk present on the western half 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**

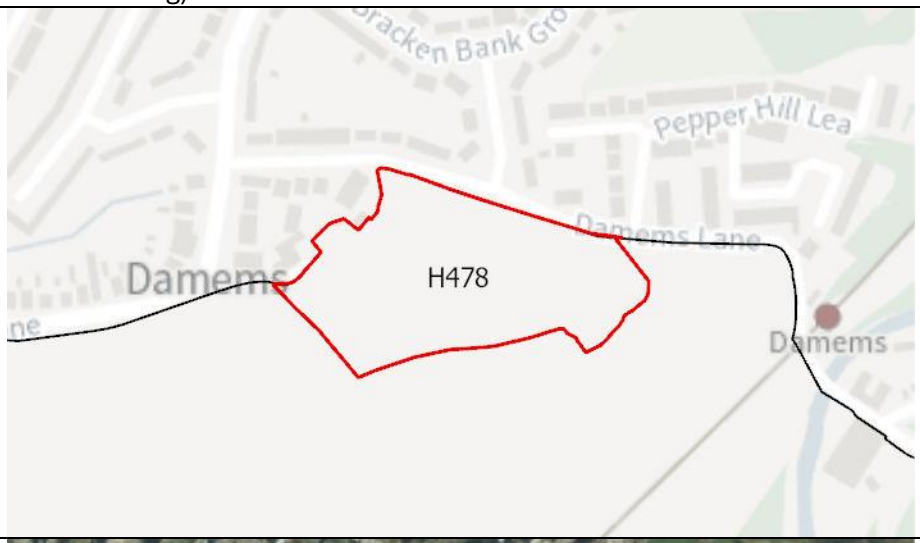
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), and a weak contribution to purposes b) and d). There are potential Footnote 7 asset issues in relation to habitat sites, irreplaceable habitat, heritage assets and flood risk which require further 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 includes a track and woodland block to the east, and a short section of Elam Wood Road to the south.
Boundary Strength – Potential new boundary:	Strong: defensible boundary The potential new Green Belt boundary would include the roads to the north and south and woodland to the east and west. Together, these provide strong, recognisable features.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	Moderate: less defensible boundary An alternative boundary could use the northern and southern roads. The western edge would remain more vulnerable, so the alternative would be only moderately strong overall.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement along one side and part of another.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundaries formed by a track, woodland and part of Elam Wood Road.
How strong is the potential new Green Belt boundary? (SpAs3)	Strong - boundaries formed by made roads and established woodland.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a partial rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement along one side and part of another. The existing inner Green Belt boundary is moderate in strength and would provide some restriction against sprawl. The potential new Green Belt boundary would be strong and would restrict future sprawl. Development would partially round off the existing built form.
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 substantially enclosed by roads, woodland and vegetation, with moderate views across the adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. Woodland and surrounding features provide a degree of visual and spatial containment. Development would have a moderate impact on openness.
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 moderate potential for sprawl and development would have a moderate impact on openness. The existing inner Green Belt boundary is moderate and the potential new Green Belt boundary is strong. Although the site makes a strong contribution to purpose c), its remaining assessment outputs are predominantly moderate and the potential new boundary is strong. 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)	**Strong**

Site Information	
Site Reference:	H478
Site Name:	Land off Damens Lane
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	1.98
Site Description:	This site consists of a sloping field, located on the southern edge of Keighley. The slope runs downhill from west to east. The degree of slope within the site varies with the section to the west being the steepest, with it becoming more moderate and gentler towards the central and eastern sections. It contains part of several residential gardens (at the western edge), a few scattered trees and is bounded to the south and west by further belt of trees. Agricultural fields are located to the south, east and west with residential development (Damens Lane) to the north and northwest. The Keighley & Worth Valley Railway (Damems station and level crossing) is located to the southeast.
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 reasonably strong line of trees along the southern boundary, but features to the east and west are limited 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)	Keighley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Although the site is connected to the settlement along two sides, development of the site would see it protrude out into the Green Belt in an irregular shape and would not constitute rounding-off of the settlement.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	There is existing residential development to the west and north. Other urbanising influences include the Keighley and Worth Valley Railway located 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 site's inner Green Belt boundary is formed of the made road of Damems Lane to the north creating a strong boundary which could prevent sprawl. However, the site's western inner boundary is an irregular shape made up of the boundaries of residential properties. This is a weaker boundary and would not fully prevent the outward. Irregular sprawl 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.
Purpose a) comment (PAC)	The site is free from development and there are some physical features to the south of the site which may restrict and contain development. However, there are limited features to the west and east which could allow for sprawl to occur. The site is adjacent to the large built-up area of Keighley. If the site were developed it would result in a irregular-shaped protrusion into the Green Belt which would be incongruous. There are some other

Purpose a)	To check the unrestricted sprawl of large built-up areas
	urbanising influences close by in the form of the Keighley and Worth Valley railway - although this is screened by the existing tree line. The site's inner Green Belt boundary is of mixed strength with the northern boundary formed of a made road which is strong and would help to prevent sprawl, whilst the western boundary is weaker. The site is connected to the large built-up area along two sides and is only partially contained. 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 - Keighley
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 located in a gap between the town of Keighley and the village of Haworth and Cross Road and so makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside	This site consists of a large sloping field. There is a row of trees along the southern boundary which partially

Purpose c):	To assist in safeguarding the countryside from encroachment
character as characterised by rural land uses? (PCQ1)	restricts views to the wider Green Belt to the south, however there are some views to the Green Belt to west. The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no built form on site. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms an important part of the agricultural landscape extending westwards away from the town of Keighley. The site is characteristically rural in nature being formed of a large field and with the absence of built form on site. 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)	Keighley
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. Due to the surrounding topography 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 Keighley 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
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 a Grade II Listed building (22 Damens Lane).
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 Part of the site is located in an area where groundwater levels are at least 5m below the ground surface meaning that flooding from groundwater is not likely. There are some small areas of low surface water flood risk in the eastern half of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes 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 heritage assets which require 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 inner Green Belt boundary includes Damems Lane, a made road, and residential garden boundaries. These provide a mix of strong and weak features.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include a tree line to the south and weaker field boundaries to the east and north-west.

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)	Moderate - boundaries formed by Damems Lane and residential curtilages.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed by vegetation and poorly defined field edges.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a partial rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is moderate in strength and would provide some restriction against sprawl. The potential new Green Belt boundary would be weak and would increase the risk of future sprawl. Development would partially round off the built form but extend it into open land.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site, although parts of residential gardens are included.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The sloping site has views across the adjoining fields and wider Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The sloping land retains a clear visual and spatial relationship with the wider Green Belt. Development would have a high impact on openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a high impact on openness. Both the existing inner Green Belt boundary and potential new Green Belt boundary are moderate. The strong contribution to purpose c) and high impact on openness 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)	**Moderate**

Site Information	
Site Reference:	H486
Site Name:	High Farm rear of Low Fell Close, Keighley
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	1.96
Site Description:	This site consists of moderate and steeply sloping fields located on the western edge of Keighley. It is situated on the southern slope of the North Beck valley. It is bounded by agricultural land to the north, east and west with an established residential area (Low Fell Close) and road (Fell Lane) to the south. An area of woodland is located immediately adjacent to the north of the site. The northern section of the site is also Local Wildlife Site (LWS) (Holme House Wood & Grasslands), which includes the adjacent woodland.
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 an agricultural building located on the eastern boundary 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)	The majority of the site's boundaries are formed of dry-stone walls which would not restrict of contain development. To the north is woodland and part of the southern boundary is formed of a road which could restrict and contain development.
Is the site adjacent or near to a large built-up area? (PAQ3a)	No
What is the large built-up area(s)? (PAQ3b)	Keighley
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 protrude from the edge of the settlement in an irregular form resulting in an incongruous pattern of development.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There are some existing residential properties to the south of the site. There are no other urbanising influences close by.
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 Low Fell Close. The boundaries are slightly irregular and may not 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 its southern boundary.
Purpose a) comment (PAC)	The site is free from development except for an agricultural building located on the east of the site. There are limited physical feature in close proximity which would restrict or contain development. The site is located adjacent to the large built-up area of Keighley and its development would result in an incongruous pattern of development. The site's inner Green Belt boundary is formed of rear gardens. The site is

Purpose a)	To check the unrestricted sprawl of large built-up areas
	connected to the large built-up area along one boundary with the potential for sprawl to occur.
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 an agricultural building located on the eastern boundary of the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Keighley
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 sloping agricultural fields. The agricultural building located within the site is in rural use. There are views across and from the site to the wider Green Belt and countryside beyond to the north, east and west. The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built	There is an agricultural building located in the centre of the eastern edge of the site. However, this does not detract from the contribution the rest of the site makes 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 a part of the agricultural landscape extending westwards away from the town of Keighley. The site is characteristically rural in nature being formed of a large field and with the built form on site being in a rural use. 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 an agricultural building located on the eastern boundary of the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Keighley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited long distance views from the site to the wider area of the historic town but no views from the historic core into the site. The site has some limited, 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 Keighley but is separated from the historic core, and has limited, 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)	No

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 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 The site is directly adjacent to Lower Holme House Wood ancient woodland. The northern part of the site is within the 25m buffer of the ancient woodland.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	Further assessment may be required to ascertain impacts on the ancient woodland.
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)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	
Footnote 7 Conclusion	**Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes 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 irreplaceable habitats which require 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**

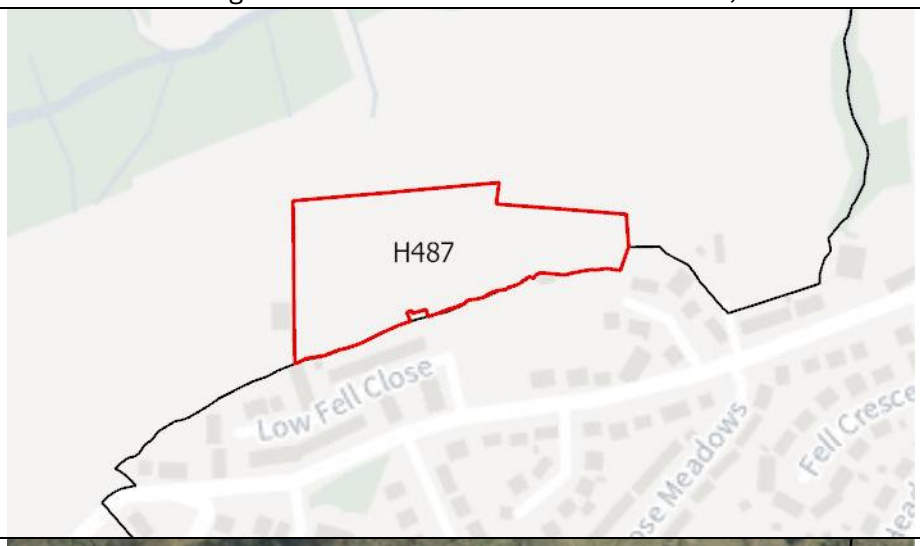
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary follows a regular, continuous dry-stone wall behind the gardens of properties on Low Fell Close. This is a less defensible boundary.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would mainly follow dry-stone field walls to the north, west and east. Woodland adjoins part of the northern edge, but the boundary overall would lack durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no 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)	Moderate - the boundary is formed by residential gardens and dry-stone walls.

How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by woodland and dry-stone walls.
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 connected to the settlement on one side. The existing inner Green Belt boundary is moderate in strength and would provide some restriction against sprawl. The potential new Green Belt boundary would also be moderate in strength but would not prevent further extension. Development would extend the settlement northwards into the valley landscape.
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 sloping fields have wide views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The open, sloping fields form part of the wider Green Belt and are visually exposed. Development would have a high visual and spatial impact on openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate 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 openness. The existing inner Green Belt boundary is moderate and the potential new Green Belt boundary is weak. 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:	H487
Site Name:	High Farm, Fell Lane, Keighley
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	1.58
Site Description:	The site consists of a moderately sloping, field on the south edge of the North Beck valley, located to the west of Keighley. It is enclosed by dry-stone wall on all sides. A pumping station and water retention tanks are located within the site, immediate adjacent to the southern edge of the site. The southern boundary consists of residential development (Low Fell Case & Meadowcroft) and two further areas of agricultural land. Further areas of agricultural land are situated to the north, east and west.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	No
If development is present – what form/type of development is it? (PAQ1b)	There is a small area in the centre of the southern boundary where a water pumping station is situated. The majority of the site is free from development.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	No
What are the physical features? (PAQ2b)	There are dry-stone walls to the north, east and west 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)	Keighley
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 extend outwards from the settlement edge forming an irregular-shaped development. The development of this site would not round-off the settlement in this location and would form an incongruous pattern of development.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There are some existing residential properties to the south of the site. There are no other urbanising influences close by.
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 Low Fell Close and also the adjacent field boundaries. The boundaries are slightly irregular and may not 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 its southern boundary.
Purpose a) comment (PAC)	The site is free from development except for a small water pumping station located on the southern boundary. There are no strong features present which could restrict or contain development. The site is adjacent to the large built-up area of Keighley. If developed the site would result in an incongruous pattern of development. There are no other urbanising influences close by. The site's inner boundary is formed of rear gardens and field boundaries which are weak. The site is connected to the large built-up area along one

Purpose a)	To check the unrestricted sprawl of large built-up areas
	boundary. 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)	No
If development is present – what form/type of development is it? (PAQ1b)	There is a small area in the centre of the southern boundary where a water pumping station is situated. The majority of the site is free from development.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Keighley
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)	This site consists of an open field. There are views across and from the site to the wider Green Belt and countryside beyond to the north and west. The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no built form on the site except for a small area on the southern edge of the site which houses a pumping station and other water infrastructure. This is well screened by vegetation and does not detract from the contribution the site makes to safeguarding the countryside from encroachment.

Purpose c):	To assist in safeguarding the countryside from encroachment
Purpose c) comment (PCC)	The site forms a part of the agricultural landscape extending westwards away from the town of Keighley. The site is characteristically rural in nature being formed of a large field and with the built form on site being in a rural use. 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)	No
If development is present – what form/type of development is it? (PDQ1b)	There is a small area in the centre of the southern boundary where a water pumping station is situated. The majority of the site is free from development.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Keighley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited long distance views from the site to the wider area of the historic town but no views from the historic core into the site. The site has some limited, 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 Keighley but is separated from the historic core, and has limited, visual, physical or experiential connections to the historic aspects of the town. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

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

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*	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes

Footnote 7 Assessment Criteria	Yes / No and Comment
	There are small low and medium areas of surface water flood risk 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? (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 weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to flood risk which require 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**

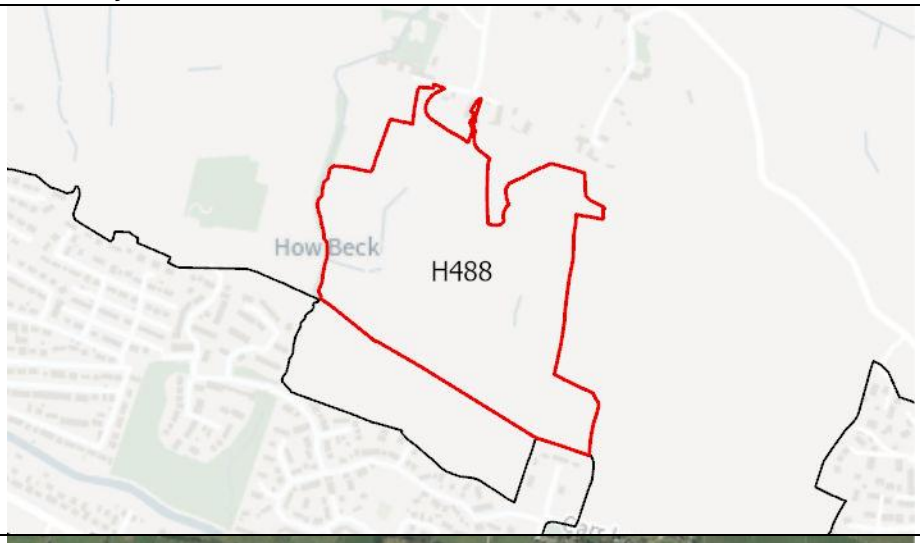
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary includes dry-stone walls behind residential gardens and adjoining field boundaries. It is regular in places but weaker and less consistent elsewhere.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would mainly follow dry-stone field walls and a hedgerow or garden edge. These features lack durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no 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 along part of one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundaries formed by residential curtilages and dry-stone walls.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed principally by dry-stone walls.

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 connected to the settlement along part of one side. The existing inner Green Belt boundary is moderate in strength and would provide some restriction against sprawl. The potential new Green Belt boundary would be weak and would increase the risk of future sprawl. Development would extend the settlement northwards into open countryside.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is limited built form on site comprising a pumping station and water-retention infrastructure.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The field remains predominantly open and has wide views across the adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is limited infrastructure on site and the field remains predominantly open. It has a clear visual and spatial relationship with the wider Green Belt. Development would have a high impact on openness.
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 openness. The existing inner Green Belt boundary is moderate and the potential new Green Belt boundary is weak. 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:	H488
Site Name:	Land to south of West Morton
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	15.89
Site Description:	This site consists of a number of sloping and undulating agricultural fields, situated on the northern slope of the Aire Valley, and located the north of Riddlesden (Keighley) and south of the washed over settlement of West Morton. The fields are divided by dry-stone walls, whilst there are number of trees within and adjacent to the site boundaries. Several small streams also run north to south through the site, and it is also cross by part of a former aqueduct, whilst a local electricity distribution line runs across the site from the southeast towards the northwest. The site is bounded by agricultural land to the south, east and west. There is a group of residential properties adjacent to the northern boundary (West Morton). Further residential developments are adjacent to the southwestern and southeastern corners (Wensleydale Way & Carr Bank). The site only adjoins the large built-up along a small part of its southern boundary.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	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)	Along the western boundary there is a small stream and established row of trees which may restrict and contain development. To the north there is a well-defined track. Otherwise there are no containing features.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Keighley
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 boundaries are irregular in shape. Development of the site would result in an isolated area of Green Belt to the south between the site and the built-up area. To the north the boundaries are very irregular and development would result in an incongruous pattern of development.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There are residential areas to the south and partially to the north. There are no other urbanising influences close by.
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 Carr Bank. This boundary would not prevent the outward, irregular spread of the large built-up area. It should be noted that the inner Gren Belt boundary is only a small part of the site's southern boundary. Otherwise the site is not connected to 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 a small part of its southern boundary.
Purpose a) comment (PAC)	The site is free from development and there are limited feature in close proximity which could restrict and contain development. The site is adjacent to the large built-up area and if developed would result in an incongruous pattern of development. There are no other urbanising influences close by. The site's inner Green Belt boundary is formed along a small part of its

Purpose a)	To check the unrestricted sprawl of large built-up areas
	southern boundary and is made up of the rear gardens of properties on Carr Bank. The site is connected to the large built up area along part of one boundary. 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 - Keighley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Keighley and Ilkley
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 Keighley and Ilkley. Given the large distance between the two towns and the elevated topography of Ilkley/Rombalds moor there is no loss of visual separation between the two towns.
Purpose b) comment (PBC)	The site forms a gap between towns, but only forms a very small part of this gap and would not result in the loss of visual separation. The site only makes 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 large site consists of a number of agricultural fields. There are views across the site into the wider Green Belt and countryside beyond to the north, south, east and west. The site is characteristically rural in nature and therefore protects the open countryside character.

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 some low voltage electricity cables and pylons which run across the site. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms an integral part of the agricultural landscape extending northwards away from the settlement of Riddlesden (part of the town of Keighley). The site is characteristically rural in nature being formed of fields and with the absence of built form on site. 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 no built form on site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Keighley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited long distance views from the site to the wider area of the historic town and equally limited views from the historic core into the site. The site has some limited, 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 Keighley but is separated from the historic core, and has limited, 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)
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
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 two Class II archaeology sites located within

Footnote 7 Assessment Criteria	Yes / No and Comment
	the site. The northern part of the site is within the 50m buffer of several Grade II Listed buildings.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further assessment will be required to understand the potential impact of development on the heritage assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes On the southern edge of the site, groundwater levels are between 0.025m and 0.5m below the ground surface but where surface manifestation is unlikely. There are some small areas of flood zone 2 along the western boundary and also in the western section of the site. There are areas of low, medium and high surface water flood risk which run through the eastern 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 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 weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to habitat sites, heritage assets and flood risk which require 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 inner Green Belt boundary follows rear garden boundaries on Carr Bank along only a small part of the site's southern edge. It would not prevent outward spread.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary

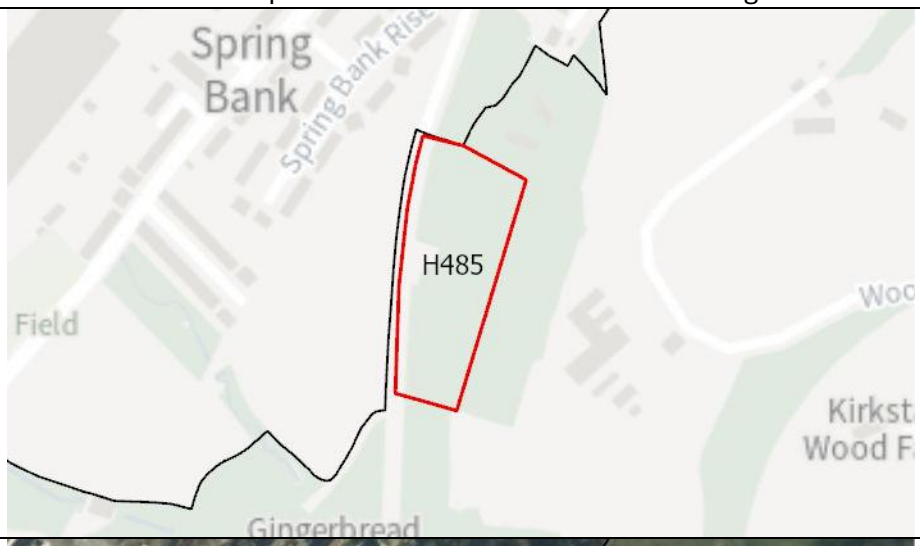
	The potential new Green Belt boundary would include How Beck to the west and a mix of tracks, trees and field boundaries elsewhere. Part of the southern edge remains undefined.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt 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 along a small part of one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the boundary is formed by residential gardens along only a short section.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed by field boundaries, streams, trees and a track, with limited overall containment.
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 connected to the settlement along only a small part of one side. The existing inner Green Belt boundary is weak and would not restrict sprawl. The potential new Green Belt boundary would also be weak and would risk future unrestricted sprawl. Development would form a substantial outward extension into the Green Belt.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The extensive sloping fields have wide views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The site comprises an extensive and visually open area of countryside. Development would have a high visual and spatial impact on openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a strong 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 openness. The existing inner Green Belt

	boundary is weak and the potential new Green Belt boundary is moderate. 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:	H485
Site Name:	Land at Hainworth Road (Cragg Hill Farm)
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	1.02
Site Description:	This site consists of an area of established woodland that occupies a former sandstone quarry on the eastern edge of Keighley. Much of the site is covered by TPO designations. Hainworth Road (a bridleway) forms the western boundary, beyond which lies an agricultural field and residential development (Spring Bank Rise). The area to the south consists of rough land and woodland. The area to the north is also wooded. A farm complex is located close to the eastern edge of the site.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	No
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)	There is existing woodland to the north, east and south which 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)	Keighley
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 protrude from the settlement edge into the Green Belt in a way that would not round-off the settlement. This would result in a partially incongruous pattern of development.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There are some existing residential uses to the north and west, but no other urbanising influences affect 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 site's inner Green Belt boundary is form of a track and the edge of a woodland block. This would help to 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 fully along its western boundary and partially along its northern boundary.
Purpose a) comment (PAC)	The site is free from development and there are some physical features which could restrict and contain development. The site is adjacent to the large built-up area. If developed the site would partially result in an incongruous pattern of development. There are no other urbanising influences close by. The site's inner Green Belt boundary is formed of a track and a strong block of trees. The site is connect to the large built-up area along one and half sides. 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)	No
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 - Keighley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Keighley 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)	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 located in a vast gap between Keighley and Bingley. Due to the position of the site and intervening topography, existing development and vegetation there would be no loss of visual separation.
Purpose b) comment (PBC)	The site sits in a gap between two towns, but only forms a very small part of this gap and would not result in the loss of visual separation. The site only makes 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 is fully wooded and therefore not open in form. The trees on the site restrict views to the wider Green Belt and countryside beyond. The site is characteristically rural in nature but due to vegetation it is not an open site.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	The wooded nature of the site is a rural use and there is no built form present. The site plays a role in safeguarding the countryside from encroachment.

Purpose c):	To assist in safeguarding the countryside from encroachment
Purpose c) comment (PCC)	The site forms part of the countryside as it is characterised by rural land use in the form of woodland. The site includes no built form and although the wooded nature reduces the openness, the site still 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 is no built form on site.
Does the site form part of the setting of an historic town? (PDQ2a)	No
Which historic town(s)? (PDQ2b)	Keighley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited long distance views from the edge of the site to the wider area of the historic town however, the existing vegetation means there are no views from the majority of the site. There are no views from the historic core into the site. The site has some limited, 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 Keighley but is separated from the historic core, and has very limited, 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)	No Within 7km of SPA/SAC (recreational impacts only).

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*	
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 The site is partially within an ancient woodland and its 25m buffer in the south 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)	Yes Further assessment may be required to ascertain impacts on the ancient woodland.
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No The nearest listed building is over 260m away and is screened by woodland and topography.

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 On the southern edge of the site, groundwater levels are at least 5m below the ground surface meaning flooding from ground water is unlikely. There are some small areas of low surface water flood risk which run through parts 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), and a weak contribution to purposes b) and d). There are potential Footnote 7 asset issues in relation to flood risk which require further investigation before determining whether they would provide a strong reason for refusing or restricting development. There are also Footnote 7 asset issues in relation to irreplaceable habitats which would provide a strong reason for refusing or restricting the development. This together with the strong contribution the site makes to purpose a) means 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:	Moderate: less defensible boundary The existing inner Green Belt boundary includes Hainworth Road, a bridleway, and a field boundary to the north. These provide moderate and weak features.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would follow the remaining northern edge and the eastern and southern edges of the site. These do not provide a clearly defined, durable boundary.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially	N/A

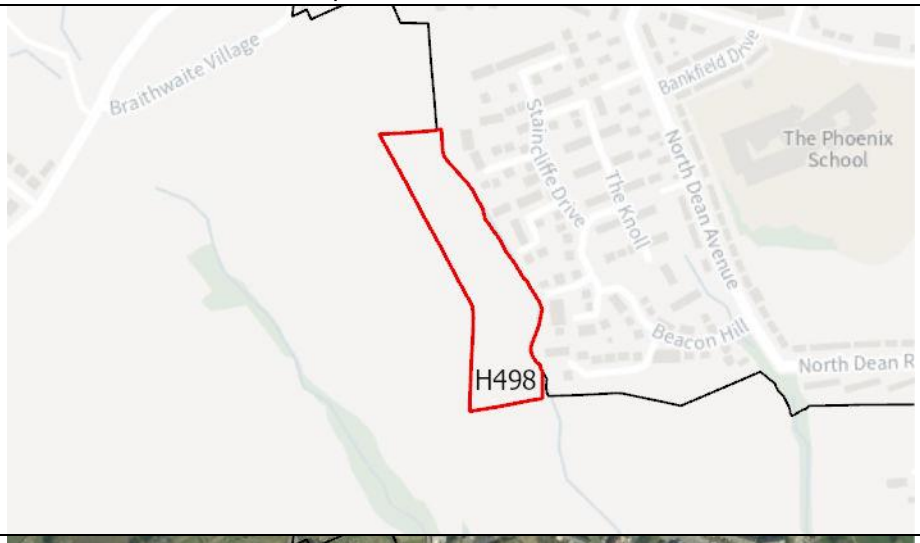
stronger or more logical Green Belt boundary?:	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement along one side and part of another.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundaries formed by Hainworth Road and the edge of established woodland.
How strong is the potential new Green Belt boundary? (SpAs3)	Strong - boundaries formed by extensive established woodland.
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 connected to the settlement along one side and part of another. The existing inner Green Belt boundary is moderate in strength and would provide some restriction against sprawl. The potential new Green Belt boundary would be strong and would restrict future sprawl. Development would nevertheless extend built form into an established woodland area.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	Established woodland contains the site and substantially restricts views across it and the wider Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The woodland limits the site's visual openness, although it remains spatially undeveloped. Development would have a moderate impact on openness.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a moderate impact on openness. The existing inner Green Belt boundary is moderate and the potential new Green Belt boundary is weak. 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:	H498
Site Name:	Land off North Dean Avenue
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	1.71
Site Description:	This site consists of two sloping fields on the western edge of the Guard House/Braithwaite area of Keighley. It is bounded to the east by residential development. An unnamed watercourse together with a mix of dry-stone walls and trees also form part of the eastern boundary. To the north, south and west are agricultural fields. The site is divided into two sections by a stone wall, which appears to be in various states of repair. A Public Right of Way (Footpath – Keighley 21) runs from east to west across the southern portion of the site.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	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)	The site boundaries are all made up from dry-stone walls which could easily be breach and 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)	Keighley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	No
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	The development of the site would extend into the Green Belt but in a way which would not be incongruous to the settlement pattern in this location.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	The site is adjacent to existing residential development but there are no other urbanising influences close by.
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 small watercourse, dry-stone walls, broken tree lines and the rear gardens of residential properties to the east. The irregular nature of this boundary would only 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 large built up area along one boundary.
Purpose a) comment (PAC)	The site is free from development and lacks features which could restrict and contain development. The site is adjacent to the large built-up area of Keighley. The development of the site would extend the settlement to the west but would not be wholly incongruous. There are no other urbanising influences close by. The site's inner Green Belt boundary is formed of features of various strengths. 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
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 - Keighley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	No
If yes, which towns? (PBQ2c)	N/A
Does the site form a substantial part of a gap between these towns? (PBQ2d)	N/A
What type of gap does the site sit within? (PBQ2e)	N/A
Would the development of the site result in the loss of visual separation of towns (taking account of the presence of close proximity structures, natural landscape or topography that would preserve visual separation)? (PBQ3a)	N/A
Details of the loss of visual separation (PBQ3b)	N/A
Purpose b) comment (PBC)	The site is not within a gap between two defined towns and therefore 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)	This site consists of a number of field located on the western edge of Keighley adjacent to a new housing state. There are views across the site to the wider Green Belt and countryside beyond to the west. The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no built form on site. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms a part of the agricultural landscape extending westwards away from the town of Keighley. The site is characteristically rural in nature being formed

Purpose c):	To assist in safeguarding the countryside from encroachment
	of a large field and with the absence of built form on site. 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)	Keighley
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 Keighley 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)

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)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No The nearest listed building is over 115m away.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes There are areas of low, medium and high surface water flood risk along the eastern edge 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? (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 flood risk which require further investigation before determining whether they would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

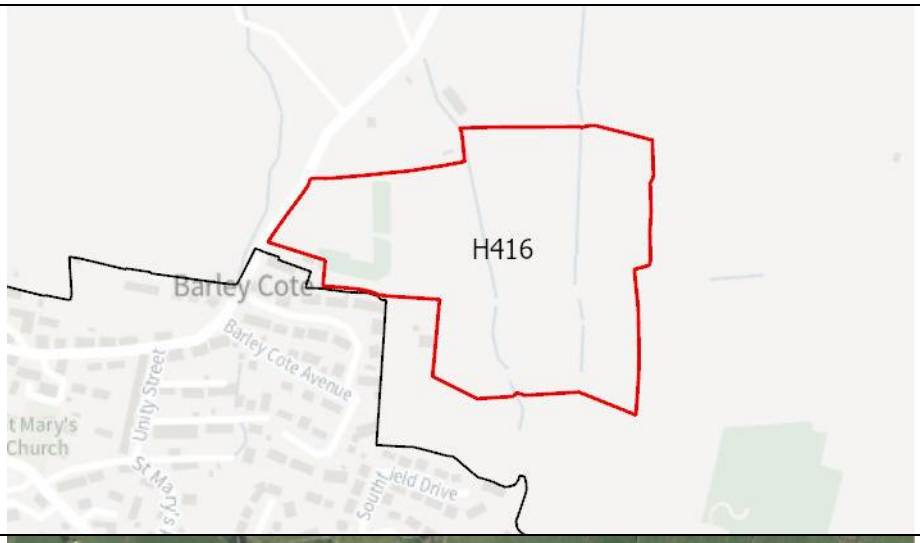
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary to the east includes a watercourse, stone walls, broken tree lines and residential fencing. This is a mix of moderate and weak features.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would mainly follow dry-stone field walls to the north, west and south. These are weak and less durable than the existing 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)	Connected to the settlement on one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundaries formed by a watercourse, dry-stone walls, vegetation and residential curtilages.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed principally by dry-stone walls
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 connected to the settlement on one side. The existing inner Green Belt boundary is moderate in

	strength and would provide some restriction against sprawl. The potential new Green Belt boundary would be weak and would increase the risk of future sprawl. Development would extend the settlement westwards into open countryside.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The sloping fields have wide views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The open, sloping fields have a clear visual and spatial relationship with the wider Green Belt. Development would have a high impact on openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate 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 openness. The existing inner Green Belt boundary is moderate and the potential new Green Belt boundary is weak. 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:	H416
Site Name:	Ilkley Road, Riddlesden (Barley Cote Farm)
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	6.96
Site Description:	This site consists of several moderately sloping fields located to the north of Riddlesden (Keighley). It is bounded to the southwest by residential development (Barley Cote Lane & Barley Cote Farm), whilst the remainder of the southern boundary is formed by a dry-stone wall, beyond which are further agricultural fields. The western boundary consists of Ilkley Road, whilst the northern and eastern are formed by field boundaries comprising of dry-stone walls and trees. The western sections contain an area of woodland, whilst the southernmost section includes part of former aqueduct. It is also crossed (southeast to northwest) by high voltage (275kv) electricity transmission line including a pylon, as well as a local electricity distribution (11kv) line and two watercourses that flow from north to 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)	No
If development is present – what form/type of development is it? (PAQ1b)	The curtilage and part of a residential property occupy the north west corner of the site. Otherwise the site is free from development.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	The majority of the site's boundaries are made up of trees and dry-stone walls which provide weak features which would not restrict or contain development. A small part of the western boundary is formed of Ilkley Road which could restrict development.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Keighley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Development on this site would result in an incongruous pattern of development protruding into the open countryside and forming an irregular shape at the edge of the settlement.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There is some residential development on the southwestern edge of the site. However, there are no other urbanising influences close by.
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 is formed of an access track which provides a boundary of moderate strength which could 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 partially along one side.
Purpose a) comment (PAC)	The majority of the site is free from development and there are limited physical features which could restrict or contain development. The site is adjacent to the large built-up area of Keighley, and if developed would result in an incongruous pattern of development. There are no other urbanising influences nearby. The existing inner Green Belt boundary is moderate in strength and the site

Purpose a)	To check the unrestricted sprawl of large built-up areas
	is only connected along part of one of its boundaries. 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)	No
If development is present – what form/type of development is it? (PAQ1b)	The curtilage and part of a residential property occupy the north west corner of the site. Otherwise the site is free from development.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Keighley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Keighley and Ilkley
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 Keighley and Ilkley. Given the large distance between the two towns and the elevated topography of Ilkley/Rombalds moor there is no loss of visual separation between the two towns.
Purpose b) comment (PBC)	The site forms a gap between towns, but only forms a very small part of this gap and would not result in the loss of visual separation. The site only makes 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 several agricultural fields and areas of woodland. There are views into the surrounding Green Belt from various points within the site. The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from	There is no built form on site except for a low voltage electricity cable and associated pylons which passes

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)	through part of the site and a high voltage electricity pylon on the western edge. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms part of the agricultural landscape extending north-westwards away from the settlement of Riddlesden (part of the town of Keighley). The site is characteristically rural in nature being formed of a number of fields and woodland, and with the absence of built form on site. 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)	No
If development is present – what form/type of development is it? (PDQ1b)	The curtilage and part of a residential property occupy the north west corner of the site. Otherwise the site is free from development.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Keighley
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. Given the elevation of the site there are some long distance views from the site across into the historic town but more limited views from the historic core into the site. The site has minor, 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 Keighley but is separated from the historic core. The long distance views across the historic town provide minor visual, physical or experiential connections to the historic aspects of the town, however the site 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)
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
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 Areas of low, medium and high surface water risk run through the site from north to south.
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 purpose b) and a moderate contribution to purpose d). There are potential Footnote 7 asset issues in relation to habitat sites and flood risk which require 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**

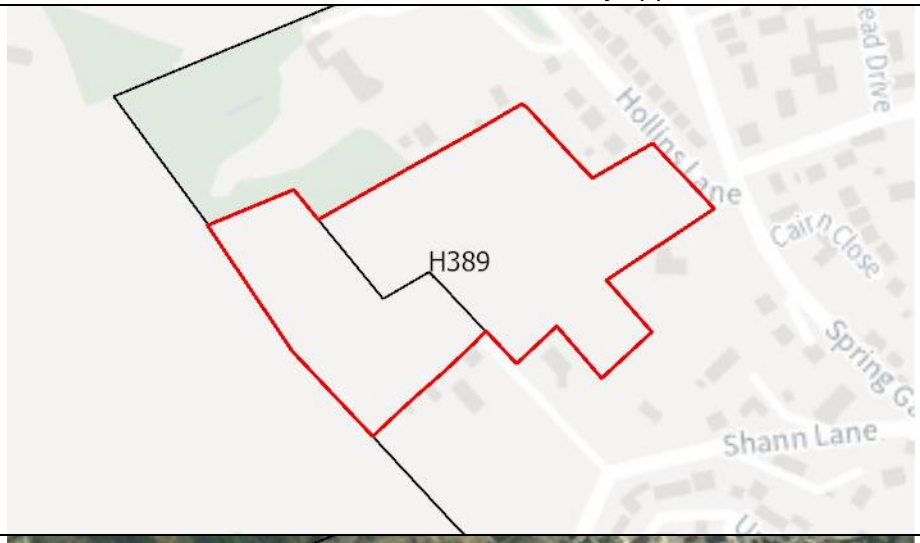
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed by the rear gardens of properties on Barley Cote Avenue and around Barley Cote Farm. These boundaries lack durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include Ilkley Road to the west, a strong road feature, and weaker field boundaries formed by walls and trees elsewhere.
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 along part of one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - the boundary is formed by an access track.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed mainly by dry-stone walls and trees, with only a short section of Ilkley Road.
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 connected to the settlement along part of one side. The existing inner Green Belt boundary is moderate in strength and would provide some restriction against sprawl. The potential new Green Belt boundary would be weak and would risk future unrestricted sprawl. Development would represent a substantial outward extension of the settlement.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is very limited built form on site comprising electricity infrastructure.
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 extensive sloping fields with wide views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is very limited built form on site. The extensive fields are visually and spatially open and form part of the wider Green Belt. Development would have a high impact on openness.
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 openness. The existing inner Green Belt boundary is weak and the potential new Green Belt boundary is moderate. 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:	H389
Site Name:	Hollins Lane
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	3.66
Site Description:	This site is made up of a number of fields which slope uphill from east to west. The site has an undulating topography. It is bound by vegetation and dry-stone walls to the north and south, Hollins Lane and residential properties to the east and an undefined boundary to the west. The majority of the site is within the settlement. Only the western part of the site is in the Green Belt and the assessment only applies to this area.
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 the site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	There is a continuous tree line along the northern boundary. The southern boundary is made up of the gardens of residential properties. The western boundary is formed of a broken tree line and an undefined section.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Keighley
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)	The part of the site in the Green Belt is close to existing residential uses, but is mainly surrounded by rural uses and therefore not subjected to 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 inner Green Belt boundary is largely undefined in this location and would not 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 three boundaries and development would round off the settlement in this location.
Purpose a) comment (PAC)	The site is adjacent to the large built-up area but is largely enclosed by the existing settlement. The existing inner Green Belt boundary is largely undefined and lacks durability. The site is contained within the built-up area along three boundaries and development would constitute rounding-off therefore there is limited risk of sprawl. The site would make a weak contribution to purpose a).

Purpose a)	To check the unrestricted sprawl of large built-up areas
Purpose a) outcome (PAO)	**Weak**

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 the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Keighley
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 part of this site that is located in the Green Belt is formed of agricultural fields. There are views across the site into the wider Green Belt and countryside beyond to the west. The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no built form on site. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms part of the agricultural landscape extending westwards away from the town of Keighley.

Purpose c):	To assist in safeguarding the countryside from encroachment
	The site is characteristically rural in nature being formed of fields and with the absence of built form on site. 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 the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Keighley
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 adjacent to the historic Whinburn Hall, but it does not have any tangible visual, physical or experiential connections to rest of the historic core of the town.
Purpose d) comment (PDC)	The site is connected to the historic town of Keighley but is separated from the historic core, and has very limited, if any, visual, physical or experiential connections to the historic aspects of the core. The site only makes a weak contribution to purpose d).
Purpose d) outcome (PDO)	**Weak**

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

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

Footnote 7 Assessment Criteria	Yes / No and Comment
• *Yeadon Brick Works SSSI*	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	Yes The site is adjacent to and within the 50m buffer of a number of Grade II Listed assets.
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 Groundwater levels are at least 5m below the ground surface and

Footnote 7 Assessment Criteria	Yes / No and Comment
	so ground water flooding is unlikely. There are areas of low, medium and high surface water flood risk which run through 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 weak 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 heritage assets and flood risk which require further investigation before determining whether they would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt (provisional)**

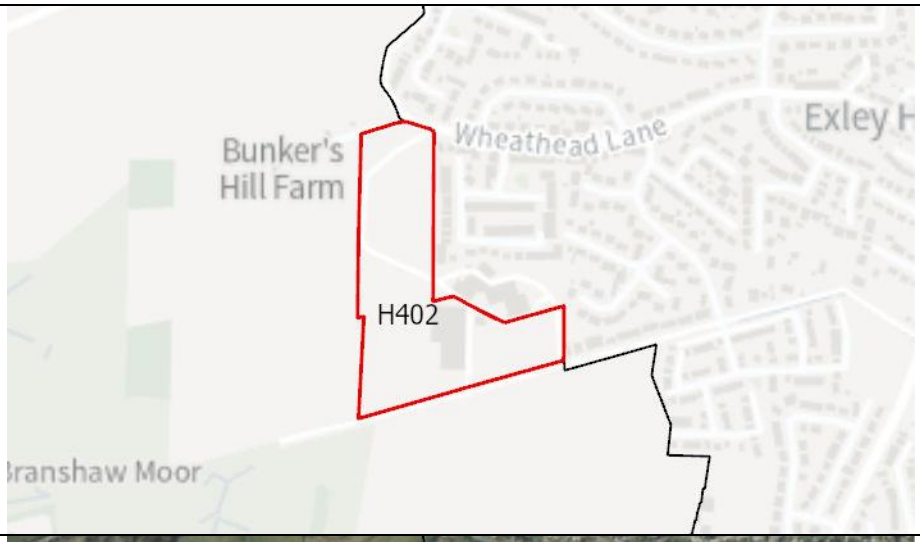
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Entirely Undefined The existing inner Green Belt boundary in this location is largely undefined. The assessment applies only to the western part of the site within the Green Belt.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would include dry-stone walls, residential garden edges and vegetation, with an undefined section to the west. These features would not provide a durable 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)	Connected to the settlement along one side.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Weak - the inner Green Belt boundary is largely undefined.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed by broken vegetation, dry-stone walls and an undefined section.

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 Green Belt part of the site is connected to the settlement along one side. The existing inner Green Belt boundary is weak and would not restrict sprawl. The potential new Green Belt boundary would also be weak and would increase the risk of future sprawl. Development would extend the built form westwards rather than round it off.
Potential for Sprawl: (SpAs)	**High**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form within the Green Belt part of the site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site comprises sloping, open fields with views across the adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form within the Green Belt part of the site. Its open and sloping character allows views across the site and adjoining Green Belt. Development would have a high visual and spatial impact on openness.
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 openness. The existing inner Green Belt boundary is entirely undefined and the potential new Green Belt boundary is weak. 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:	H402
Site Name:	Wheathead Lane
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	5.17
Site Description:	This site consists of agricultural fields and farm buildings located on the western edge of Keighley. An access road runs through the site from the northeastern corner at Wheathead Lane, the track does a semicircular route through the northern field of the site and leads to the agricultural complex outside the site to the east. The track then continues back through the site and joins Occupation Lane in the southeast. The site is bounded by Occupation Lane to the south and Bunker's Hill Lane to the north, residential development to the east and dry-stone walls 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)	No
If development is present – what form/type of development is it? (PAQ1b)	There is a agricultural barn and storage building, and a residential property within the 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 south and north, made roads (Bunker's Hill Lane and Occupation Lane) provide strong features which could restrict and contain development. To the west dry-stone walls provide a weaker feature which could be easily breached.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Keighley
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 on two sides and partially wraps around the settlement edge which would round it off in this location.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	The site is adjacent to existing residential development to the east, but there are no other urbanising influence close by.
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 to the north (Bunker's Hill Lane) offering a strong feature. Gardens of properties on Steadings Way which provide a uniform boundary of moderate strength. A farm track to the south and east also offering a boundary of moderate strength. These boundaries would 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 two boundaries (north and east).
Purpose a) comment (PAC)	The site contains some existing development mainly of a rural nature, but also a residential property. There are strong physical features to the south which could restrict and contain development, however to the west the boundaries are weaker and could be easily breached. The site is attached to the large built-up area on two sites and its shape would partially round off the settlement in this location but there is still some

Purpose a)	To check the unrestricted sprawl of large built-up areas
	potential for sprawl to the west. The development of the site would not result in an incongruous pattern of development. There are no other urbanising influences close to the site. The site would make a moderate contribution to purpose b).
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)	There is a agricultural barn and storage building, and a residential property within the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Keighley
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 agricultural fields and a number of farm buildings. There are views from the site across to the wider Green Belt and countryside beyond to the west and south. The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built	There is some notable built form located within the central southern part of the site. These modern farm buildings dominate that part of the site.

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 part of the countryside as characterised by the rural land uses. There is a notable amount of built form in agricultural use located in the southern section of the site which reduces the contribution the site makes to safeguarding the countryside from encroachment. The site makes a moderate contribution to purpose c).
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	No
If development is present – what form/type of development is it? (PDQ1b)	There is a agricultural barn and storage building, and a residential property within the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Keighley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited long distance views from the site to the wider area of the historic town but no views 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 Keighley 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
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 Groundwater levels are at least 5m below the ground surface and so groundwater flooding is unlikely. There are small areas of low, medium and high surface water flood risk throughout 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**

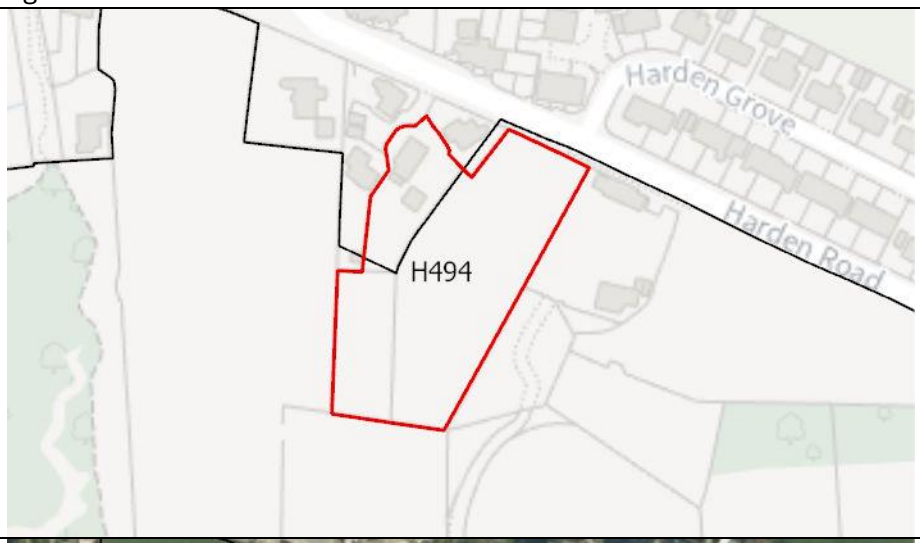
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), no contribution to purpose b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to flood risk which require further investigation before determining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

Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary includes residential gardens and the High Wheathead Farm complex. These are soft, irregular features that lack durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include Bunker's Hill Lane and Occupation Lane, both road features, alongside weaker field walls and residential garden 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)	Connected to the settlement on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundaries formed by a made road, residential gardens and farm tracks.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by made roads and dry-stone walls.
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 connected to the settlement on two sides. The existing inner Green Belt boundary is moderate in strength and would provide some restriction against sprawl. The potential new Green Belt boundary would be moderate in strength, with roads providing stronger containment than the western field boundary. Development would extend the settlement westwards rather than round it off.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is limited built form on site comprising agricultural buildings and access tracks.
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 influenced by adjoining development and farm buildings, with moderate views across the adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is limited agricultural built form on site. The open fields retain a spatial relationship with the adjoining Green Belt, although visibility is partly contained. Development would have a moderate visual and spatial impact on openness.
Impact on Openness: (OpAs)	**Moderate**

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 moderate impact on openness. The existing inner Green Belt boundary is weak 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**

Site Information	
Site Reference:	H494
Site Name:	The Bungalow, Harden Road, Long Lee
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	0.52
Site Description:	This site consists of a sloping field located on the eastern edge of Keighley. It also includes a residential dwelling and garden (within the settlement boundary) and an area of woodland (within the Green Belt). The slope runs from south to north. A local electricity distribution cable also runs through the centre of the site from south to north. The site is bounded to the north by Harden Road, to the east by a residential property (and its garden) and a paddock, and to the south by agricultural fields. The western boundary consists of residential development and agricultural fields.
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 is a property within the site boundary, however this part of the site is within the settlement boundary. The area of land in the Green Belt is free from development.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	The existing residential properties to the east and west, and the area of woodland to the west could partially 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)	Keighley
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 protrude from the settlement edge with development forming a extension of the built-form rather than rounding off the settlement.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There are existing residential properties to the north, east and west of the site, but not other urbanising influences close by.
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 made road (Harden Road) and the boundary of the properties to the west of the site. These are a mix of weak and strong boundaries 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 to the large built-up area along two sides.
Purpose a) comment (PAC)	The part of the site in the Green Belt is free from development. There are some physical features within close proximity which could restrict and contain development. However, the boundaries to the south and part of the eastern boundary are weaker and could allow sprawl to occur. The site is adjacent to the large built-up area of Keighley. If the site were developed it would result in an incongruous pattern of development. There are no other urbanising influences close by. The site's

Purpose a)	To check the unrestricted sprawl of large built-up areas
	inner Green Belt boundary is made up of a mix of features and would partially restrict sprawl. The site is connected to the large built-up area along two sides and the northern part of the site is partially contained. 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)	No
If development is present – what form/type of development is it? (PAQ1b)	There is a property within the site boundary, however this part of the site is within the settlement boundary. The area of land in the Green Belt is free from development.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Keighley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Keighley 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)	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 located in part of a vast gap between Keighley and Bingley. However, the extent of the Keighley settlement already extends further towards Bingley. The existing settlement, topography and screening means the development of this site would not result in the loss of visual separation.
Purpose b) comment (PBC)	The site sits in a vast gap between towns, but only forms a very small part of this gap and would not result in the loss of visual separation. The site only makes 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 part of larger field, includes a residential property and a belt of trees. The site is situated on the urban edge of Long Lee with development on three sides. However, the site itself is mainly open with views across the site to the adjacent Green Belt land to the south.
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 includes a residential property which covers around a fifth of the site. The remaining parts of the site play a role in safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site is made up of a mixture of countryside and non-rural characteristics. The site has some limited built form which is in a non-rural use. The site makes a moderate contribution to purpose c).
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	No
If development is present – what form/type of development is it? (PDQ1b)	There is a property within the site boundary, however this part of the site is within the settlement boundary. The area of land in the Green Belt is free from development.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Keighley
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 Keighley 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
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
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The site is in an area where groundwater levels are at least 5m below the ground surface and so the risk of flooding from groundwater 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**

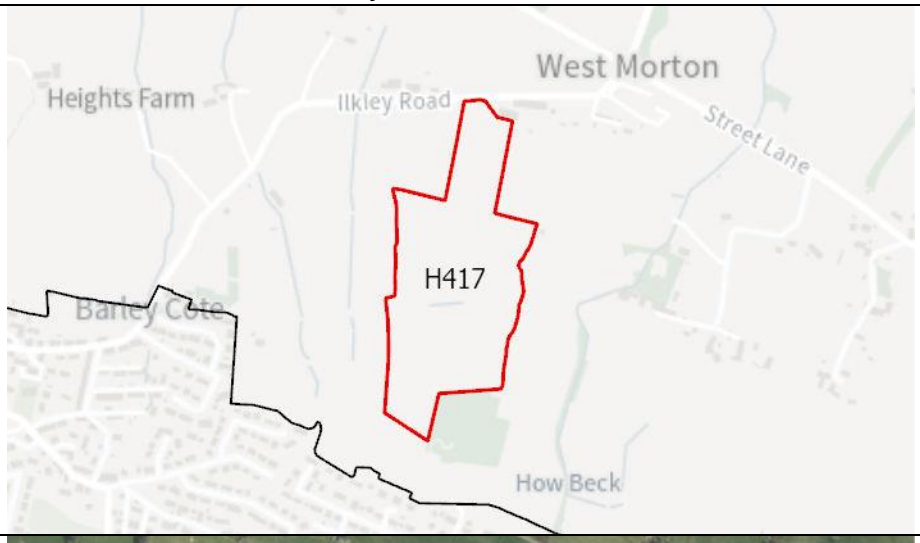
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a) and a weak contribution to purposes b) and d). There are no potential Footnote 7 assets present on the site which require further investigation to determine whether they would provide a strong reason 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 inner Green Belt boundary includes Harden Road, a strong feature, together with residential gardens, a stone wall and tree belts, which are less durable.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would follow a hedge, post-and-wire fencing and stone walls along the eastern, southern and western edges. These features lack durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no 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)	Moderate - boundaries formed by Harden Road, woodland and residential curtilages.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by woodland, residential curtilages and field boundaries.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a partial rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is moderate in strength and would provide some restriction against sprawl. The potential new Green Belt boundary would also be moderate in strength. Development would partially round off the existing built form.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	Limited built form is present comprising one dwelling and its garden.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site is partly contained by adjoining development and woodland, with moderate views across the remaining Green Belt.
Assessment of Openness (OpAsOv)	Limited built form is present and the site is partly enclosed by development and woodland. The remaining field retains an open character. Development would have a moderate impact on openness.
Impact on Openness: (OpAs)	**Moderate**

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

Site Information	
Site Reference:	H417
Site Name:	Ilkley Road
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	8.32
Site Description:	This site consists of six fields located to the north of Riddlesden. The site is not directly connected to the settlement. The site slopes downhill from north to south. The site boundaries are made up of dry-stone walls to the east and west, a made road to the north (Ilkley Road) and to the south by a block of woodland and 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)	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 small part of the northern boundary form of a made road which offers a strong boundary to restrict or contain development. Otherwise features are weak being mainly dry-stone walls.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Keighley
Would the proposal result in an incongruous pattern of development? (PAQ4a)	Yes
Describe the nature of the incongruous pattern (extended finger etc). (PAQ4b)	Development on this site would produce an isolated finger of development extending out into the open countryside and separate from the existing settlement area.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	The are some residential areas to the north and south of the site, but no 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)	This site is not directly connected to the large built-up area and does not have an inner Green Belt boundary.
How is the site connected to the large built-up area? (PAQ7)	The site is separated on its southern side from the large built-up area by around 100m.
Purpose a) comment (PAC)	The site is free from development and on the whole lacks physical features which could restrict and contain development. The site is near the large built-up area and if developed would result in an incongruous pattern of development creating an isolated area of development within the Green Belt. There are no other urbanising influences close by. The site is not directly connected to the large built-up area. The site would make a strong contribution to purpose a).

Purpose a)	To check the unrestricted sprawl of large built-up areas
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 - Keighley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Keighley and Ilkley
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 Keighley and Ilkley. Given the large distance between the two towns and the elevated topography of Ilkley/Rombalds moor there is no loss of visual separation between the two towns.
Purpose b) comment (PBC)	The site forms a gap between towns, but only forms a very small part of this gap and would not result in the loss of visual separation. The site only makes 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 large site consists of a number of agricultural fields. There are views across the site into the wider Green Belt and countryside beyond to the north, south, east and west. The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built	There is no built form on site. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.

Purpose c):	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 part of the agricultural landscape extending north-westwards away from the settlement of Riddlesden (part of the town of Keighley). The site is characteristically rural in nature being formed of a number of fields and with the absence of built form on site. 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)	Keighley
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. Given the elevation of the site there are some long distance views from the site across into the historic town but more limited views from the historic core into the site. The site has minor, tangible visual, physical or experiential connections to the historic aspects of the town.
Purpose d) comment (PDC)	The site is adjacent to the historic town of Keighley but is separated from the historic core. The long distance views across the historic town provide minor visual, physical or experiential connections to the historic aspects of the town. However, the site 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)
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
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

Footnote 7 Assessment Criteria	Yes / No and Comment
	Within 50 metre buffer of Grade II Listed buildings to the north of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	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 are some areas of groundwater flood risk where levels are between 0.025m and 0.5m below the ground surface. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally. There are areas of low, medium and high surface water flood risk which run through 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) and 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 require 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:	Entirely Undefined The site is not directly connected to the large built-up area and has no inner Green Belt boundary.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include a short section of Ilkley Road to the north and woodland to

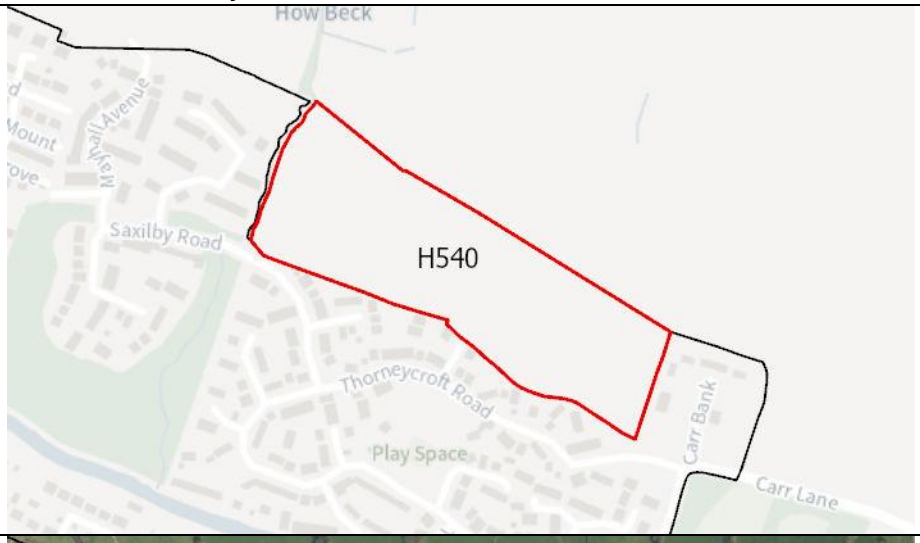
	the south. The remaining edges are mainly dry-stone walls.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than 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)	The site does not have an existing inner Green Belt boundary.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by Ilkley Road, woodland and dry-stone walls.
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 not connected to the settlement and does not have an existing inner Green Belt boundary. The potential new Green Belt boundary would be moderate in strength and would provide some containment. Development would be detached from the existing settlement and would not represent its outward sprawl.
Potential for Sprawl: (SpAs)	**Low**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is no built form on site.
How visually prominent is the site? What is the visibility of the site and views across to the wider Green Belt? (OpA2)	The site comprises extensive sloping agricultural fields with wide views across the adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The site is open and forms part of an extensive area of countryside. Development would have a high visual and spatial impact on openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes no contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a low potential for sprawl and development would have a high impact on openness. There is no existing inner Green Belt boundary associated with the site and the potential new Green Belt boundary is moderate. Notwithstanding the low potential for sprawl, the strong contribution to

	purpose c) and high impact on openness 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:	H540
Site Name:	Carr Bank, Riddlesden
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	5.31
Site Description:	This site consists of various fields located on the edge of Riddlesden (Keighley). The fields are uneven but generally slope upwards from the settlement in a northerly direction. There is a valley formation in the eastern area of the site and tree coverage in the southwestern part. The northern boundary of the site is undefined.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	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)	The site is contained by the existing settlement, but the northern boundary is undefined with no features presents that could restrict or contain development to the north.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Keighley
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 contained on three sides by existing development and development of the site would round-off the settlement in this location.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There is existing development on three sides of the site. There are no other urbanising influences close by.
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 How Beck to the west, rear gardens of properties on Saxilby Road and Thorneycroft Road to the south and rear gardens of properties on Carr Bank. These offer a mix of moderate and weak boundaries which would 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 on three sides.
Purpose a) comment (PAC)	The site is free from existing development and although the site is contained by development on three sides, there are no features in close proximity to the north that could restrict or contain development. The site is adjacent to the large built-up area of Keighley and its development would not result in an incongruous pattern of development and would round-off the settlement in this location. The site is not subject to other urbanising influences. The inner Green Belt boundary is moderate to weak in nature and it is connected to the large built-

Purpose a)	To check the unrestricted sprawl of large built-up areas
	up area on three side. 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 - Keighley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Keighley and Ilkley
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 Keighley and Ilkley. Given the large distance between the two towns and the elevated topography of Ilkley/Rombalds moor there is no loss of visual separation between the two towns.
Purpose b) comment (PBC)	The site forms a gap between towns, but only forms a very small part of this gap and would not result in the loss of visual separation. The site only makes 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 on a number of open agricultural fields located to the north of the settlement of Riddlesden (part of the town of Keighley). There are a number of field trees and tree belts within the site. There are views across the site into the wider Green Belt and countryside beyond to the north.

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 high voltage electricity pylon in the south western part of the site. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms a part of the agricultural landscape extending northwards away from the settlement of Riddlesden (part of the town of Keighley). The site is characteristically rural in nature being formed of a number of fields and with the absence of built form on site. 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)	Keighley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited long distance views from the site to the wider area of the historic town but no views 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 Keighley 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)
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
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 Class I and II archaeology sites and a

Footnote 7 Assessment Criteria	Yes / No and Comment
	Scheduled Monument in the northwest 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? (FN7Q5b)	Further assessment will be required to understand the potential impact of development on the heritage assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The site is in an area where groundwater levels are between 0.025m and 0.5m below the ground surface. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally. There are areas of low, medium and high surface water flood risk which run through the eastern 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 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), and a weak contribution to purposes b) and d). There are potential Footnote 7 asset issues in relation to habitat sites, heritage assets and flood risk which require 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 includes How Beck and residential garden boundaries to the south. These provide a mix of moderate and weaker features.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would include rear gardens and field edges, with an undefined northern boundary. It would lack durability.

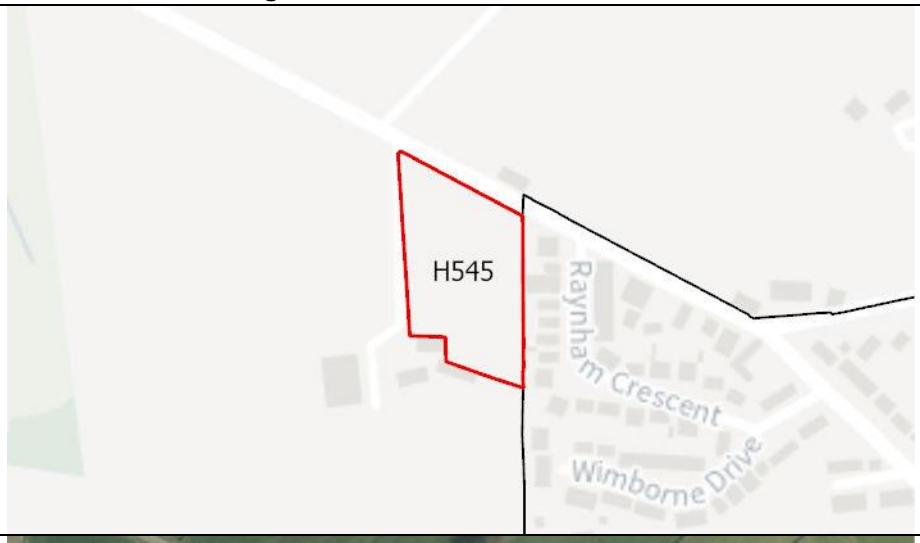
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	N/A There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

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)	Moderate - boundaries formed by How Beck and residential curtilages.
How strong is the potential new Green Belt boundary? (SpAs3)	Entirely undefined - the northern boundary does not follow a recognisable physical feature.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a partial rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on three sides. The existing inner Green Belt boundary is moderate in strength and would provide some restriction against sprawl. The potential new Green Belt boundary would be entirely undefined and would risk future unrestricted sprawl. Development would partially round off the settlement but would establish a poorly defined outer edge.
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)	Topography, vegetation and adjoining development provide some containment and limit views across the wider Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The site is partly contained by its topography and surrounding development, with moderate wider visibility. Development would have a moderate impact on openness.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a moderate impact on openness. The existing inner Green Belt boundary is moderate and the potential new Green Belt boundary is weak. 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:	H545
Site Name:	Black Hill Lane
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	0.92
Site Description:	This site consists of a single agricultural field. The site rises gently upwards (southeast to northwest) from the edge of the Keighley. There is residential development to the east (Raynham Crescent) with the Daisy Hill Farm complex to the south. Black Hill Lane forms the northern boundary, with the western boundary being formed by a track, connecting the farm with Black Hill Lane. A Public Right of Way runs along the western boundary of the site, from north to south through Daisy Hill Farm, connecting Black Hill Road to Braithwaite Road.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	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)	Black Hill Lane to the north, a well-established farm track to the west and an existing farm complex to the south. These will partially help to 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)	Keighley
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 protrude from the settlement edge into the Green Belt and would not round-off the settlement in this location. The development would result in an incongruous pattern of development.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There is existing development to the east of the site and farm to the south. There are no other urbanising influences close by.
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 Rayham Crescent which are regular in form and would partially help to precent 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.
Purpose a) comment (PAC)	The site is free from development and there are some features which could help to restrict and contain development. The site is adjacent to the large- built-up area of Keighley and if developed would result in an incongruous pattern of development. The site is not subject to any other urbanising influences. The site's inner Green Belt boundary is made up of rear gardens. The site is connected to the large built up area along one

Purpose a)	To check the unrestricted sprawl of large built-up areas
	boundary. 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 - Keighley
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 located in a gap between the town of Keighley and the villages of Steeton-with-Eastburn and Sutton-in-Craven (North Yorkshire) and so makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	This site consists of a single, open agricultural field. There are views across the site to the wider Green Belt and countryside beyond to the west and north. The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built	There is no built form on site. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.

Purpose c):	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 a part of the agricultural landscape extending westwards away from the town of Keighley. The site is characteristically rural in nature being formed of a single field and with the absence of built form on site. 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)	Keighley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited long distance views from the site to the wider area of the historic town but no views 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 Keighley 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)	No Within 7km of SPA/SAC (recreational impacts only)

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*	
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q1b)	
Is the site designated as Local Green Space? (FN7Q2a) *Local Green Spaces within the Bradford District are designated through made Neighbourhood Development Plans (Addingham, Burley-in-Wharfedale, Harden Haworth, Stanbury and Cross Roads, Ilkley, Oxenhope, Steeton and Silsden, Wilsden)*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q2b)	
Is the site within or adjacent to a designated National Landscape or National Park? (FN7Q3a) *There are no designated National Landscapes of National Parks within the Bradford District. However, the Nidderdale National Landscape (formerly AONB) and the Yorkshire Dales National Park both border the district boundary in the north.*	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q3b)	
Is the site locate within or close to an Irreplaceable Habitat(s)? (FN7Q4a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q4b)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes

Footnote 7 Assessment Criteria	Yes / No and Comment
	The site is in an area where groundwater levels are at least 5m below the ground surface and therefore flooding from groundwater is unlikely. There are some small areas of low surface water flooding in the north and south of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**No Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), no contribution to purpose b) and a weak contribution to purpose d). There are no potential Footnote 7 assets present on the site which require further investigation to determine 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**

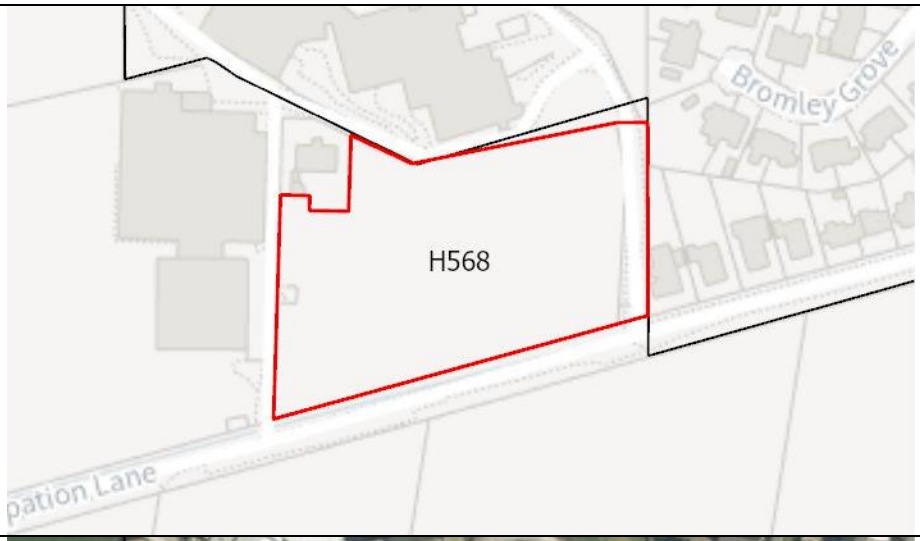
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary is formed by the rear gardens of properties on Raynham Crescent. These are weak features.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include Black Hill Lane to the north and a farm track to the west, with weaker field and development edges elsewhere.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	Moderate: less defensible boundary An alternative western boundary could follow the farm track from Black Hill Lane towards Daisy Hill Farm. This would provide a more defined edge but reduce the site area.

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 regular residential gardens.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by Black Hill Lane, a farm track and the adjoining farm complex.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a partial rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on one side. The existing inner Green Belt boundary is moderate in strength and would provide some restriction against sprawl. The potential new Green Belt boundary would also be moderate in strength. Development would partially round off the existing built form between the residential area and farm complex.
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 partly contained by the adjoining road, farm complex and development, with moderate views across the Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The field retains an open character but is partly contained by surrounding features. Development would have a moderate visual and spatial impact on openness.
Impact on Openness: (OpAs)	**Moderate**

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 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. The site's strong contribution to purposes a) and c) is the determining factor 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:	H568
Site Name:	Wheathead Lane
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	0.86
Site Description:	This site located on the western edge of Keighley and is used for agricultural purposes. It consists of a single, sloping field used for grazing, adjacent to the High Wheathead Farm complex. It is bounded to the north and northwest by the farm, to the east by residential development and the south by Occupation Lane. Beyond the farm complex is also an established residential area (Steadings Way). An access road runs along the eastern most portion of the site from Occupation Lane to provide access to High Wheathead Farm. This track then continues through farm complex to join Wheathead Lane further to the northwest.
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 south is Occupation Lane an unmade road. To the west is a farm track and farm buildings. To the north and east are other well-established farms tracks
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Keighley
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 settlement along two sides and its development would partially round-off the development in this location.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There are existing residential uses to the east and further to the north, but there are no other urbanising influences close by.
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 well-defined farm tracks and would provide features of moderate strength which could 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 large built-up area along two sides.
Purpose a) comment (PAC)	The site is free from development and there are features present that could restrict and contain development. The site is adjacent to the large built-up area and if developed would not result in an incongruous pattern of development. The site is not subject to other urbanising influences. The existing Green Belt boundary is of moderate strength and would partially prevent the outward, and irregular spread of the large built-up area. The site is connected to the large built-up area on two sides and would partially round-off the settlement in this

Purpose a)	To check the unrestricted sprawl of large built-up areas
	location. 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 - Keighley
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 located in a gap between the town of Keighley and the village of Oakworth and so makes no contribution to purpose b).
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	This site consists of a single field on the western edge of Keighley and associated with the adjacent farm complexes. The site is enclosed by the farm buildings to the north and west and the urban area to the east. There are views to the wider Green Belt to the south of the site. The site is characteristically rural in nature and therefore protects the countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built	There is no built form on site. The site plays an important role in safeguarding the countryside from

Purpose c):	To assist in safeguarding the countryside from encroachment
form/non-rural uses within the site under consideration) (PCQ2)	encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms a part of the agricultural landscape extending southwards and westwards away from the town of Keighley. The site is characteristically rural in nature being formed of part of a single field and with the absence of built form on site. 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)	Keighley
Is the site separate from the historic core? (PDQ3a)	Yes
Does the site make a considerable contribution to the special character of an historic town? (PDQ4a)	No
Provide details if the visual, physical and experiential relationship to the historic aspects of the town or lack thereof (PDQ4b)	The site is separated from the historic core by post WWII development. There are limited long distance views from the site to the wider area of the historic town but no views 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 Keighley 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)	No

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 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)	
Is the site affected by any designated heritage assets (and other heritage assets of archaeological interest)? (FN7Q5a)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	

Footnote 7 Assessment Criteria	Yes / No and Comment
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The site is in an area where groundwater levels are at least 5m below the ground surface and so flooding from groundwater is unlikely. There are some small areas of low surface water flood risk within the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**No Footnote 7 Issues**

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

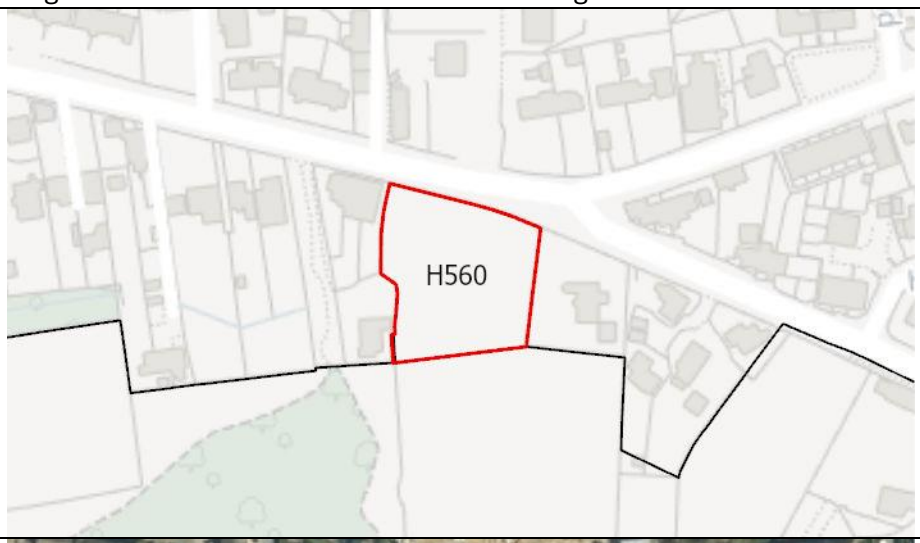
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Weak: boundaries lacking in durability The existing inner Green Belt boundary adjoins residential gardens and the High Wheathead Farm complex. These features are weak and lack durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include a well-defined farm track to the west and Occupation Lane to the south, with weaker farm and residential edges elsewhere.
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)	Moderate - boundaries formed by established farm tracks and adjoining development.

How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by Occupation Lane, farm tracks and farm buildings.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a partial rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is moderate in strength and would provide some restriction against sprawl. The potential new Green Belt boundary would also be moderate in strength and would provide some future containment. Development would partially round off the built form adjoining the farm complex.
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 partly contained by the farm complex, adjoining development and access tracks, with moderate views across the Green Belt
Assessment of Openness (OpAsOv)	There is no built form on site. The field remains open but is partly contained by surrounding built form and tracks. Development would have a moderate visual and spatial impact on openness.
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 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. 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:	H560
Site Name:	Long Lee Lane
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	0.24
Site Description:	This site consists of an area of grassland located on the southeastern edge of Keighley. It is mainly used for grazing. The northern edge of the site adjoins Long Lee Lane/Harden Road, whilst the southern edge does not follow any existing physical feature. To the east and west are a several residential properties on the south side of Long Lee Lane/Harden Road. It slopes from the southeast towards the northwest (towards Long Lee Lane), with a more pronounced dip along the western edge. There are also several mature trees within and adjacent to the western boundary. Hog Holes Beck rises close to the western 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)	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 existing residential development to the east and west and Long Lee Lane to the north. These are features that could partially 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)	Keighley
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 contained on three sides by the existing settlement and development of the site would round-off the settlement in this location.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There are existing residential developments to the north, east and west. There are no other urbanising influences close by.
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 Long Lee Lane to the north and residential boundaries to the east and west which would partially help to 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 connected to the large built-up area on three sides.
Purpose a) comment (PAC)	The site is free from development and there are features in close proximity that could restrict and contain development. The site is adjacent to the large built-up area of Keighley and its development would not result in an incongruous pattern of development as it is contained on three sides and would round-off the settlement in this location. The site is not subject to other urbanising influences. The inner Green Belt boundary is moderate to strong and could help to prevent sprawl. The site is connected to the large built-

Purpose a)	To check the unrestricted sprawl of large built-up areas
	up area on three sides. 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 - Keighley
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 contained on three sides by the settlement of Keighley. The land to the south of the site forms part of a vast gap between the town of Keighley and the town of Bingley and villages of Harden and Cullingworth. But the site makes no contribution to the merging of the two towns.
Purpose b) outcome (PBO)	**No Contribution**

Purpose c):	To assist in safeguarding the countryside from encroachment
To what extent does the site protect the essential open countryside character as characterised by rural land uses? (PCQ1)	This site consists of part of a field. The site is situated on the urban edge of Long Lee with development on three sides. However, the site itself is open with views across the site to the adjacent Green Belt land to the south.
To what extent does the site safeguard the countryside from	There is no built form on site. The site plays an important role in safeguarding the countryside from

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)	encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms a part of the agricultural landscape extending southwards away from Long Lee (part of the town of Keighley). The site is characteristically rural in nature being formed of part of a single field and with the absence of built form on site. 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)	Keighley
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 Keighley 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
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 The site is located in an area where groundwater levels are at least 5m below the ground surface and flooding from ground water is not likely. There is an area of high surface water flood risk in the western part of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	Further investigation is required to fully understand the risk and potential mitigation options.
Footnote 7 Conclusion	**Footnote 7 Issues**

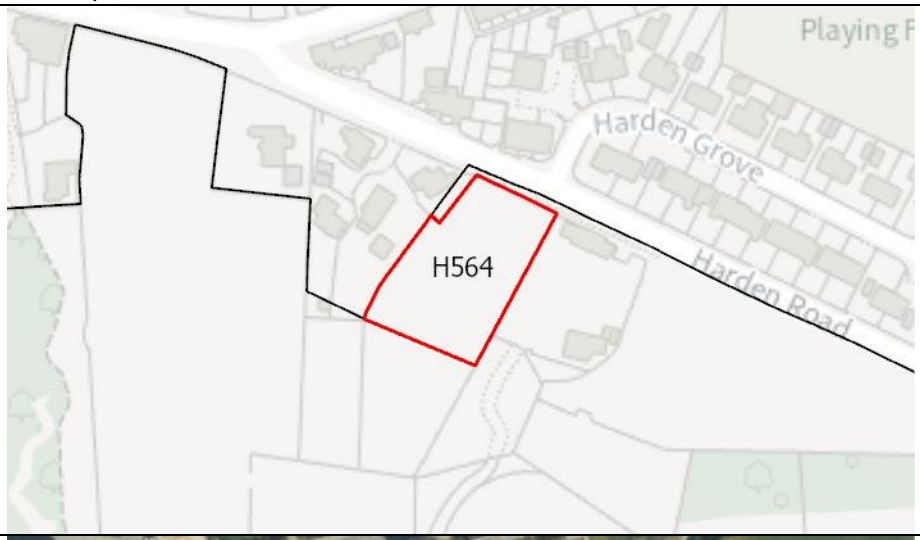
Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a moderate contribution to purpose a), no contribution purpose b) and a weak contribution to purpose d). There are potential Footnote 7 asset issues in relation to flood risk which require further investigation before determining whether 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 includes Long Lee Lane and residential boundaries to the east and west. This is a mix of strong and weaker features.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would include residential edges and field boundaries, while the southern edge does not follow a defined physical feature.
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)	Moderate - boundaries formed by Long Lee Lane and adjoining residential curtilages.
How strong is the potential new Green Belt boundary? (SpAs3)	Entirely Undefined - the southern boundary does not follow a recognisable physical feature.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a partial rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on three sides. The existing inner Green Belt boundary is moderate in strength and would provide some restriction against sprawl. The potential new Green Belt boundary would be entirely undefined and would risk future sprawl. Development would partially round off the existing built form but would create a poorly defined southern edge.
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 partly contained by adjoining development and vegetation, with moderate views across the remaining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The grassland retains an open character but is partly enclosed by adjoining development. Development would have a moderate impact on openness.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a weak contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a moderate impact on openness. The existing inner Green Belt boundary is moderate and the potential new Green Belt boundary is weak. Although the site makes a strong contribution to purpose c), its remaining purpose assessments are weak or 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)	**Strong**

Site Information	
Site Reference:	H564
Site Name:	The Bungalow, Harden Road, Long Lee
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	0.21
Site Description:	The site consists of an agricultural field located on the eastern edge of Keighley. The slope runs from south to north. A local electricity distribution runs also runs through the centre of the site from south to north. It is bounded to the north by Harden Road, to the east by a residential property (and its garden) and a paddock and to the south by an area of agricultural land. The western boundary consists of residential development.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	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 some existing residential development directly to the east which would partially restrict or contain development. However, to the north there are no features to 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)	Keighley
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 existing settlement being attached to the settlement on two sides.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	The site is adjacent to existing residential properties. There are no other urbanising influences close by.
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 Harden Road to the north and the boundary of an existing residential property to the west. These boundaries offer a mix of strong and moderate features which could help 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 connected to the large built-up area along two boundaries.
Purpose a) comment (PAC)	The site is free from development and there are some limited features that could restrict and contain development. The site is adjacent to the large built-up area of Keighley and if developed would not result in an incongruous pattern of development as it is partially contained by the existing settlement along two boundaries. There are no other urbanising influences close by. The site's inner Green Belt boundary is a mix of strong and moderate features which could partially prevent sprawl. The site is connected to the large built-

Purpose a)	To check the unrestricted sprawl of large built-up areas
	up area along two sides. 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 - Keighley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Keighley 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)	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 located in part of a vast gap between Keighley and Bingley. However, the extent of the Keighley settlement already extends further towards Bingley. The existing settlement, topography and screening means the development of this site would not result in the loss of visual separation.
Purpose b) comment (PBC)	The site sits in a vast gap between towns, but only forms a very small part of this gap and would not result in the loss of visual separation. The site only makes 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 part of a field. The site is situated on the urban edge of Long Lee with development on three sides. However, the site itself is open with views across the site to the adjacent Green Belt land to the south.

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. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms a part of the agricultural landscape extending southwards away from Long Lee (part of the town of Keighley). The site is characteristically rural in nature being formed of part of a single field and with the absence of built form on site. 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)	Keighley
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 Keighley 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
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 The site is in area where groundwater levels are at least 5m below the ground surface and so flooding from groundwater is not likely.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No 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 contribution to purpose a), and a weak contribution to purposes b) and d). There are no Footnote 7 assets present which would provide a strong reason for refusing or restricting development.
Grey Belt Status (potential) (GyBS)	**Grey Belt**

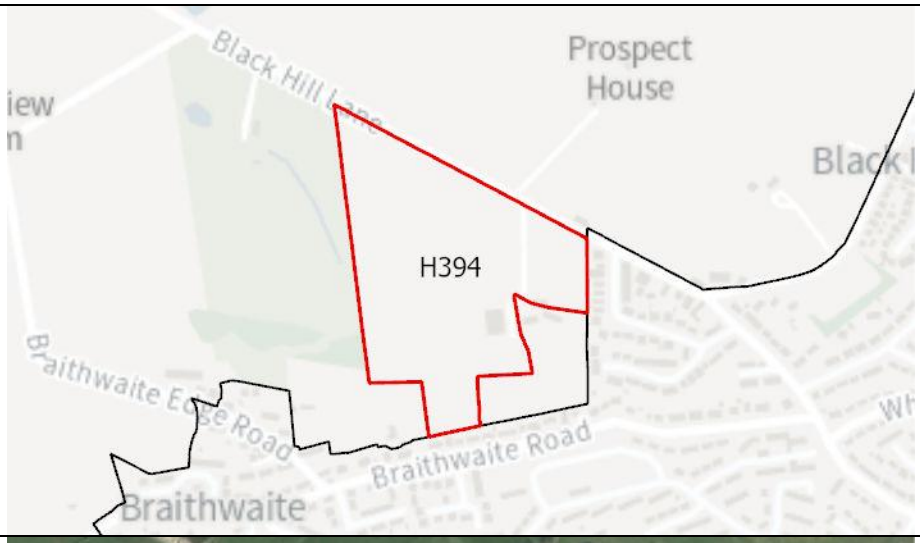
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary includes Harden Road to the north and residential property boundaries to the west. It is a mix of strong and weaker features.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would include a hedge to the east and an undefined southern edge. These would provide a weak and incomplete 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)	Connected to the settlement on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundaries formed by Harden Road and an adjoining residential curtilage.

How strong is the potential new Green Belt boundary? (SpAs3)	Weak - boundaries formed by residential curtilages, a paddock and agricultural field boundaries.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a partial rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is moderate in strength and would provide some restriction against sprawl. The potential new Green Belt boundary would be weak and would provide limited resistance to future sprawl. Development would partially round off the existing built form.
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 partly contained by adjoining development and vegetation, with moderate views across the remaining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The field retains an open character but is partly enclosed by surrounding development. Development would have a moderate visual and spatial impact on openness.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a moderate impact on openness. The existing inner Green Belt boundary is moderate and the potential new Green Belt boundary is weak. 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:	H394
Site Name:	Black Hill Lane
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	8.04
Site Description:	This site consists of four agricultural fields separated by dry-stone walls together with an area of pasture land and two farm buildings. The site rises gently upwards (southeast to northwest) from the edge of the Keighley urban area. The southern-most section is the steepest part of the site. There is residential development to the east (Raynham Crescent) and south (Braithwaite Road). The majority of the Daisy Hill Farm complex together with some additional pasture areas are located adjacent to the southeastern boundary. Black Hill Lane forms the northern boundary, with the western boundary being 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 - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	There is an agricultural barn in the southeastern part of the site.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Yes
What are the physical features? (PAQ2b)	The site's northern boundary is formed of Black Hill Lane which is a strong boundary which would restrict development. The western boundary is formed of a dry-stone wall which is a weaker boundary and may not 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)	Keighley
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 protrude out from the settlement into the Green Belt. Although the northern edge of the site could be contained by Black Hill Lane, the western boundary is only formed of dry-stone walls. The development of the site would form a wedge out into the countryside and could be seen as being incongruous.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	The site is adjacent to residential development on two sides. There is a new cemetery being developed to the west of the site. But there are no other urbanising influences nearby.
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 rear gardens of properties on Raynham Close and Braithwaite Road. These boundaries are uniform in nature and offer a moderate but less defensible boundary. They would partially prevent the irregular spread of the large built-up area.
How is the site connected to the large built-up area? (PAQ7)	The site connected partially on its southern and eastern boundaries.
Purpose a) comment (PAC)	The site is free from development except for an agricultural barn in the southeastern corner. There are physical features to the north in the form of Black Hill Lane which is a strong feature which could restrict and contain development. To the west the boundary is made

Purpose a)	To check the unrestricted sprawl of large built-up areas
	up of a dry-stone wall which is a weaker feature lacking in durability. If developed it would form a wedge out into the countryside and partially result in an incongruous pattern of development. It would not be subject to other urbanising influences. The site would be partially contained as it is connected to the large built-up area on two sides but there would still be some risk of sprawl to the west. 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)	There is an agricultural barn in the southeastern part of the site.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Keighley
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)	This site consists four agricultural fields and a significant farm building in the southeastern part of the site. There are views across the site into the wider Green Belt and countryside beyond to the west and north. The site is

Purpose c):	To assist in safeguarding the countryside from encroachment
	characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is a significant agricultural building located in the south eastern part of the site. It is partly screened by surrounding trees and vegetation. It is in a rural use and does not reduce the contribution the remainder of the site makes to safeguarding the countryside from encroachment
Purpose c) comment (PCC)	The site forms an integral part of the agricultural landscape extending north-westwards away from the town of Keighley. The site is characteristically rural in nature being formed of fields and with the built form on site being formed of rural uses. The site makes a strong contribution to purpose c).
Purpose c) outcome (PCO)	**Strong**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PDQ1b)	There is an agricultural barn in the southeastern part of the site.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Keighley
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 Keighley 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
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 Groundwater levels are at least 5m below the ground surface and so ground water flooding is unlikely. There are some areas of surface water flood risk within the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q6b)	No Measures should be able to be put in place to mitigate the impact.
Footnote 7 Conclusion	**No Footnote 7 Issues**

Potential Grey Belt Outcome	
Grey Belt Comment (GyBC)	The site makes a strong contribution to purpose a), no contribution to purpose b) and a weak contribution to purpose d). There are no Footnote 7 assets present which 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 inner Green Belt boundary is mainly formed by rear gardens, with an undefined section near the south-west corner. These features lack durability.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include Black Hill Lane to the north, a strong road boundary, and a weaker field boundary to the west.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:	Moderate: less defensible boundary An alternative western boundary could follow the farm track from Black Hill Lane to Daisy Hill Farm. This would provide a more defined, moderate boundary but reduce the site area.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundaries formed by regular residential gardens.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by Black Hill Lane and dry-stone walls.
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 connected to the settlement on two sides. The existing inner Green Belt boundary is moderate in strength and would provide some restriction against sprawl. The potential new Green Belt boundary would also be moderate in strength. Development would extend the settlement into the countryside rather than round it off.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	There is limited built form on site comprising two 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 consists predominantly of open, rising agricultural fields with moderate views across the adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is limited built form on site and the majority remains open. There are moderate views across the site and adjoining Green Belt. Development would have a moderate visual and spatial impact on openness.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes 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 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. 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:	H522
Site Name:	Airedale House Funeral Director (field), Skipton Rd
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	1.08
Site Description:	This site consists of a single field associated with the funeral director's property off Skipton Road. The northwestern and northeastern boundaries are formed of well established tree lines, beyond which lies the sport pitches of Keighley Union Rugby Club. The site fronts Skipton Road on the southwestern boundary. The southeastern boundary is formed of the funeral director's property and car park.
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)	There are well established tree lines along both the northwest and northeast boundaries which could restrict and contain development. There are established sports pitches beyond.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Keighley
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)	To the north of the site is Keighley Rugby Union Football club and its associated sport pitches.
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 made road to the southwest (Skipton Road B6265) and the property and car park associated with Gallagher Funeral Directors. These boundaries are a mix of strong and weak features which would 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 two boundaries.
Purpose a) comment (PAC)	The site is free from development and has some physical features in close proximity which could help to restrict or contain development. The site is adjacent to the large built-up area of Keighley. The site is partially contained by the settlement and would not necessarily result in an incongruous pattern of development. There are other urbanising influences in the form of the Rugby Club and pitches to the north of the site. The site's inner Green Belt boundary would partially help to prevent sprawl. The site is connected to the large built-up area

Purpose a)	To check the unrestricted sprawl of large built-up areas
	along two sides. 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 - Keighley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Keighley and Silsden
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 within a vast gap between Keighley and Silsden and due to existing screening and topography there would be no loss of visual separation between the two towns.
Purpose b) comment (PBC)	The site forms a gap between towns, but only forms a very small part of this gap and would not result in the loss of visual separation. The site only makes 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 single field on the edge of Keighley. It is surrounded by development on two sides and sports facilities on two sides. This encloses the site and it is heavily influenced by the urbanising features. This limits the contribution the site makes to protecting the countryside character as it more associated with the urban form.

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)	Given the surrounding uses the site plays a limited role in safeguarding the countryside from encroachment. The site is in a transitionary area between the urban edge and more rural landscape. The site is however, free from development.
Purpose c) comment (PCC)	The site is formed of a single field which is a rural use and is free from development. However, it is surrounded by more urbanised features and therefore only makes a limited contribution to safeguarding the countryside from encroachment. The site makes a moderate contribution to purpose c).
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	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)	Keighley
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 Keighley 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
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 The site is located in an area where groundwater levels are between 0.5m and 5m below the ground surface. There is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely. There is a small area of flood zone 2 in the south east of the site. The site is also at low, medium and high risk of flood from surface water across the whole 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), and a weak contribution to purposes b) and d). There are potential Footnote 7 asset issues in relation to flood risk which require 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 includes Skipton Road and the funeral director's property and car park. The road is strong, while the property edge is weaker.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include established tree lines to the north-west and north-east, and the boundary of the funeral director's property and car park. This would provide a mix of moderate and weaker features.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially	N/A

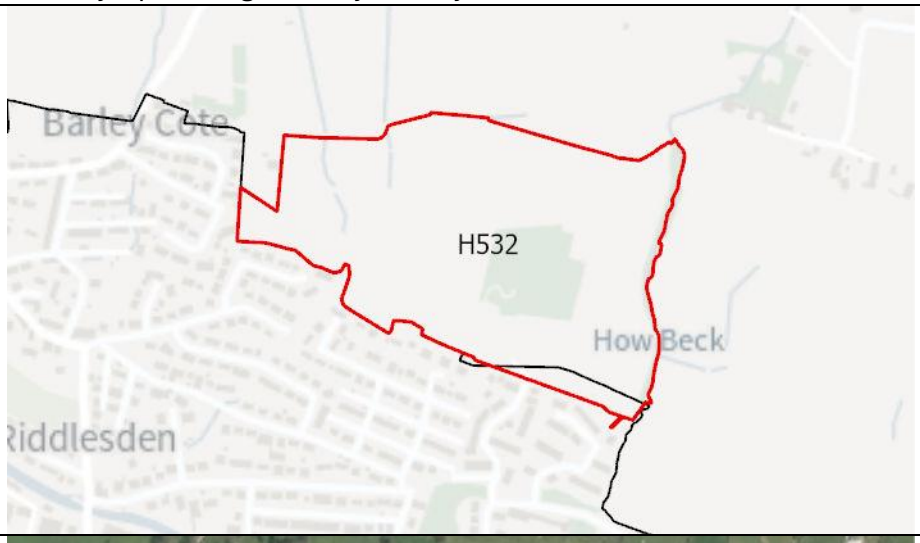
stronger or more logical Green Belt boundary?:	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.

Potential for Sprawl:	
How does the site relate to the settlement – number of side of containment (SpAs1)	Connected to the settlement on two sides.
How strong is the existing Green Belt boundary the site is connected to? (SpAs2)	Moderate - boundaries formed by Skipton Road and adjoining commercial development.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by established tree lines and adjoining developed land.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a partial rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on two sides. The existing inner Green Belt boundary is moderate in strength and would provide some restriction against sprawl. The potential new Green Belt boundary would also be moderate in strength. Development would partially round off the existing built form.
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)	Established tree lines and adjoining development provide enclosure and limit wider views.
Assessment of Openness (OpAsOv)	There is no built form on site. The site is relatively contained by vegetation and adjoining development, with moderate views across the surrounding Green Belt. Development would have a moderate impact on openness.
Impact on Openness: (OpAs)	**Moderate**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a moderate impact on 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:	H532
Site Name:	Ilkley Road, Riddlesden, Keighley
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	14.57
Site Description:	This site consists of a number of fields and a small area of woodland towards the centre of the site. The site is located on the northern edge of Riddlesden (Keighley). The site is bounded on the east by a line of trees and How Beck, to the south and west by the rear gardens, and to the north by a public right of way and dry-stone walls.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	Yes - rural uses present
If development is present – what form/type of development is it? (PAQ1b)	There is a small building within the woodland area otherwise the site is free from development.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	To the west is a strong tree line and How Beck which could restrict or contain development. The footpath and dry-stone wall to north is weak and would restrict or contain development. Existing development to the west would partially restrict development.
Is the site adjacent or near to a large built-up area? (PAQ3a)	Yes
What is the large built-up area(s)? (PAQ3b)	Keighley
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 this site would see a significant extension to the north of Riddlesden which would protrude out into the Green Belt and would not represent a rounding-off of the settlement in this location.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There is existing residential development to the south and west but not other urbanising influences close by.
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 a number of properties along the norther edge of Riddlesden. These are irregular in form and weak boundaries which would not 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 the full length of its southern boundary and along part of its western boundary.
Purpose a) comment (PAC)	The site is essentially free from development and there are limited features that could restrict and contain development. The site is adjacent to the large built-up area of Keighley and if developed would result in an incongruous pattern of development. There are no other urbanising features close by. The site's inner Green Belt boundary is formed of the rear gardens of developments

Purpose a)	To check the unrestricted sprawl of large built-up areas
	along the north of Riddlesden and are weak in nature. The site is connected to the large built-up area along one and half of its boundaries, and development would not round-off the settlement giving rise to potential sprawl. 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)	There is a small building within the woodland area otherwise the site is free from development.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Keighley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Keighley and Ilkley
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 Keighley and Ilkley. Given the large distance between the two towns and the elevated topography of Ilkley/Rombalds moor there is no loss of visual separation between the two towns.
Purpose b) comment (PBC)	The site forms a gap between towns, but only forms a very small part of this gap and would not result in the loss of visual separation. The site only makes 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 is a very large site consisting of several fields and areas of woodland/tree belts located on the norther edge of the settlement of Riddlesden (part of the town of Keighley). There are views across the site to the wider

Purpose c):	To assist in safeguarding the countryside from encroachment
	Green Belt and countryside beyond to the north and east. The site is characteristically rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no built form on the site except for a small tin shed in the woodland copse and a concrete bund in the north eastern part of the site. Neither of these structures detract from the important role the site plays in safeguarding the countryside from encroachment, being made up of essentially solely countryside uses.
Purpose c) comment (PCC)	The site forms an integral part of the agricultural landscape extending northwards away from the settlement of Riddlesden (part of the town of Keighley). The site is characteristically rural in nature being formed of a number of fields and with the absence of built form on site. 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 a small building within the woodland area otherwise the site is free from development.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Keighley
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. Given the elevation of the site there are some long distance views from the site across into the historic town but more limited views from the historic core into the site. The site has minor, 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 Keighley but is separated from the historic core. The long distance views across the historic town provide minor visual, physical or experiential connections to the historic aspects of the town. However, the site makes only 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)
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
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 There are Class I and Class II archaeological sites and a Scheduled Monument in the south eastern corner of the site. There are other Grade II Listed buildings within 125m of the site.
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	Further assessment will be required to understand the potential impact of development on the heritage assets.
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes In the south of the site, groundwater levels are between 0.025m and 0.5m below the ground surface. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally. There are areas of flood zone 2 and 3 which run through the east and on the western boundary of the site. There are areas of low, medium and high surface water flood risk which run through large parts of the site from north to south.
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 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 and heritage assets which require further investigation before determining whether they would provide a strong reason for refusing or restricting development. There are also

Potential Grey Belt Outcome	
	Footnote 7 asset issues in relation to flood risk which 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 inner Green Belt boundary follows the irregular rear gardens of properties on the northern edge of Riddlesden. These are weak features.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include How Beck and a tree line to the east, with weaker field walls and a public right of way to the north and residential garden edges elsewhere.
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)	Weak - boundaries formed by irregular residential curtilages.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by How Beck, trees, a public footpath and dry-stone walls.
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 connected to the settlement on two sides. The existing inner Green Belt boundary is weak and would not restrict sprawl. The potential new Green Belt boundary would be moderate in strength and would provide some future containment. Development would represent a substantial outward extension of Riddlesden.
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 extensive fields are open and have wide views across the site and adjoining Green Belt.
Assessment of Openness (OpAsOv)	There is no built form on site. The site forms an extensive and visually open area of countryside. Development would have a high visual and spatial impact on openness.
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 openness. The existing inner Green Belt boundary is weak and the potential new Green Belt boundary is moderate. 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:	H534
Site Name:	Carr Lane, Sandbeds
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	1.47
Site Description:	This site consists of two fields which are bounded by Carr Lane to the south, a bridleway to the east and tree lines to the north and west. The site is located on the eastern edge of Riddlesden (Keighley) and slopes uphill from south to north.
Map (Site Boundary):	
Aerial (Site Boundary):	

Site Specific Purpose Assessment	
Purpose a)	To check the unrestricted sprawl of large built-up areas
Is the site free from existing development? (PAQ1a)	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)	To the north and east there are broken tree lines. Also to the north is a notable change in topography. To the south is the made road of Carr Lane. These are features of various strengths that could partially 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)	Keighley
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 the extension of the settlement further to the east beyond its existing limits. This would result in a protrusion into the Green Belt and would not see the rounding-off of the settlement.
Is the site subject to other urbanising influences? (PAQ5a)	Yes
What are the urbanising influences? (PAQ5b)	There is existing development to the west and a golf course to the south which provides a transitionary area between the urban and 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 bridleway (Bury Lane) together with a stone wall and tree line. This offers a boundary of moderate strength which could help to 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.
Purpose a) comment (PAC)	The site is free from development and there are some features in close proximity that could partially help to restrict and contain development. The site is attached to the large built-up area of Keighley and if developed would result in an incongruous pattern of development. The site is partially affected by other urbanising influences. The site's inner Green Belt boundary is

Purpose a)	To check the unrestricted sprawl of large built-up areas
	formed of a bridleway offering a boundary of moderate strength which could help to restrict sprawl. The site is connected to the large built up area along its eastern boundary. 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 - Keighley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Keigley and Ilkley
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 Keighley and Ilkley. Given the large distance between the two towns and the elevated topography of Ilkley/Rombalds moor there is no loss of visual separation between the two towns.
Purpose b) comment (PBC)	The site forms a gap between towns, but only forms a very small part of this gap and would not result in the loss of visual separation. The site only makes 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 two open agricultural fields used for grazing. There are a number of trees on all boundaries. The topography of the site limits long distance views in some directions, however, there are views to adjacent

Purpose c):	To assist in safeguarding the countryside from encroachment
	areas of Green Belt. Although the site is on the edge of the settlement it is distinctly rural in nature and therefore protects the open countryside character.
To what extent does the site safeguard the countryside from encroachment (i.e. extent of built form/non-rural uses within the site under consideration) (PCQ2)	There is no built form on site. The site plays an important role in safeguarding the countryside from encroachment, being made up of solely countryside uses.
Purpose c) comment (PCC)	The site forms a part of the agricultural landscape extending south-eastwards away from the settlement of Riddlesden (part of the town of Keighley). The site is characteristically rural in nature being formed of a number of fields and with the absence of built form on site. 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)	Keighley
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 Keighley 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)	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)
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
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)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	No
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 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 which require 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**

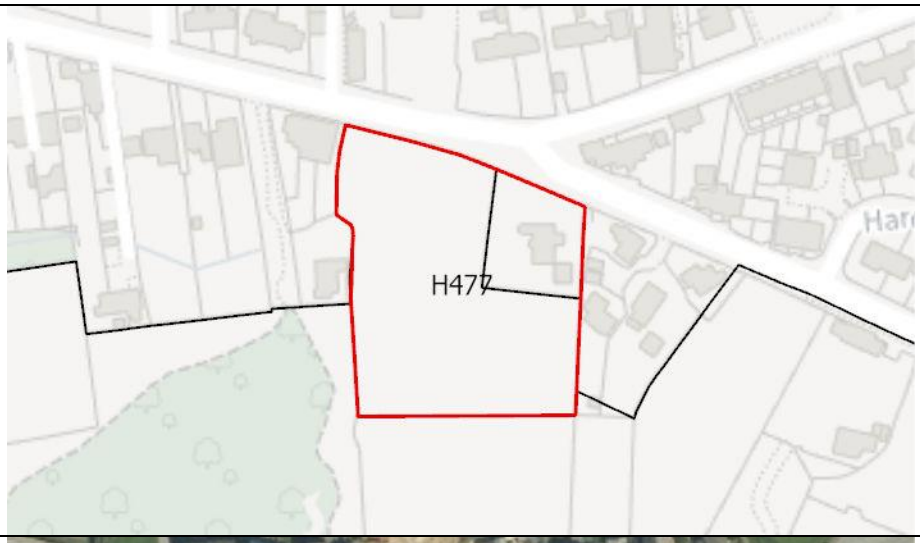
Boundary Strength	Boundary Details
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary The existing inner Green Belt boundary is formed by Bury Lane, a bridleway, with a stone wall and tree line. This provides a moderately strong feature.
Boundary Strength – Potential new boundary:	Moderate: less defensible boundary The potential new Green Belt boundary would include Carr Lane to the south, a made road, and a bridleway to the east. Broken tree lines to the north and west are weaker.
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)	Moderate - the boundary is formed by a bridleway, stone wall and tree line.
How strong is the potential new Green Belt boundary? (SpAs3)	Moderate - boundaries formed by Carr Lane, a bridleway and tree lines.
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 connected to the settlement on one side. The existing inner Green Belt boundary is moderate in strength and would provide some restriction against sprawl. The potential new Green Belt boundary would also be moderate in strength. Development would extend the built form into open countryside rather than round it off.
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 sloping fields have views across the site and adjoining Green Belt, although tree lines provide some enclosure.
Assessment of Openness (OpAsOv)	There is no built form on site. The fields retain a clear visual and spatial relationship with the wider Green Belt despite some enclosure from trees. Development would have a high impact on openness.
Impact on Openness: (OpAs)	**High**

Overall Conclusion: (OGrBC)	The site makes a moderate contribution to purpose a), a weak contribution to purpose b), a strong contribution to purpose c), a weak contribution to purpose d) and a moderate contribution to purpose e). It has a moderate potential for sprawl and development would have a high impact on openness. Both the existing inner Green Belt boundary and potential new Green Belt boundary are moderate. The strong contribution to purpose c) and high impact on openness 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:	H477
Site Name:	Long Lee Lane
Settlement:	Keighley
Sub-Area:	Airedale
Size (ha):	0.65
Site Description:	This site consists of mainly of grassland used for grazing and a residential property called Bradleigh Close. The property is not within the designated green belt. The northern edge of the site adjoins Long Lee Lane. The southern edge of the site does not follow any existing physical landmark or feature. A footpath runs along part of the western boundary just outside the site. The eastern boundary adjoins the residential properties of Green Acres. Mature trees growing along parts of both the western and eastern boundaries. The site is quite level in the northern section but then from the middle slopes gently in an upward direction from west to southeast.
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 northeastern part of the site contains a residential property, although this is not within the Green Belt.
Are there any physical features in reasonable proximity that could restrict or contain development? (PAQ2a)	Partially
What are the physical features? (PAQ2b)	To the east of the site there is existing residential development and an area of woodland. To the east there is residential development and a smaller area of woodland. To the south there are no physical features to 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)	Keighley
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 settlement along three boundaries and would be partially contained. The development of the site would not result an a incongruous pattern of development.
Is the site subject to other urbanising influences? (PAQ5a)	No
What are the urbanising influences? (PAQ5b)	There is existing residential development to the north, east and west, but there are no other urbanising influences close by.
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 two made road (Long Lee Lane and Harden Road) along the northern boundary, and residential properties/gardens along the eastern and western boundaries. These offer a mix of strengths which would partially help to 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 on three sides.
Purpose a) comment (PAC)	The part of the site which falls within the designated Green Belt is free from development. There are physical features present to the east and west of the site which could restrict and contain development, but no features to the south, allowing for sprawl to occur. The site is adjacent to the large built-up area of Keighley. If developed the site would not result in an incongruous pattern of development as it would partially round-off

Purpose a)	To check the unrestricted sprawl of large built-up areas
	the settlement. The site's inner Green Belt boundary is formed of features of mixed strength which could help prevent sprawl. The site is attached to the large built-up area along three sides. There are no other urbanising influences close by. 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)	No
If development is present – what form/type of development is it? (PAQ1b)	The northeastern part of the site contains a residential property, although this is not within the Green Belt.
Is the site located on the edge of a defined town? (PBQ2a)	Yes - Keighley
Is the site located in a gap between two defined towns (including those in a neighbouring authority)? (PBQ2b)	Yes
If yes, which towns? (PBQ2c)	Keighley 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)	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 located in part of a vast gap between Keighley and Bingley. However, the extent of the Keighley settlement already extends further towards Bingley. The existing settlement, topography and screening means the development of this site would not result in the loss of visual separation.
Purpose b) comment (PBC)	The site sits in a vast gap between towns, but only forms a very small part of this gap and would not result in the loss of visual separation. The site only makes 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 part of larger field and includes a residential property. The site is situated on the urban edge of Long Lee with development on three sides. However, the site itself is open with views across the site to the adjacent Green Belt land to the south.
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 includes a residential property which covers around a quarter of the site. The remaining parts of the site play a role in safeguarding the countryside from encroachment.
Purpose c) comment (PCC)	The site is made up of a mixture of countryside and non-rural characteristics. The site has some limited built form which is in a non-rural use. The site makes a moderate contribution to purpose c).
Purpose c) outcome (PCO)	**Moderate**

Purpose d):	To preserve the setting and special character of historic towns
Is the site free from existing development? (PDQ1a)	No
If development is present – what form/type of development is it? (PDQ1b)	The northeastern part of the site contains a residential property, although this is not within the Green Belt.
Does the site form part of the setting of an historic town? (PDQ2a)	Yes
Which historic town(s)? (PDQ2b)	Keighley
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 Keighley 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)	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*	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)	No
If yes, does the application of the relevant policy within the NPPF provide a strong reason for refusing or restricting the development? (FN7Q5b)	
Is the site affected by areas at risk of flooding? (FN7Q6a)	Yes The site is in an area where groundwater levels are at least 5m below the ground surface so flooding from ground water is unlikely. There are some areas of low, medium and high surface water flood risk along the northwestern and northeastern boundaries.
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), and a weak contribution to purposes b) and d). There are potential Footnote 7 asset issues in relation to flood risk which require 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 includes Long Lee Lane and Harden Road, as well as residential properties and gardens to the east and west. It is a mix of strong and weaker features.
Boundary Strength – Potential new boundary:	Weak: boundaries lacking in durability The potential new Green Belt boundary would include residential edges and field boundaries, while the southern edge has no defined physical feature.
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)	Strong - boundaries formed by made roads and adjoining residential development.
How strong is the potential new Green Belt boundary? (SpAs3)	Weak - the southern boundary does not consistently follow a durable physical feature.
Does the site represent a logical rounding off of the settlement? (SpAs4)	The site would represent a partial rounding off of the settlement.
Assessment of Sprawl (SpAsOv)	The site is connected to the settlement on three sides. The existing inner Green Belt boundary is strong and would restrict sprawl. The potential new Green Belt boundary would be weak and would provide limited resistance to future sprawl. Development would partially round off the settlement but would establish a weaker outer boundary.
Potential for Sprawl: (SpAs)	**Moderate**

Impact on Openness:	
Is there any built form on site? To what extent? (OpAs1)	Limited built form is present comprising one residential property.
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 adjoining development and vegetation, with moderate views across the remaining Green Belt.
Assessment of Openness (OpAsOv)	Limited built form is present and the site is partly contained by adjoining development. The remaining grazing land retains an open character. Development would have a moderate visual and spatial impact on openness.
Impact on Openness: (OpAs)	**Moderate**

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