

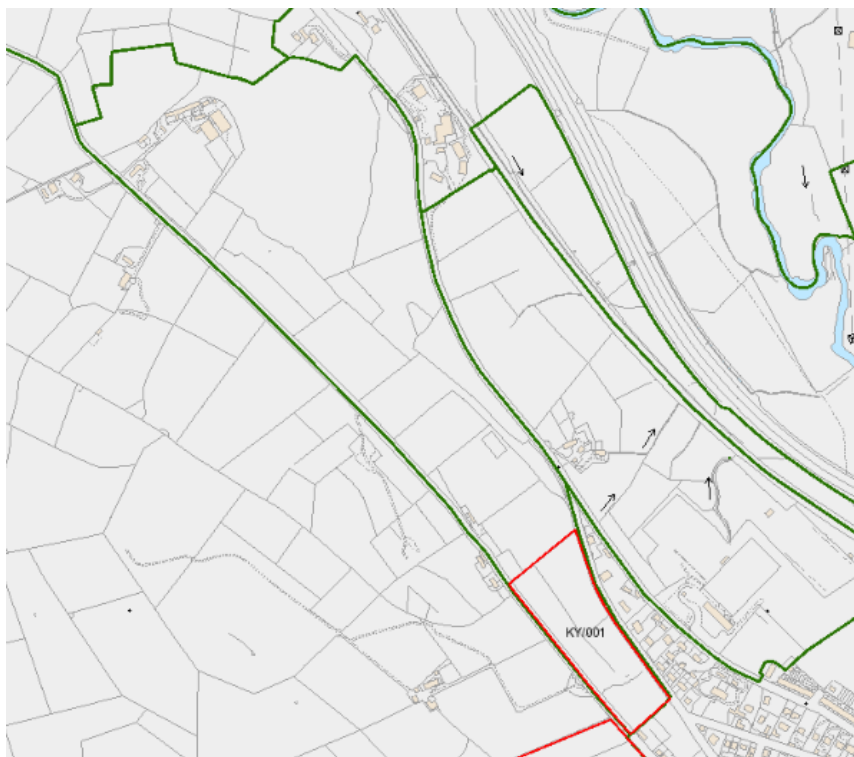
Site Specific Green Belt Assessment

Site Reference:	KY/001	Site Name:	Barr House Lane/Hollins Lane, Utley	Size (ha):	4.15ha
Sub Area:	Airedale	Settlement:	Keighley (Utley)		

Site Description:

The site consists of several steeply sloping agricultural fields with a number of scattered trees and areas of woodland, on the north western edge of Keighley. The slope runs from 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 (including SHLAA site KY/002). 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 un-named 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. The site is located adjacent to the southern boundary of Green Belt parcel 198.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	Nearest bus stops are located around 30m & 50m and 80m & 110m to the east on Skipton Road. These stops provide 6/7 services per hour to Burnley (2 per hour), Ikley (2 per hour - with one service extending each hour to Leeds Bradford Airport), Skipton (2 per hour) & Silsden (1 per hour) (northbound) and Keighley (southbound)		SA Score:	TBC
Strategic Parcel Assessment Results:						
Parcel Reference:	198	Overall Rating:	Major			
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Major	Major	Major	Moderate	Moderate		
Site Specific Assessment Results:						
Assessment Summary:						
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
The site is connected to the Keighley built up area along its north eastern and south eastern boundaries. The north eastern boundary is formed by Bar House Lane forming a strong edge, the south eastern boundary consists of gardens to residential properties and open land, forming a weak lacking in durability. The site is therefore not strongly	The existing inner Green Belt boundary is formed by Bar House Lane creating a strong defensible boundary, the south eastern boundary consists of gardens to residential properties and open land, forming a weak boundary lacking in durability. Based on existing boundaries the site would provide a	The site consists of open fields adjoining the urban area. The site comprises of countryside uses no built form except the dry stone walls forming field boundaries. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core of Keighley by Post WWII development. It does not play a role in supporting the character or views into and out of the historic core due to surrounding built form.	All sites are considered to score moderately against Purpose 5.		

<p>contained by the existing urban area.</p> <p>The site has a moderate existing (inner) boundary to the urban area.</p> <p>Therefore, the parcel makes a moderate contribution to this criterion.</p>	<p>strong boundary to the south west where it follows Hollins Lane and consists of a dry stone wall lined with mature trees. The potential new boundary in the north west consisting of a dry stone walled field boundary would only provide a weak edge lacking in durability.</p> <p>The site sits in Green Belt parcel 198, which forms an essential gap between Keighley and Steeton.</p> <p>Development would reduce the perceived and actual distance between towns. Development of the site would reduce the gap between Keighley and Steeton. The green belt in this location plays a major role in preventing neighbouring towns from merging.</p> <p>Hollins Lane connects Keighley to Steeton and development would be a continuation of ribboning along this road.</p>			
Moderate	Major	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a <u>major</u> role overall when assessed against the NPPF Green Belt purposes.			

<p>Boundary Strength - Existing (inner) Boundary: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Moderate: less defensible boundary</p>	<p>The existing green belt boundary is mixed in strength. Its formed by Bar House Lane creating a strong defensible boundary and the gardens to residential properties and open land, forming a weak boundary lacking in durability.</p>
<p>Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Moderate: less defensible boundary</p>	<p>Potential new boundaries would provide a strong boundary to the south west where it follows Hollins Lane and consists of a dry stone wall lined with mature trees and a weak boundary lacking in durability to the north west, where the site consists of a dry stone wall field boundary. Therefore the potential boundary would be mixed in strength.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>N/A</p>	<p>There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the settlement along two boundaries on the northern side of Keighley and is not strongly contained by the existing urban area.</p> <p>The existing (inner) Green Belt boundary is a moderate less defensible boundary formed of a mix of strong and weaker boundaries in the form of made roads to the north east and rear gardens and open land to the south east. The site’s existing outer boundary to the south west along Hollins Road is strong and durable and would likely resist further sprawl. To the north west the site’s outer boundaries consists of a dry stone wall forming a weak boundary lacking in durability with potential for unrestricted sprawl. Development of the site therefore has moderate potential for unrestricted sprawl into the wider Green Belt to the west of the site.</p>	

	<p>The site would be an extension of Keighley to the north on land enclosed by Hollins Lane and Bar House Lane and would join with existing residential development to the north and east. The development would extend beyond the existing settlement boundaries and extend the existing ribbon development along Hollins Lane .</p>
	<p>Moderate</p>
<p>Impact on Openness:</p>	<p>This site consists of undeveloped, open fields. There is no built form on the site. There are limited views into the site from Hollins Lane, but no views from Bar House Lane due to topography and tree coverage. There are views into and out of the site and the wider green belt. Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt.</p>
	<p>Moderate</p>
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>A public right of way adjoins the northern boundary and links Hollins Lane to Bar House Lane, which may present an opportunity to provide greater access and improvements to the wider Green Belt. There are no existing, identified wildlife sites or habitats within the immediate vicinity, therefore any compensatory improvements would need to consider the opportunity for habitat creation.</p>
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: This site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a major role in preventing neighbouring towns from merging into one another and a low role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along two boundaries on the northern side of Keighley and is therefore not strongly contained by the existing urban area. Development of the site has moderate potential for unrestricted sprawl into the wider Green Belt.</p> <p>Openness: Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt.</p> <p>Boundary Strength: The potential to create stronger boundaries is limited. The new boundaries would be formed Hollings lane and a field boundary and have a similar strength as the existing boundaries.</p> <p>Compensatory Improvements: A footpath runs along the north western boundary, where there may be opportunity to make improvements to increase accessibility into the wider Green Belt. There are no identified biodiversity assets close to the site which limit the opportunity for environmental enhancement in the immediate vicinity.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in major Green Belt parcel. • The site makes a major contribution to the purposes of including land in the Green Belt. • The site has a moderate potential for sprawl and would have a moderate impact on openness. • There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

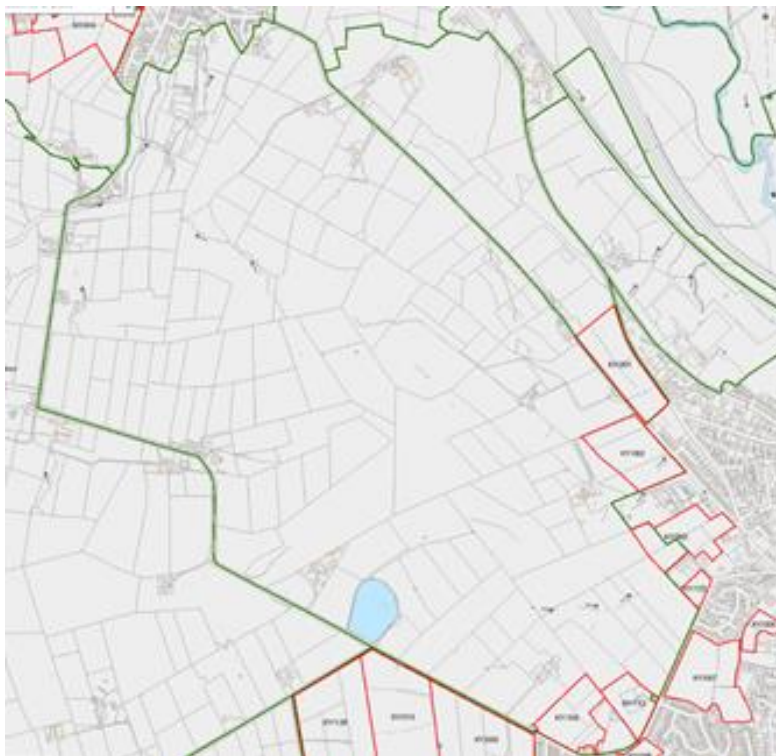
Site Specific Green Belt Assessment

Site Reference:	KY/002	Site Name:	Hollins Lane, Keighley	Size (ha):	4.06
Sub Area:	Airedale	Settlement:	Keighley		

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 (formerly a school), whilst the buildings of Whinburn Farm are to the west. Dry stone walling makes up the western and eastern, as well as internal 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 line of mature trees that screen Whinburn Hall and its grounds, and a dry stone wall. The site located adjacent to the eastern boundary of Green Belt parcel 269.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	Nearest stops are located around 290m & 320m to the east on Skipton Road. These stops provide 6/7 services per hour to Burnley (2 per hour), Ikley (2 per hour - with one service extending each hour to Leeds Bradford Airport), Skipton (2 per hour) & Silsden (1 per hour) (northbound) and Keighley (southbound)		SA Score:	TBC
Strategic Parcel Assessment Results:						
Parcel Reference:	269	Overall Rating:	Major			
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Major	Major	Major	Major	Moderate		
Site Specific Assessment Results:						
Assessment Summary:						
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
The site is connected to Keighley on its southern and eastern boundaries, which is classed as a larger built up area. The southern (inner) boundary is formed by a line of mature trees and dry stone wall that separate the site from the adjacent Whinburn Hall and its grounds. The eastern (inner) boundary is formed by Hollins Lane, which is a defensible boundary.	The site is located on the edge of Keighley – a defined town, and it located within a gap between Keighley and Steeton. The existing eastern (inner) Green Belt is formed Hollins Lane, which is a strong boundary. However, the existing southern (inner) boundary consists of a dry stone wall hedgerow and trees, providing a less defensible boundary	The site consists of several agricultural fields with no built development, with exception of fencing and dry stone walling that forms the boundaries of the site and fields. Development would have an impact on the openness of the Green Belt. As such it play a major role in relation to this purpose.	The site is attached to Keighley, but is separated from its historic core by development of varying ages. There are no views from the site into the historic core, and vice versa. The site does not play a supporting role in preserving the setting and special character of the settlement. It should be noted that the site is within the setting of a listed	Moderate		

<p>The site is connected to Keighley along two boundaries where development may result in un-restricted sprawl into the Green Belt</p>	<p>The northern (outer) boundary is formed by a farm access track, whilst the western (outer) boundary mainly consists of dry stone walling, with the exception of the south western most section, where it is not defined by any feature. These can be considered to be weak.</p> <p>The site is part of the land gap between Keighley and Steeton. Due to the topography of the surrounding landscape (to the north and west) there is no inter-visibility between the two settlements. Any visual perception of them being merged would be limited.</p> <p>The parcel within which the site is located has seen some very limited ribbon development along Hollins Lane, however this pre-dates the establishment of the Green Belt. Development on this site may result in further ribbon development. Based on the site boundaries it is unlikely that this would extend too far from the existing built up area (Keighley).</p>		<p>building and listed park/garden (Whinburn Hall and its grounds).</p>	
<p>Moderate</p>	<p>Moderate</p>	<p>Major</p>	<p>Low</p>	<p>Moderate</p>
<p>Overall Summary of Purpose Assessment:</p>	<p>Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.</p>			

<p>Boundary Strength - Existing Boundary: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Strong: defensible boundary/ Moderate: less defensible</p>	<p>The existing eastern (inner) Green Belt boundary consists of a minor road (Hollins Lane), which represents a stronger, defensible boundary that is more durable, recognisable and likely to be permanent. However, the southern (inner) boundary is a mix of woodland and dry stone walling that separates the site from Whinburn Hall and its grounds. This is therefore less defensible.</p>
<p>Boundary Strength – Potential new boundary: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Moderate: less defensible boundary/ Weak: boundaries lacking in durability.</p>	<p>Should the site be developed, and thus removed from the Green Belt, it may be more difficult to achieve a strong defensible boundary along the northern and western edges of the site. These consist of dry stone walling and no defined features (western) and post/rail fencing and established farm track (northern). The former would be weak (lacking in durability) and moderate (less defensible).</p> <p>The introduction of landscaped buffers or further planting may appropriate particularly to west.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>		<p>On the western edge of the site, it may be more appropriate to redraw the boundary to better reflect the changes in landscape. To the west of the site, the area becomes steeper rising up to a tree line that screens Whinburn Farm. However, this will result in a moderate (less defensible) boundary.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the settlement (Keighley) along two boundaries on the eastern and southern boundaries. As such it is not strongly contained by the urban area.</p> <p>The existing (inner) Green Belt boundary is formed a mix of stronger and moderate boundaries – a minor road (Hollins Lane) and a mix of dry stone walling and woodland.</p>	

	<p>The site would be an extension of Keighley to the north/north west along Hollins Lane, thus extending the settlement boundary. As such it would not represent a logical rounding off of the settlement.</p> <p>Major</p>
Impact on Openness:	<p>This site consists of undeveloped, open fields. There is no built form on the site. There are limited views into the site from Hollins Lane due to topography and tree coverage. There are views into and out of the site and the wider green belt in the north. Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt due to topography and tree coverage.</p> <p>Moderate</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There are no footpaths within or adjoining the site. There are no identified biodiversity assets close to the site which limit the opportunity for environmental enhancement in the immediate vicinity, therefore any compensatory improvements would need to consider the opportunity for habitat creation.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a moderate role in preventing neighbouring towns from merging into one another and a low role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along two boundaries on the northern side of Keighley and is therefore not strongly contained by the existing urban area. Development of the site has major potential for unrestricted sprawl into the wider Green Belt.</p> <p>Openness: Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt.</p> <p>Boundary Strength: Development would not provide strong defensible boundaries along the northern and western edges of the site, but would be a mix of weak (lacking in durability) and moderate (less defensible) boundaries.</p> <p>Mitigation: There are no footpaths or identified biodiversity assets within or close to the site, limiting the opportunity for environmental enhancement.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in major Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a major potential for sprawl and would have a moderate impact on openness. • There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

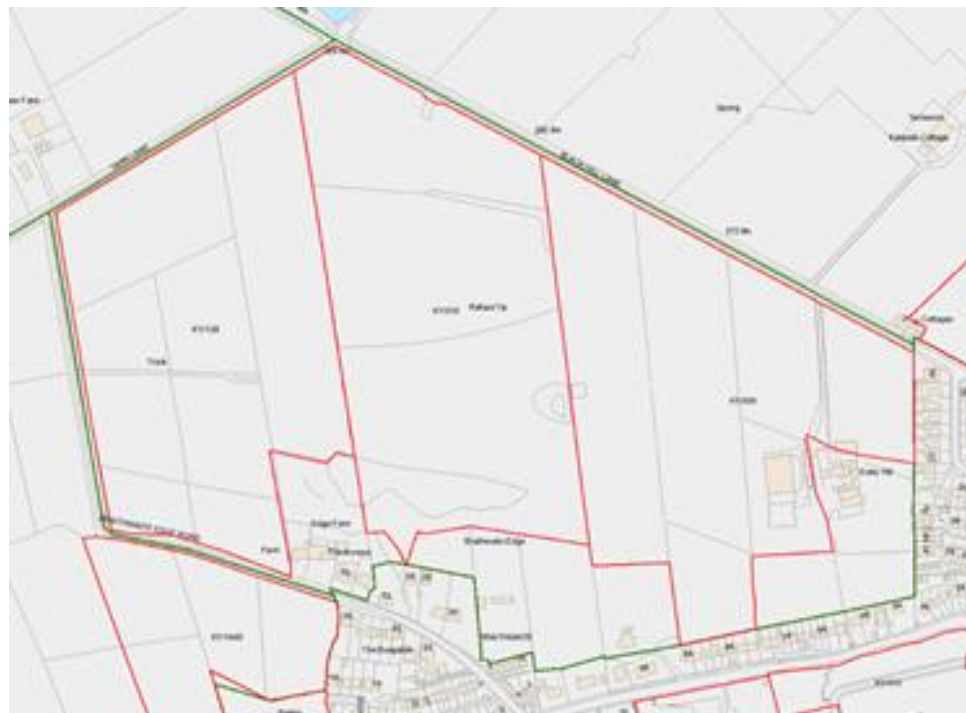
Site Specific Green Belt Assessment

Site Reference:	KY/009	Site Name:	Black Hill Lane, Keighley	Size (ha):	8.04
Sub Area:	Airedale	Settlement:	Keighley		

Site Description:

This site consists of four agricultural fields bounded and separated by dry stone walling together with an area of pasture land and two farm buildings. The site rises gently upwards (south east to north west) 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 south eastern boundary. Black Hill Lane forms the northern boundary, with the western boundary being formed by SHLAA site KY/010, which was previously a quarry and landfill site, and is now being developed as a cemetery. It is located to the east of Green Belt Parcel 195. A Public Right of Way crossed the eastern part of the site, from north to south through Daisy Hill Farm, connecting Black Hill Road to Braithwaite Road.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stop is located around 30m to the east of the site on Raynham Crescent. This provides an hourly service during the day to Keighley Bus Station		SA Score:	TBC
Strategic Parcel Assessment Results:						
Parcel Reference:	195	Overall Rating:		Moderate		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Moderate	Low	Moderate	Moderate	Moderate	Moderate	
Site Specific Assessment Results:						
Assessment Summary:						
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
The site is only partially connected, at its eastern and southern boundaries to Keighley, which is defined as a large built up area. The site is therefore not strongly contained by the existing urban area. The site has a weak existing (inner) boundary to the urban area following the residential gardens on Raynham Crescent to the East and Braithwaite Road to the south. In the south	The existing inner Green Belt boundary is formed on the east by the rear gardens of residential properties on Raynham Crescent and rear gardens of Braithwaite Road to the south which provide weak edges lacking in durability. Based on existing boundaries the site would provide a stronger boundary to the north (at Black Hill Lane), but a less defensible boundary to the western edge formed by dry stone walls. This western boundary separates the fields used for agriculture from a	The site consists of open fields adjoining the urban area. An agricultural building is located in a small part of the site in the south east and a driveway from Black Hill Road crosses the site to Daisy Hill Farm, located just outside the site to the south. Any development of this site would have a significant impact on the openness of the Green Belt. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is partially attached to a defined historic town – Keighley. It is separated from the historic core by a range of development of varying ages There are limited views into the historic core, with some detractors.	Moderate		

<p>west corner, the site follows an entirely undefined boundary through the green belt which separates some of the farm builds from the proposed site. Development of the site as proposed would require the release of this additional area of farm buildings and land in the Green Belt to prevent the area becoming landlocked by residential development.</p> <p>The site makes a major contribution in the prevention of sprawl to the urban area.</p>	<p>site currently being developed as a cemetery in the green belt.</p> <p>The site sits in Green Belt parcel 195, which forms a gap between Keighley and Steeton. Development would reduce the actual distance between these two towns, but due to the distance, topography and lack of views between the two settlements would not be perceived as a major factor in the towns merging.</p> <p>The green belt in this location plays a low role in preventing neighbouring towns from merging.</p>			
Major	Low	Major	Moderate	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a <u>moderate</u> role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Weak: boundaries lacking in durability	The existing inner boundaries of the site are formed by rear gardens and considered to be weak lacking in durability. In the south west corner, the site follows an entirely undefined boundary through the green belt which separates some of the farm buildings from the proposed site. Development would lead to the land and buildings in this area being landlocked by residential development.		
Boundary Strength – Potential new boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible)	Strong: defensible boundary/ Moderate: less defensible boundary/ Weak: boundaries	Development of the site would result in a strong defensible northern boundary being formed by Black Hill Road and a moderate less defensible boundary on the western edge adjoining the proposed cemetery.		

boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	lacking in durability/ Entirely Undefined	
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: <u>(Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	N/A	<p>An alternative western boundary could follow the farm track that leads to Daisy Hill Farm from Black Hill Road providing a moderate less defensible edge. This would result in a much reduced area for development. The area of site lying to the west of this farm track rises slightly as it reaches the western boundary with the cemetery. Other field boundary wall could provide alternative boundaries but would be weaker and lack durability.</p> <p>In the south west corner, the site follows an entirely undefined boundary through the green belt which separates some of the farm builds from the proposed site. Development of the site as proposed would require the release of this additional area of farm buildings and land in the Green Belt to prevent the area becoming landlocked by residential development.</p>
<p>Potential for Sprawl:</p>	<p>Development of the site would constitute sprawl into the countryside from the existing urban area. The site is connected to the settlement along two boundaries on the north western side of Keighley and is not strongly contained by the existing urban area. The existing (inner) Green Belt boundary is formed of the gardens of residential properties forming a weak edge. The site’s existing outer boundaries to the north along Black Hill Road and west adjoin the site being used for a cemetery would provide stronger green belt boundaries likely resist further sprawl.</p> <p>Moderate</p>	
<p>Impact on Openness:</p>	<p>This site consists of open fields used for grazing and includes a farm storage building and drive way to other farm buildings. There are limited views into and out of the site to the wider green belt. Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt.</p> <p>Moderate</p>	
<p>Opportunities for mitigation / improvement:</p>	<p>A Public Right of Way crosses the eastern part of the site, from north to south through Daisy Hill Farm, which may present an opportunity to provide greater access and improvements to the wider Green Belt. There are no existing, identified wildlife sites or habitats within the immediate vicinity, therefore any compensatory improvements would need to consider the opportunity for habitat creation.</p>	
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and a low role in preserving the setting and special character of historic towns.</p> <p>Sprawl: Development of the site would constitute sprawl into the countryside from the existing urban area, but the site’s existing outer boundaries to the north along Black Hill Road and west adjoin the site being used for a cemetery would provide stronger green belt boundaries likely resist further sprawl.</p>	

	<p>Openness: Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt.</p> <p>Boundary Strength: Development of the site would result in a strong defensible northern boundary being formed by Black Hill Road and a moderate less defensible boundary on the western edge adjoining the proposed cemetery. These would be stronger than the existing weak boundaries along residential properties.</p> <p>Mitigation: A footpath runs through the eastern part of the site may be opportunity to make improvements to increase accessibility into the wider Green Belt. There are no identified biodiversity assets close to the site which limit the opportunity for environmental enhancement in the immediate vicinity.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none">• The site is located in moderate Green Belt parcel.• The site makes a moderate contribution to the purposes of including land in the Green Belt.• The site has a moderate potential for sprawl and would have a moderate impact on openness.• The potential boundaries created by the site would provide stronger Green Belt edges.

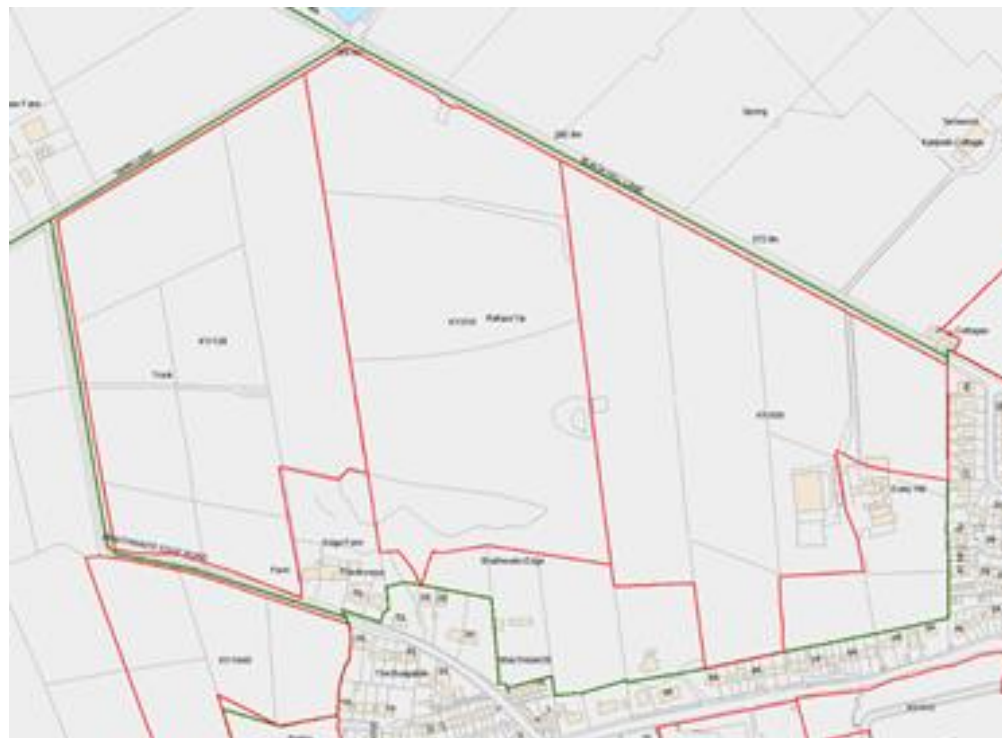
Site Specific Green Belt Assessment

Site Reference:	KY/009A	Site Name:	Black Hill Lane, Keighley	Size (ha):	0.89ha
Sub Area:	Airedale	Settlement:	Keighley		

Site Description:

This site consists of a single agricultural field. It is a smaller section of SHLAA site KY/009, occupying the north east corner of the site, adjacent to the urban edge. It rises gently upwards (south east to north west) from the edge of the Keighley urban area. 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. Further beyond this lies the remainder of SHLAA site KY/009, which is formed by a number agricultural fields. It is located to the east of Green Belt Parcel 195. 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. It also includes part of a farm building

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stop is located around 30m to the east of the site on Raynham Crescent. This provides an hourly service during the day to Keighley Bus Station.		SA Score:	TBC
Strategic Parcel Assessment Results:						
Parcel Reference:	195	Overall Rating:		Moderate		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Moderate	Low	Moderate	Moderate	Moderate	Moderate	
Site Specific Assessment Results:						
Assessment Summary:						
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
<p>The site is only partially connected, at its eastern boundary to Keighley, which is defined as a large built up area.</p> <p>The site is therefore not strongly contained by the existing urban area.</p> <p>The site has a weak existing (inner) boundary to the urban area following the residential gardens on Raynham Crescent to the east.</p>	<p>The existing inner Green Belt boundary by the rear gardens of residential properties on Raynham Crescent to the east which provides a weak edge lacking in durability.</p> <p>Based on existing boundaries the site would provide a stronger boundary to the north (at Black Hill Lane), but a moderate, less defensible boundary to the western edge formed by a farm track. This western boundary separates the site from further areas of pasture land.</p>	<p>The site consists of an open field adjoining the urban area. An agricultural building is located in a small part of the site in the south west, whilst the remainder of the farm buildings are outside the site.</p> <p>Any development of this site would have a significant impact on the openness of the Green Belt. The site therefore plays a major role in safeguarding the countryside from encroachment.</p>	<p>The site is partially attached to a defined historic town – Keighley. It is separated from the historic core by a range of development of varying ages</p> <p>There are limited views into the historic core, with some detractors.</p>	Moderate		

<p>In the south west corner, the site follows an entirely undefined boundary through the Green Belt which separates some of the farm buildings from the proposed site.</p> <p>Development of the site as proposed would require the release of this additional area of farm buildings and land in the Green Belt to prevent it becoming landlocked by residential development.</p> <p>The site makes a major contribution in the prevention of sprawl to the urban area.</p>	<p>The site sits in Green Belt parcel 195, which forms a gap between Keighley and Steeton. Development would reduce the actual distance between these two towns, but due to the distance, topography and lack of views between the two settlements would not be perceived as a major factor in the towns merging.</p> <p>The Green Belt in this location plays a low role in preventing neighbouring towns from merging.</p>			
Major	Low	Major	Moderate	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a <u>moderate</u> role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Weak: boundaries lacking in durability	The existing inner boundary of the site is formed by rear gardens and considered to be weak lacking in durability. In the south west corner, the site follows an entirely undefined boundary through the green belt which separates some of the farm buildings from the proposed site. Development would lead to the land and buildings in this area being landlocked by residential development.		
Boundary Strength – Potential new boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries	Strong: defensible boundary/ Moderate: less defensible boundary	Development of the site would result in a strong defensible northern boundary being formed by Black Hill Road and a moderate less defensible boundary on the western edge adjoining the proposed cemetery.		

lacking in durability; Entirely Undefined)		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	N/A	<p>An alternative western boundary could follow the farm track that leads to Daisy Hill Farm from Black Hill Road providing a moderate less defensible edge. This would result in a much reduced area for development. The area of site lying to the west of this farm track rises slightly as it reaches the western boundary with the cemetery. Other field boundary wall could provide alternative boundaries but would be weaker and lack durability.</p> <p>In the south west corner, the site follows an entirely undefined boundary through the green belt which separates some of the farm builds from the proposed site. Development of the site as proposed would require the release of this additional area of farm buildings and land in the Green Belt to prevent the area becoming landlocked by residential development.</p>
Potential for Sprawl:	<p>Development of the site would constitute sprawl into the countryside from the existing urban area. The site is connected to the settlement along two boundaries on the north western side of Keighley and is not strongly contained by the existing urban area. The existing (inner) Green Belt boundary is formed of the gardens of residential properties forming a weak edge. The site’s existing outer boundaries to the north along Black Hill Road and west adjoin the site being used for a cemetery would provide stronger green belt boundaries likely resist further sprawl.</p> <p style="text-align: center;">Moderate</p>	
Impact on Openness:	<p>This site consists of open fields used for grazing and includes a farm storage building and drive way to other farm buildings. There are limited views into and out of the site to the wider green belt. Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt.</p> <p style="text-align: center;">Moderate</p>	
Opportunities for mitigation / improvement:	<p>A Public Right of Way crosses the eastern part of the site, from north to south through Daisy Hill Farm, which may present an opportunity to provide greater access and improvements to the wider Green Belt. There are no existing, identified wildlife sites or habitats within the immediate vicinity, therefore any compensatory improvements would need to consider the opportunity for habitat creation.</p>	
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and a low role in preserving the setting and special character of historic towns.</p> <p>Sprawl: Development of the site would constitute sprawl into the countryside from the existing urban area, but the site’s existing outer boundaries to the north along Black Hill Road and west adjoin the site being used for a cemetery would provide stronger green belt boundaries likely resist further sprawl.</p>	

	<p>Openness: Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt.</p> <p>Boundary Strength: Development of the site would result in a strong defensible northern boundary being formed by Black Hill Road and a moderate less defensible boundary on the western edge adjoining the proposed cemetery. These would be stronger than the existing weak boundaries along residential properties.</p> <p>Mitigation: A footpath runs through the eastern part of the site may be opportunity to make improvements to increase accessibility into the wider Green Belt. There are no identified biodiversity assets close to the site which limit the opportunity for environmental enhancement in the immediate vicinity.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none">• The site is located in moderate Green Belt parcel.• The site makes a moderate contribution to the purposes of including land in the Green Belt.• The site has a moderate potential for sprawl and would have a moderate impact on openness.• The potential boundaries created by the site would provide stronger Green Belt edges.

Site Specific Green Belt Assessment

Site Reference:	KY/010	Site Name:	Black Hill Lane	Size (ha):	8.1ha
Sub Area:	Airedale	Settlement:	Keighley		

Site Description:

The site consists a large area open land, located on the north western edge of Keighley. Historically, the majority of it was a stone quarry (Braithwaite Edge Quarry) thus was then a landfill site for the disposal of construction and demoliton waste. Infilling of the quarry was completed in 2008/2009. The northern (untipped) section of the site was granted planning permission in September 2015 for the development of a privately owned cemetery, which is currently under construction. The remainder of the site is to remain in agricultural use. Its boundaries consist of Black Hill Lane and Tarn Lane to north with agricultural fields and open land to the south, east and west. Beyond the southern and south western boundaries there are also a number of residential properties and gardens as well as an area of tree planting. There are also a number of trees and a local electricity distribution line within the southern boundary. The site is located in the centre of Green Belt parcel 198.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	Nearest bus stop is located around 350m to the east of the site on Raynham Crescent. This provides an hourly service during the day to Keighley Bus Station.	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	198	Overall Rating:	Major		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Major	Major	Major	Moderate	Moderate	
Site Specific Assessment Results:					
Assessment Summary:					
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
The site is connected to Keighley along a very small section of its southern boundary. As such it is not contained by the existing built up area. The existing (inner) boundary consists of a soft garden boundary. This is lacking in durability.	The site is located on the edge of Keighley, a defined town. The existing (inner) boundary consists of a soft garden boundary. This is lacking in durability. The new boundaries created as a result of development would be formed by the site's existing outer boundaries – the northern, southern (remainder), eastern and western.	The site consists of countryside uses and non-countryside uses in the form of grassland/farmland and a construction (cemetery). However, it is open in character. There is currently no built development within the site. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is in close proximity to Keighley, a historic town. It is separated from the historic core by post WWII development. Views into the historic core are limited.	All sites are considered to score moderately against Purpose 5	

The northern boundary consists of made roads (Black Hill Lane and Tarn Lane), whilst the eastern and eastern are formed by agricultural fields. The remainder of the southern boundary consists of gardens, field boundaries and trees as well as being partially undefined. These provide boundaries that are defensible, lacking in durability and undefined.

The site is located within a parcel that forms a less essential gap between Keighley and Steeton. Whilst development would reduce the actual distance between the two towns, due to its location, distance between the towns and topography, there is no inter-visibility between neighbouring towns. There some longer distance views toward Keighley. Development may possible without the risk of towns merging.

The site is bounded to the north by Black Hill Lane that connects Keighley with Steeton. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. As such the Green Belt has resisted ribbon development.

Moderate	Low	Major	Moderate	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Weak: boundaries lacking in durability	The existing (inner) boundary consists of a soft garden boundary. This is lacking in durability.		
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary/ Moderate: less defensible boundary/ Weak: boundaries lacking in durability/ Entirely Undefined	<p>The new boundaries created as a result of development would be formed by the site’s existing outer boundaries – the northern, southern (remainder), eastern and western.</p> <p>The northern boundary consists of made roads (Black Hill Lane and Tarn Lane), whilst the eastern and eastern are formed by agricultural fields. The remainder of the southern boundary consists of gardens, field boundaries and trees as well as being partially undefined. These provide boundaries that are defensible, lacking in durability and undefined.</p>		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)		<p>It should be noted that site is mostly detached from the built up area, only adjoining it along very small section it is southern boundary. A more logical southern boundary could be drawn using the edge of the former RUDP waste allocation, which would give a greater attachment to the settlement and Green Belt boundary. This consists of a garden/field boundary and would be lacking in durability.</p> <p>At the northern end, there is potential to create a stronger boundary using the road, however the other boundaries (eastern and western) would be lacking in durability and more susceptible to being breached if the site were to be developed.</p> <p>Overall, this would not result in a stronger or more logical Green Belt boundary.</p>		
Potential for Sprawl:	<p>The site is connected to Keighley along a very small section of one boundary and is not contained by the existing urban area. The existing (inner) boundary consists of a soft garden boundary and is lacking in durability. Therefore, it has an increased potential for sprawl. A new boundary could result in a partially stronger boundary (at the northern end), however the rest of the boundaries would be lacking in durability as therefore susceptible to being breached and increasing potential for sprawl. Development would be an extension of the settlement into the countryside rather than a logical rounding off.</p>			
	Major			

Impact on Openness:	<p>The site consists of countryside uses and non-countryside uses in the form of grassland/farmland and a construction (cemetery). However, it is open in character. There is currently no built development within the site. The site occupies an elevated position on the north western edge of Keighley, as such there are views from it to the wider Green Belt. There are also views into the site from the Green Belt, principally from the south, south west and south east. Development would have a significant impact on the open-ness of the Green Belt.</p> <p>Major</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>Redcar Tarn is situated to the north of the site. This has been identified as being part of the district’s habitat network. As such, it may offer an opportunity to enhance the environmental quality of the Green Belt.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and a moderate role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to Keighley along a very small section of one boundary and is not contained by the existing urban area. The existing (inner) is lacking in durability and has an increased potential for sprawl. A new boundary could result in a partially stronger boundary (at the northern end), however the rest of the boundaries would be lacking in durability as therefore susceptible to being breached and increasing potential for sprawl.</p> <p>Openness: Development of the site would have a significant impact on the openness of the Green Belt.</p> <p>Boundary Strength: The existing (inner) boundary is lacking durability. Development of the site would result in a mix of boundaries that are defensible, lacking in durability and undefined. A more appropriate boundary would need to be defined at the southern edge of the site.</p> <p>Mitigation: There is an opportunity for compensatory improvements to the environmental quality of the Green Belt, via enhancement the nearby habitat network.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in major Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a major potential for sprawl and would have a major impact on openness. • There are no/limited opportunities to create a stronger Green Belt boundary

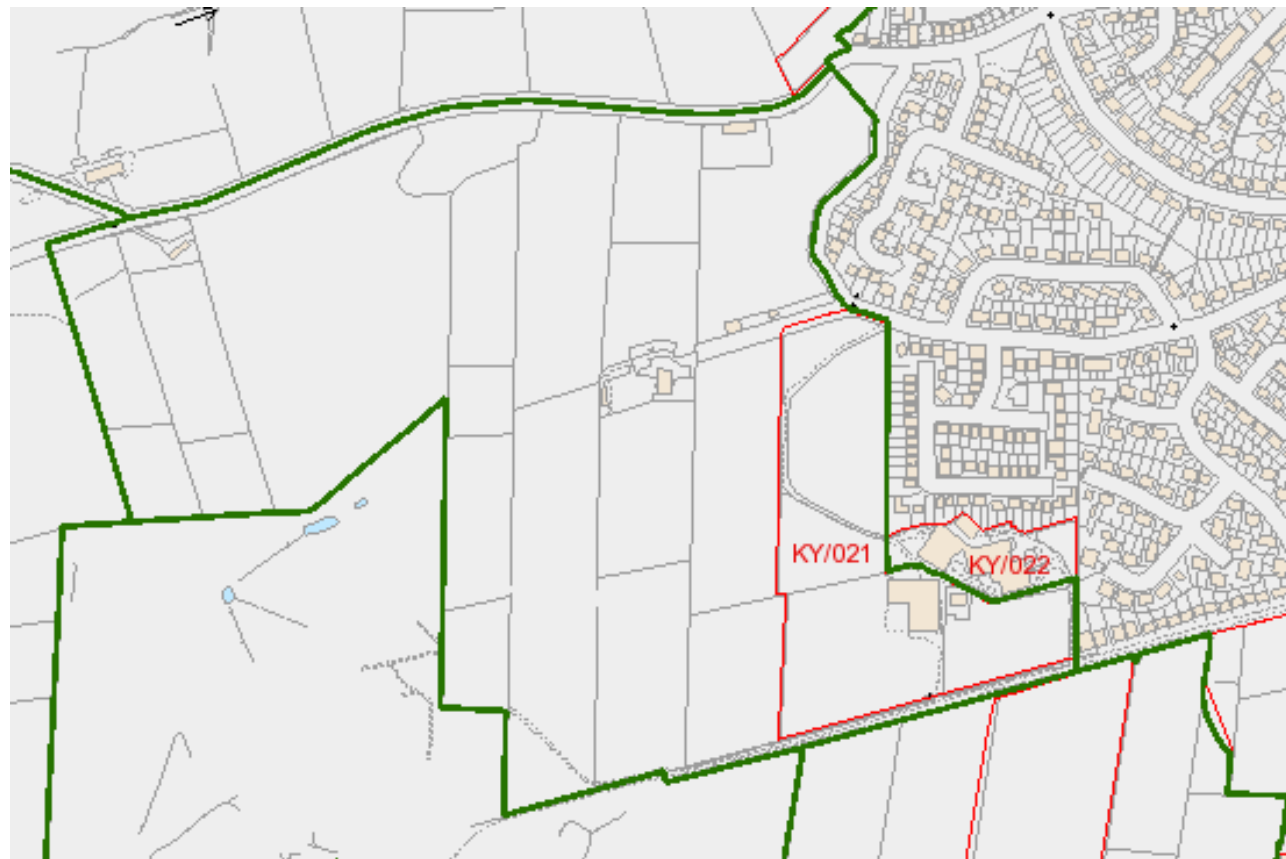
Site Specific Green Belt Assessment

Site Reference:	KY/021	Site Name:	Wheathead Lane	Size (ha):	5.14ha
Sub Area:	Airedale	Settlement:	Keighley		

Site Description:

This site located on the western edge of Keighley is used for agricultural puposes. It consistes of fields used for grazing and a large agricultural storage building and smaller building associated with agriculture. An access road runs through the site from the north eastern 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 south east.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stop is located around 200m to the north east of the site on Wheathead Lane. This provides 2 services per hour to Keighley Bus Station. Other stops are available around 440m to the south east on Keighley Road. These offer 3 (occasionally 4) services per hour to Keighley Bus Station (inbound) and Oakworth (outbound). There is also more limited service from Keighley to Braithwaite (two hourly).		SA Score:	TBC
Strategic Parcel Assessment Results:						
Parcel Reference:	213	Overall Rating:		Major		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Major	Moderate	Major	Low	Moderate		
Site Specific Assessment Results:						
Assessment Summary:						
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
The site is connected to the built up area along its eastern boundaries and is only partially contained by existing development (residential and farm buildings), which suggests a significant potential impact. The site's eastern boundaries adjoin the gardens of residential properties on	The site lies on the edge of Keighley and if developed would extent the built form in a westerly direction into an area which lies broadly between Keighley and the settlement of Oakworth to the south west. The current inner green belt boundary is weak, but a new outer green belt boundary would also be weak as it is	The site consists of open fields adjoining the urban area. A sizable agricultural building is located in part of the site and a driveway from Wheathead Lane in the north crosses the site to High Wheathead Farm, located just outside the site to the east.	The site is separated from the historic core by a range of developments of varying ages There are no views into the historic core from this site.	Moderate		

<p>Steadings Way, the buildings of High Wheathead Farm and more residential gardens of Bromley Grove and Occupation Lane.</p> <p>The existing inner boundary is weak – it consists of the rear gardens of residential properties and the farm complex of High Wheathead Farm. These boundaries are soft and overall not considered durable.</p> <p>The potential new boundary created by this site to the west would provide a more defined straight edge to the urban area but consisting of dry stone field walls, lined with trees in part, would also be soft and overall not considered durable. The potential new boundary to the south would be formed by Occupation lane forming a stronger, defensible boundary.</p> <p>Development of the site would extend beyond the natural rounding off, of the urban area.</p>	<p>currently comprised of field boundaries with tree planting along about two thirds.</p> <p>Development of the site would lead to a decrease in the actual distance between these two settlements. However, due to the topography, there are no visual views from this site into Oakworth. Limited views to the west and north into the wider Green Belt are possible.</p>	<p>Any development of this site would have an impact on the openness of the Green Belt.</p> <p>The site comprises of countryside uses with some built form. The site therefore plays a moderate role in safeguarding the countryside from encroachment.</p>		
Moderate	Moderate	Moderate	Low	Moderate
Overall Summary of Purpose Assessment:		Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.		

<p>Boundary Strength - Existing (inner) Boundary: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)</p>	<p>Weak: boundaries lacking in durability</p>	<p>The sites existing inner boundaries adjoin the gardens of residential properties on Steadings Way, the buildings of High Wheathead Farm and more residential gardens of Bromley Grove and Occupation Lane. These boundaries are soft and overall not considered durable.</p>
<p>Boundary Strength – Potential new boundary (based on the full extent of the site): (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)</p>	<p>Weak: boundaries lacking in durability</p>	<p>The potential new boundary created by this site to the west would provide a more defined straight edge to the urban area but consisting of dry stone field walls, lined with trees in part, would also be soft and overall not considered durable. However a potential southern boundary would be formed by Occupation Lane and provided a strong, defensible boundary</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)</p>	<p>N/A</p>	<p>There are no options for alternative stronger boundaries.</p>
<p>Potential for Sprawl:</p>	<p>Development of the site would constitute sprawl into the countryside from the existing urban area. The site is connected to the settlement along its eastern edges at western side of Keighley and is not contained within the existing urban area. The existing (inner) Green Belt boundary is formed of the gardens of residential properties forming a weak edge. The site’s existing outer boundary to the south along Occupation Lane would provide stronger green belt boundary likely resist further sprawl. The sites existing outer boundary to the west consists of dry stone walls with a line of trees covering about two thirds of this edge considered weak, less defensible. Additional complementary tree planting along this boundary would strengthen its role and limit the potential for sprawl. The site does not represent a logical rounding off of the existing settlement pattern.</p>	
<p>Impact on Openness:</p>	<p>This site consists of open fields used for grazing and includes farm storage buildings and drive way to other farm buildings. There are limited views into and out of the site to the wider green belt. Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider Green Belt.</p>	
	<p>Moderate</p>	
	<p>Moderate</p>	

<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>Occupation Lane forms a Bridleway running across the entire southern boundary of this site and could be enhanced as part of a development to provide improved access to the wider countryside beyond the site.</p>
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a moderate role in safeguarding the countryside from encroachment and a moderate role in preventing neighbouring towns from merging into one another and a low role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along its eastern boundaries on the western side of Keighley and is therefore not strongly contained by the existing urban area. Development of the site has major potential for unrestricted sprawl into the wider Green Belt.</p> <p>Openness: Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt.</p> <p>Boundary Strength: Development of the site could only provide a mix of strong, moderate and weak boundaries.</p> <p>Compensatory Improvements: There would be potential it enhance and improve Occupation Lane which is a bridleway running along the southern boundary of the site and providing access into the wider green belt.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt:</p> <ul style="list-style-type: none"> • The site is located within a major Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a moderate potential for sprawl and would have a moderate impact on openness. • There is limited opportunity to create a stronger Green Belt boundary than the existing boundary.

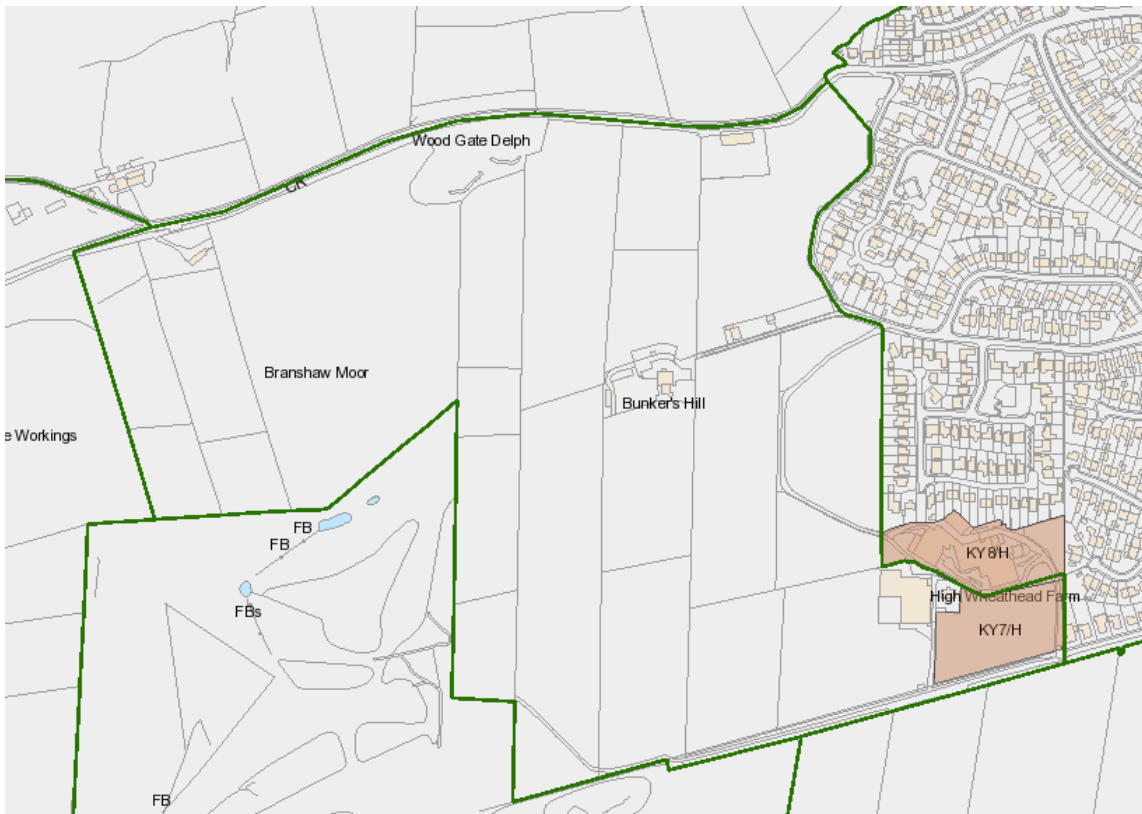
Site Specific Green Belt Assessment

Site Reference:	KY/021B	Site Name:	Wheathead Lane	Size (ha):	0.84ha
Sub Area:	Airedale	Settlement:	Keighley		

Site Description:

This site located on the western edge of Keighley is used for agricultural purposes. It is a smaller section of SHLAA site KY/021, occupying the south east corner of the site. It consists of a single, sloping field used for grazing, adjacent to the High Wheathead Farm complex. It is bounded to the north and north west 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 (Stedings Way). An access road runs through 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 north west.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stop is located around 240m to the north of the site on Wheathead Lane. This provides 2 services per hour to Keighley Bus Station. Other stops are available around 440m to the south east on Keighley Road. These offer 3 (occasionally 4) services per hour to Keighley Bus Station (inbound) and Oakworth (outbound). There is also more limited service from Keighley to Braithwaite (two hourly).	SA Score:	TBC
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Strategic Parcel Assessment Results:

Parcel Reference:	213	Overall Rating:	Major		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Major	Moderate	Major	Low	Moderate	

Site Specific Assessment Results:

Assessment Summary:

Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
The site is connected to the Keighley built up area along its eastern and northern boundaries, and is partly contained by existing development (residential and farm buildings).	The site lies on the edge of Keighley and if developed would extend the built form in a south westerly direction into an area which lies broadly between Keighley and the settlement of Oakworth to the south west.	The site consists of an open field adjoining the urban area. There is no built development on the site. Any development of this site would have an impact on the openness of the Green Belt.	The site is separated from the historic core by a range of developments of varying ages There are no views into the historic core from this site.	Moderate

<p>The site's eastern boundaries adjoin the rear gardens of residential properties on Bromley Grove and Occupation Lane. Its northern boundary adjoins the High Wheathead Farm complex with only post and wire fence separating them.</p> <p>The existing inner boundaries are weak consisting of the rear gardens of residential properties and the High Wheathead Farm complex. These boundaries are soft and not considered durable.</p> <p>The potential new boundary created by this site to the west would provide a more defined straight edge to the urban area. It consists of a dry stone wall and well-defined track that provides a second access to the farm complex from Occupation Lane. As such it would be moderate in strength and less defensible.</p> <p>The potential new boundary to the south would be formed by Occupation Lane forming a stronger, defensible boundary.</p> <p>Development of the site may represent a natural rounding off of the urban area.</p>	<p>The current inner Green Belt boundary is weak and lacking in durability. A new outer Green Belt boundary would also be a mix of moderate (less defensible) and strong consisting of a well-defined farm track and Occupation Lane respectively.</p> <p>Development of the site would lead to a decrease in the actual distance between these two settlements. However, due to the topography, there are no visual views from this site into Oakworth. Limited views to the west and north into the wider Green Belt are possible.</p> <p>The southern boundary is Occupation Lane. There is no ribbon development within the site. Therefore, the Green Belt has resisted ribbon development between neighbouring towns.</p>	<p>The site comprises of countryside uses and, therefore, plays a major role in safeguarding the countryside from encroachment.</p>		
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Moderate	Moderate	Major	Low	Moderate
Overall Summary of Purpose Assessment:		Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.		
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)		Weak: boundaries lacking in durability	The site's existing inner (eastern and northern) boundaries adjoin the gardens of residential properties on Bromley Grove and Occupation Lane as well as the High Wheathead Farm complex. Both are weak and lacking in durability.	
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)		Strong: defensible boundary; Moderate: less defensible	The potential new boundary created by this to the west would provide a more defined straight edge to the urban area, consisting of dry stone and well-defined farm track. Overall this would be considered to be moderate in strength (less defensible). The potential southern boundary would be formed by Occupation Lane and provide a strong, defensible boundary.	
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)		N/A	No alternative stronger boundary other than that outline above could be drawn.	
Potential for Sprawl:		<p>The site is connected to the settlement along its eastern and northern edges at western side of Keighley and is partly contained within the existing urban area. The existing (inner) Green Belt boundary is formed of the gardens of residential properties and the adjacent farm complex forming a weak edge, that may increase the potential for sprawl into the countryside.</p> <p>The site's existing outer boundary to the south along Occupation Lane would provide stronger Green Belt boundary likely resist further sprawl whilst it's outer boundary to the west consists of a dry stone wall and well defined track, forming a moderate, less defensible boundary and may increase potential for sprawl. The site represents a logical rounding off of the existing settlement pattern.</p>		

	Moderate
Impact on Openness:	The site consists of an open field used for grazing and includes a drive way to access the farm complex. There are limited views into and out of the site to the wider Green Belt. Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider Green Belt.
	Moderate
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	Occupation Lane forms a Bridleway running across the entire southern boundary of this site and could be enhanced as part of a development to provide improved access to the wider countryside beyond the site.
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a moderate role in safeguarding the countryside from encroachment and a moderate role in preventing neighbouring towns from merging into one another and a low role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along its eastern and northern boundaries on the western side of Keighley and is partially contained by the existing urban area. Development of the site has major potential for unrestricted sprawl into the wider Green Belt.</p> <p>Openness: Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt.</p> <p>Boundary Strength: Development of the site could provide a mix of strong and moderate Green Belt boundaries.</p> <p>Compensatory Improvements: There would be potential it enhance and improve Occupation Lane which is a bridleway running along the southern boundary of the site and providing access into the wider Green Belt.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt:</p> <ul style="list-style-type: none"> • The site is located within a major Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a moderate potential for sprawl and would have a moderate impact on openness. • There is an opportunity to create a stronger Green Belt boundary than the existing boundary.

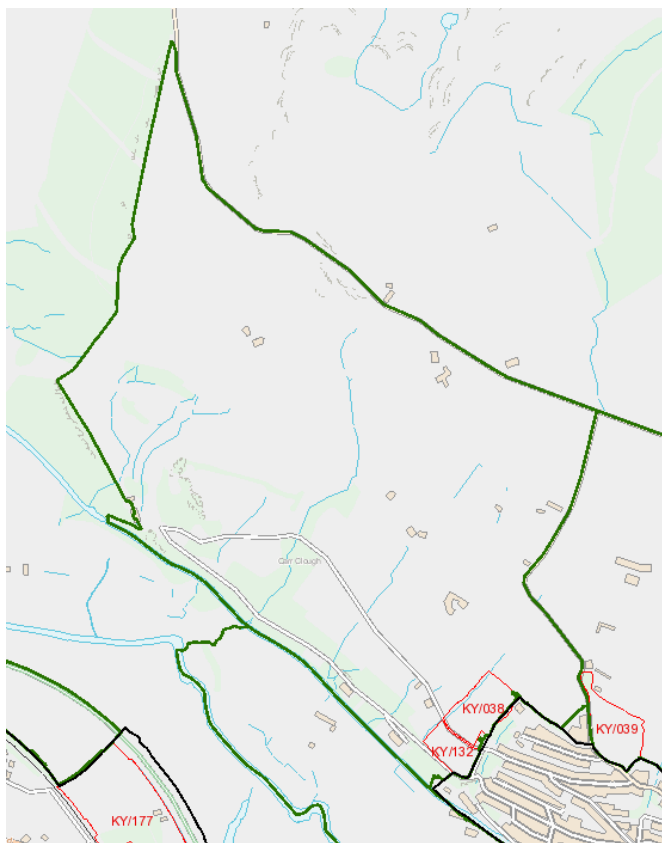
Site Specific Green Belt Assessment

Site Reference:	KY/038	Site Name:	Western Avenue (Riddlesden)	Size (ha):	2.02ha
Sub Area:	Airedale	Settlement:	Keighley (Riddlesden)		

Site Description:

The site consists of two sloping agricultural fields, divided by a stone walling, on the western edge of the suburb of Riddlesden. It 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 to the west and south west. 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. It is located with Green Belt parcel 201

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stop is located around 220m to the east of the site on Western Avenue. This provides an hourly service to Riddlesden which continues to Keighley Bus Station.	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	201	Overall Rating:	Major		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Major	Moderate	Major	Major	Moderate	
Site Specific Assessment Results:					
Assessment Summary:					
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
The site is connected to Keighley (Riddlesden), a large built up area, along its eastern boundary. As such it is poorly contained by the existing urban area. The existing (inner) Green Belt boundary consists of an unmarked path, woodland and residential gardens. These are mix of moderate and weak boundaries that are less defensible and lacking in durability.	The site is located on the edge of Keighley (Riddlesden), a defined settlement. The existing (inner) Green Belt boundary consists of an unmarked path, woodland and residential gardens. These are mix of moderate and weak boundaries that are less defensible and lacking in durability. The new boundaries created as a result of development would be formed by the existing northern,	The site consists of countryside uses in form of grassland used from grazing. There is no built development within the site, the exception of a stone wall from the field boundary between each section, as well as the local electricity distribution line crossing it. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is attached to Keighley, a historic town. It is located around 100m to the north of the historic core (Leeds & Liverpool Canal Conservation Area), but separated from it by an agricultural field to the south. Views into the historic core are limited due to topography and woodland plant.	All sites are considered to score moderately against Purpose 5.	

	<p>southern and western boundaries.</p> <p>The northern boundary consists of a field boundary, whilst the southern boundary is formed by a road (Western Avenue) that provide access to properties to the west of the site. The western boundary is formed by a continuous belt of trees and a watercourse. This would provide boundaries that are defensible, less defensible (moderate in strength) and lacking in durability (weak in strength).</p> <p>The site is located within a parcel that forms a largely essential gap between Keighley (Riddlesden) and Silsden. Due to vegetation and topography, there is no inter-visibility between the site and a neighbouring town. Limited development may be possible without significant risk of towns merging.</p> <p>There is no road connecting the site to a neighbouring town. As such there is no opportunity for the town to ribbon towards a neighbouring town</p> <p>The site makes a moderate contribution to this purpose.</p>			
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Moderate	Moderate	Major	Moderate	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Moderate: less defensible boundary/ <u>Weak</u> : boundaries lacking in durability	The existing (inner) Green Belt boundary consists of an unmarked path, woodland and residential gardens. These are mix of moderate and weak boundaries that are less defensible and lacking in durability.		
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary/ Moderate: less defensible boundary/ <u>Weak</u> : boundaries lacking in durability	The new boundaries created as a result of development would be formed by the existing northern, southern and western boundaries. The northern boundary consists of a field boundary, whilst the southern boundary is formed by a road (Western Avenue) that provide access to properties to the west of the site. The western boundary is formed by a continuous belt of trees and a watercourse. This would provide boundaries that are defensible, less defensible (moderate in strength) and lacking in durability (weak in strength).		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	N/A	Whilst a stronger boundary could be created to the south using the road (Western Avenue), the remaining outer boundaries would be similar in strength to the existing inner boundary. Therefore, it is considered that it is unlikely a more logical boundary could be formed.		
Potential for Sprawl:	The site is connected to Keighley (Riddlesden) along one boundary and is poorly contained by the existing urban area. The existing (inner) Green Belt boundary consists of an unmarked path, woodland and residential gardens. These are mix of moderate and weak boundaries that are less defensible and lacking in durability. As such, it may increase the potential for sprawl. Whilst a stronger southern boundary could be formed, the northern and western boundaries would be off similar strength to the existing one. Again, this may increase potential for sprawl. The represents the extension of the settlement into the Green Belt, rather than a logical rounding off.			
	Moderate			

Impact on Openness:	<p>The site consists of countryside uses in form of grassland used for grazing. There is no built development within the site, the exception of a stone wall from the field boundary between each section, as well as the local electricity distribution line crossing it. There are views from the site towards the wider Green Belt, particularly to the south, as well as into the site over a long distance. Development would have a significant impact on the openness of the Green Belt.</p> <p style="background-color: red; color: white; text-align: center;">Major</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>A public right of way (Footpath – Keighley 8) runs along the eastern boundary of the site. It connects the adjacent residential area and the site to the wider countryside to the north and north west. The site is also in close proximity to a Local Wildlife Site (Elam Wood), which is also identified as a priority habitat. These represent opportunities to enhance accessibility to Green Belt and the local biodiversity and habitat network.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment. It performs a moderate role in checking unrestricted sprawl and preserving the setting and special character of historic towns as well a moderate role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is connected to the settlement along only one boundary and is not strongly contained by the existing urban area. The existing boundary is moderate and weak in strength, less defensible and lacking in durability. A new boundary may be slightly stronger on one boundary (along its southern boundary only), but would be of similar strength to the existing one on the remainder of the outer boundary. As such it would result in a moderate potential for sprawl.</p> <p>Openness: The site performs a major role in terms of the openness of the Green Belt with no built form on-site and views across to (and from) the wider landscape and Green Belt</p> <p>Boundary Strength: The site would breach a moderate and weak existing Green Belt boundary. A new boundary formed as a result of development partly stronger, however the remainder would be of a similar strength.</p> <p>Mitigation: There are opportunities to improve the existing public rights of way network to enhance access to and within the Green Belt.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a moderate Green Belt parcel • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a moderate potential for sprawl and would have a major impact on openness. • There is no opportunity to create a stronger or more logical Green Belt boundary than the existing boundary.

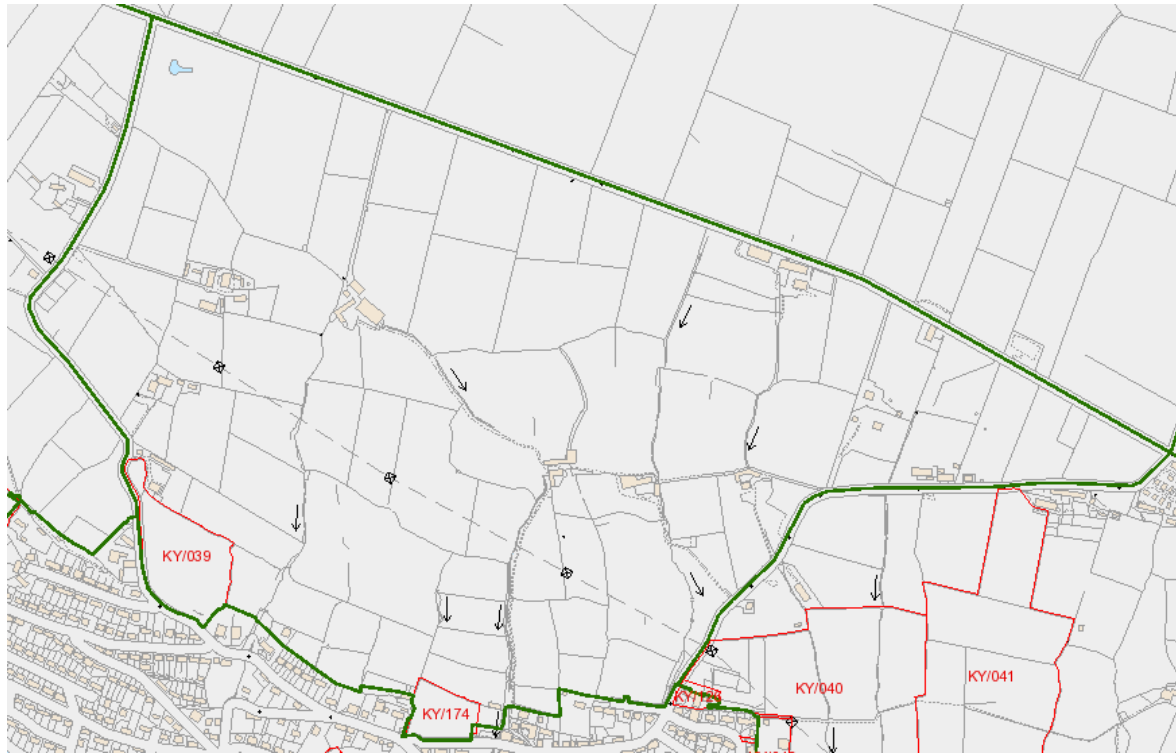
Site Specific Green Belt Assessment

Site Reference:	KY/039	Site Name:	Banks Lane, Riddlesden	Size (ha):	2.14ha
Sub Area:	Airedale	Settlement:	Keighley (Riddlesden)		

Site Description:

The site consists mainly of a moderately sloping agricultural field to the northern edge of the suburb of Riddlesden. The north western corner consists of 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 to the north and east. In addition, there are two residential properties adjacent to the north west corner of the site. It is located within Green Belt parcel 202.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stop is located around 90m to the east of the site on Banks Lane. This provides an hourly service to Riddlesden which continues to Keighley Bus Station.	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	202	Overall Rating:		Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Major	Moderate	Moderate	Moderate	Moderate	
Site Specific Assessment Results:					
Assessment Summary:					
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
<p>The site is connected to Keighley, a large built up area, along its southern/western boundary and part of its south eastern boundary.</p> <p>The existing (inner) Green Belt boundary is formed by a road (Banks Lane) and existing development. This provides a boundary that is defensible and lacking in durability.</p> <p>Therefore, the site makes a moderate contribution to this purpose.</p>	<p>The site is located on the edge of Keighley (Riddlesden), a defined town.</p> <p>The existing (inner) Green Belt boundary is formed by a road (Banks Lane) and existing development. This provides a boundary that is defensible.</p> <p>The new boundaries created as a result of development would be formed by the existing northern and eastern (remainder of) boundaries. These are formed by a mix of a private drive,</p>	<p>The site consists of countryside uses in the form of grassland and woodland.</p> <p>There is no built development within the site.</p> <p>Therefore, the site makes a major contribution to this purpose.</p>	<p>The site is attached to Keighley, a historic town. However, it is separated from the historic core by post WWII development. There are moderate views into the historic core.</p> <p>The site makes a moderate contribution to this purpose.</p>	<p>All sites are considered to score moderately against Purpose 5</p>	

hedgerows, broken tree belts and stone walls (in varying states of repair) and one section. These are considered to be weak boundaries that are less defensible and lacking in durability.

The site is located in a parcel that forms a largely essential gap between Keighley (Riddlesden) and Ilkley and Keighley (Riddlesden) and East Morton. Due to topography, there is no inter-visibility between the site and a neighbouring town (Ilkley or East Morton). In addition, the site's location on the southern edge of the parcel mean that essentially plays no role in the merging of settlements. Development may be possible without the risk of towns merging or reducing the distance between them.

Whilst Banks Lane forms the southern/western boundary of the site, there is no direct connection between it and a neighbouring town. As such, there is no opportunity for ribbon development to occur towards a neighbouring town.

The site makes a low contribution to this purpose.

Moderate	Low	Major	Moderate	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary/ Moderate: less defensible boundary	The existing (inner) Green Belt boundary is formed by a road (Banks Lane) and existing development. This provides a strong, defensible boundary.		
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Moderate: less defensible boundary/ Weak: boundaries lacking in durability	If the site was development and removed from the Green Belt, the new boundaries created as a result would be formed by the existing northern and eastern (remainder of) boundaries. These consist of a mix of a private drive, hedgerows, broken tree belts and stone walls (in varying states of repair) and one section. These are considered be boundaries that are less defensible and lacking in durability. As such, they would not be as strong as the existing one.		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	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:	The site is connected to Keighley, a large built up area, along its southern/western boundary and part of its south eastern boundary. However, it is not well contained by the existing urban area. The existing (inner) Green Belt boundary is a mix of strengths (defensible and lacking in durability), giving a moderate potential for sprawl. New boundaries created as result of development would be less defensible and lacking in durability, giving a greater potential for sprawl. The site represents an extension of the settlement into the Green Belt rather than a logical rounding off.			
	Moderate			
Impact on Openness:	The site consists of countryside use in the form of grassland, that is used for grazing, and woodland. There is no built development within it. It is located in a prominent position on the northern edge of the Aire Valley, the suburb of Riddlesden. There are views into the site from the wider landscape and Green Belt, in particular from the south and south east. Views from the west and north are obscured by			

	<p>topography and vegetation. Views from the site are mainly towards the south. The site is highly visible from Banks Lane. Development will have a major impact on the open-ness of the Green Belt in this location.</p>
	<p>Major</p>
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>There are a number of public rights of way (Footpaths – Keighley 7 and Keighley 213) that link Banks Lane to the wider countryside to the north and north west of Keighley. These provide an opportunity to enhance local public rights of way network to improve the accessibility of the Green Belt</p>
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment. It performs a moderate role in checking unrestricted sprawl, and a moderate role in preserving the setting and special character of historic towns as well a low role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is connected to the settlement along two boundaries but is not strongly contained by the existing urban area. The existing boundaries are defensible and lacking in durability. A new boundary would be less defensible and lacking durability. Development would have a moderate potential for sprawl.</p> <p>Openness: The site performs a major role in terms of the openness of the Green Belt with no built form on-site and views across to (and from) the wider landscape.</p> <p>Boundary Strength: The site would breach a strong and weaker existing Green Belt boundary. However, a new boundary formed as a result of development would be of a lesser strength.</p> <p>Mitigation: There are opportunities to improve the existing public rights of way network to enhance access to and within the Green Belt.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a moderate Green Belt parcel • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a moderate potential for sprawl and would have a major impact on openness. • There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

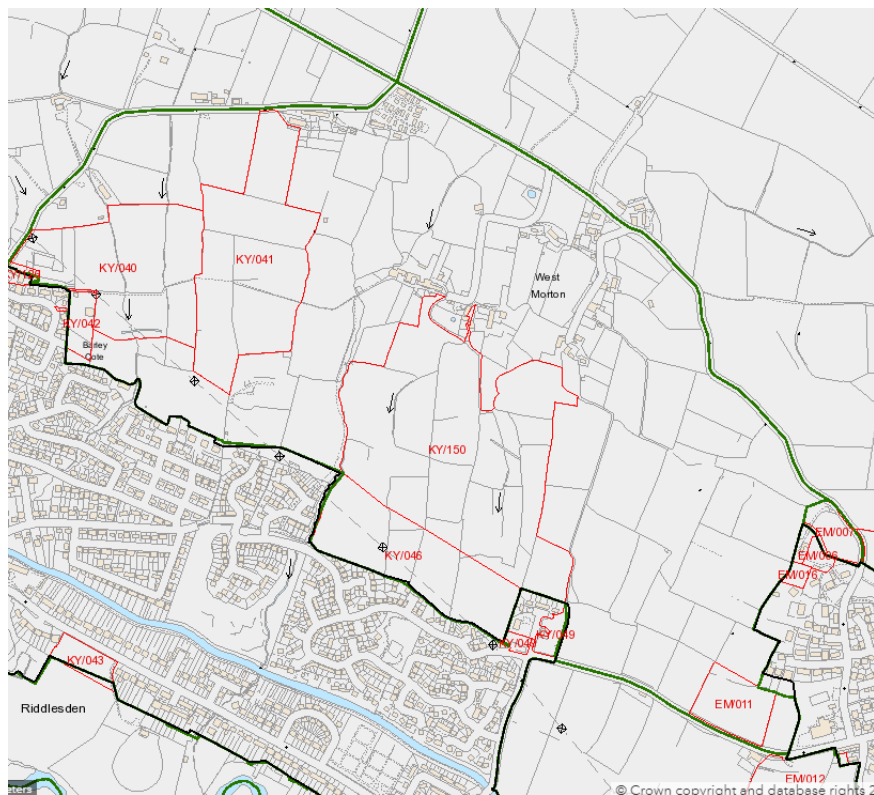
Site Specific Green Belt Assessment

Site Reference:	KY/040	Site Name:	Ilkley Road, Riddlesden (Barley Cote Farm)	Size (ha):	6.96ha
Sub Area:	Airedale	Settlement:	Keighley (Riddlesden)		

Site Description:

The site consists of several moderately sloping agricultural fields used for grazing located to the north of Keighley (Riddlesden). These are divided by a mix of dry stone walls and tree belts. It is bounded to the south west by residential development (Barley Cote Lane & Barley Cote Farm), whilst the remainder of the southern boundary is formed by 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. The western sections contains an area of woodland, whilst the southern most section includes part of former aqueduct. It is also crossed (south east to north west) 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. A public right of way (Footpath – Keighley 18) crosses the site from west to east, linking Ilkley Road to West Morton. It is located at the western edge of the Green Belt parcel 203

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stop is located around 70m to the south west of the site on Barley Cote Road This provides an hourly service to Riddlesden which continues to Keighley Bus Station.	SA Score:	TBC
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Strategic Parcel Assessment Results:

Parcel Reference:	203	Overall Rating:	Major		
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Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Moderate	Major	Major	Major	Moderate

Site Specific Assessment Results:

Assessment Summary:

Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
<p>The site is connected to Keighley (Riddlesden), a large built up area, along a short part of its southern boundary. As such, it is not well contained by the existing urban area.</p> <p>The existing (inner) Green Belt boundary consists of the rear gardens of the residential properties (Barley Cote Avenue & Barley Cote Farm). These are weaker in strength and lacking in durability.</p>	<p>The site is located on the edge of Keighley (Riddlesden), a defined town.</p> <p>The existing (inner) Green Belt boundary consists of the rear gardens of the residential properties (Barley Cote Avenue & Barley Cote Farm). These are weaker in strength and lacking in durability.</p> <p>The new boundary that would be created as a result of development would be formed</p>	<p>The site consists of countryside uses on the grassland and woodland.</p> <p>There is no built development within the site, with the exception of high voltage (275kv) electricity transmission line including a pylon, as well as a local electricity distribution (11kv) line as well as a former aquaduct.</p> <p>Therefore, the site makes a major contribution to this purpose</p>	<p>The site is attached to Keighley (Riddlesden), a defined historic town. However, it is separated from the historic core by post WWII development</p> <p>Due to the site's elevated position there are moderate views into the historic core of Keighley.</p> <p>Therefore, the site makes a moderate contribution to this purpose</p>	<p>All sites are considered to score moderately against Purpose 5.</p>

<p>Development could not be considered as rounding off the existing urban area.</p> <p>Therefore, the site makes a major contribution to this purpose.</p>	<p>by the existing western, northern and eastern boundaries as well as the remainder of the southern boundary. These are formed of Ilkley Road and field boundaries. This provides a boundary that a mix of strengths – defensible and weak (lacking in durability).</p> <p>The site is located in a parcel that forms an essential gap between Keighley and East Morton. There is no inter-visibility between the towns to/from the site due to topography and vegetation. Due to the location of the site at the western edge of the parcel, development would not result in settlements merging nor significant reduce the distance/separation between them.</p> <p>It is also part of gap between Keighley and West Morton (a washed over settlement)</p> <p>The site's western boundary is formed by Ilkley Road, which connects Keighley to West Morton (washed over settlement) and East Morton. There are some instances of ribbon development along this road, however this pre-dates the Green Belt designation. As the</p>			
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	Green Belt has resisted ribbon development.			
Major	Low	Major	Moderate	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Weak: boundaries lacking in durability	The existing (inner) Green Belt boundary consists of the rear gardens of the residential properties (Barley Cote Avenue & Barley Cote Farm). These are weaker in strength and lacking in durability.		
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary/ Weak: boundaries lacking in durability	If the site was developed and removed from the Green Belt, the new boundary that would be created as a result would be formed by the existing western, northern and eastern boundaries as well as the remainder of the southern boundary. These are formed of Ilkley Road and field boundaries. This provides a boundary that a mix of strengths – defensible and weak (lacking in durability).		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	N/A	Whilst a stronger boundary could be formed to the west using Ilkley Road, the boundaries around the rest of the site would be weaker in strength and lacking in durability. Accordingly, 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:	<p>The site is connected to Keighley (Riddlesden), a large built up area, along part of its southern boundary. It is not well contained by the existing urban area. The existing (inner) Green Belt boundary is lacking in durability, and, as such is potential susceptible to sprawl. Development would result in boundary that would be partly defensible in nature, however the remaining boundaries would be lacking in durability. Again, these would be susceptible to sprawl. Development would represent an extension of the settlement rather than a logical rounding off</p> <p>Major</p>
Impact on Openness:	<p>The site consists of countryside uses in the form of grassland and woodland. There is no built development, with the exception of electricity transmission lines (include one pylon tower). There are views into and out the site from/to the Green Belt and wider landscape. Development would have a major impact on openness.</p> <p>Major</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>The site is crossed by a Public Right of Way (Footpath – Keighley 91). It links Ilkley Road with West Morton and provides access to the wider countryside. This may present an opportunity for enhancements to access the wider Green Belt.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment. It performs a major role in checking unrestricted sprawl as well as in preserving the setting and special character of historic towns, and a low role in preventing neighbouring towns form merging into one another.</p> <p>Sprawl: The site is connected to the settlement along part of one boundary and is not strongly contained by the existing urban area. The existing (inner) boundary is lacking in durability. A new boundary may be partially more defensible, but would mainly be lacking in durability. Therefore, the site has a major potential for sprawl.</p> <p>Openness: The site consists of countryside uses, with very limited built development related to essential energy infrastructure. It is also visible from (and to) the wider landscape.</p> <p>Boundary Strength: The site would be breach a boundary lacking in durability. A new boundary formed as a result of development may be partially more defensible, but overall would be lacking in durability.</p> <p>Compensatory Improvements: There are opportunities to improve the existing public rights of way network to enhance accessibility to the Green Belt.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a major Green Belt parcel • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a major potential for sprawl and would have a major impact on openness • There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

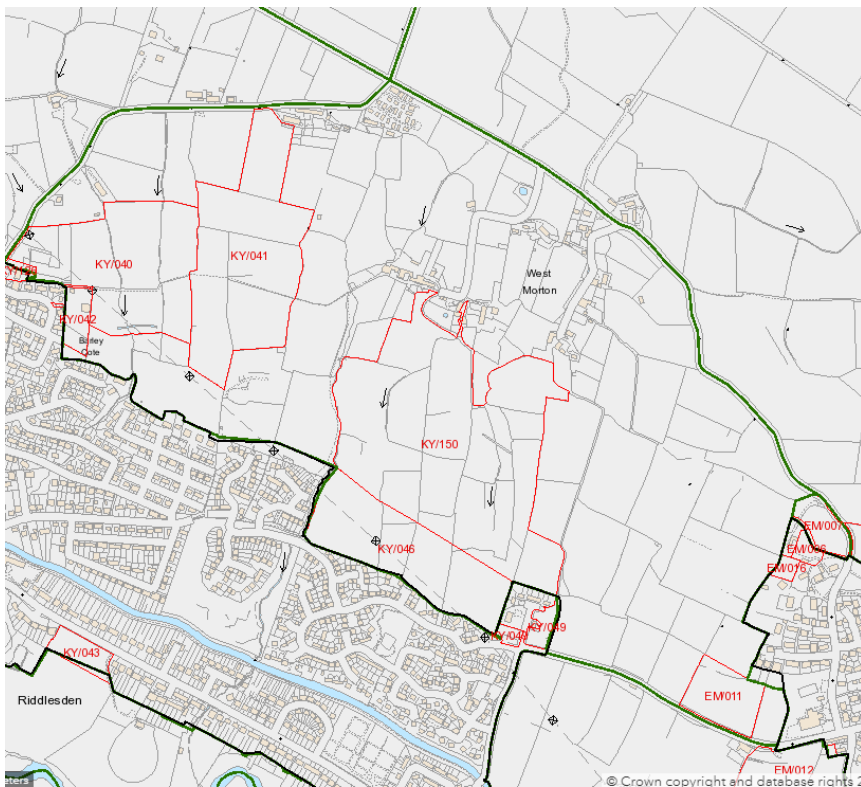
Site Specific Green Belt Assessment

Site Reference:	KY/042	Site Name:	Barley Cote Road, Riddlesden	Size (ha):	0.65ha
Sub Area:	Airedale	Settlement:	Keighley		

Site Description:

The site consists of an 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 north eastern edge of Keighley (Riddlesden). 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, dry stone walling and a footpath. Agricultural fields (SHLAA site KY/040) to the north of the 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 north east corner of the site partially includes a large pylon carrying a high voltage (275kv) electricity transmission line. The site located at the western edge of Green Belt parcel 203.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	PDL/Greenfield	Accessibility:	The nearest bus stop is located around 40m to the west of the site on Barley Cote Road This provides an hourly service to Riddlesden which continues to Keighley Bus Station.	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	203	Overall Rating:	Major		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Moderate	Major	Major	Major	Moderate	
Site Specific Assessment Results:					
Assessment Summary:					
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
The site is connected to Keighley (Riddlesden), a large built up area, on its western boundary. Whilst the southern boundary is not connected to the built up area, there is residential development within close proximity. Therefore, it partially contained by the existing urban area. The existing (inner) Green Belt boundary consists of a dry stone wall beyond there are residential gardens to properties on Barley Cote Lane. The wall strongly	The site is located on the edge of Keighley (Riddlesden), a defined town. The existing (inner) Green Belt boundary consists of a dry stone wall beyond there are residential gardens to properties on Barley Cote Lane. The wall strongly established and regular in form. The provides a boundary that is moderate in strength and less defensible. The new boundaries created as a result of development would be	The site consists of countryside and non-rural uses in the form of scrubland and a residential property and its garden. As such it contains a number of urbanising features and is generally not rural in character. Therefore, it makes a low contribution to this purpose.	The site is attached to Keighley (Riddlesden), a defined historic town. However, it is separated from the historic core by post WWII development Due to the site's elevated position there are moderate views into the historic core of Keighley.	All sites are considered to score moderately against Purpose 5.	

<p>established and regular in form. The provides a boundary that is moderate in strength and less defensible.</p> <p>Therefore, the parcel makes a moderate contribution to this criterion.</p>	<p>formed by the site's outer (northern, eastern and southern) boundaries.</p> <p>The northern boundary is formed by stone wall beyond which is footpath, whilst the eastern consist of stone wall with agricultural land beyond. The southern boundary is entirely undefined as it does not follow any feature. This would give a boundary that would be moderate, less defensible, and weak, lacking in durability. A new southern boundary would need to be defined.</p> <p>The site is located in a parcel that forms an essential gap between Keighley and East Morton, as well as between Keighley and West Morton (a washed over settlement).</p> <p>Due to topography and vegetation, there is no inter-visibility between the site and a neighbouring town (East Morton). Development would not significantly reduce the perceived or actual distance between the towns, nor result in the risk of them merging.</p> <p>There is no road connecting the site to a neighbouring town. As</p>			
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	<p>such, there is no opportunity for ribbon development towards it occurring.</p> <p>The site makes a low contribution to this purpose.</p>			
Moderate	Low	Low	Moderate	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Moderate: less defensible boundary	The existing (inner) Green Belt boundary consists of a dry stone wall beyond there are residential gardens to properties on Barley Cote Lane. The wall strongly established and regular in form. The provides a boundary that is moderate in strength and less defensible.		
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Moderate: less defensible boundary/ <u>Weak</u> : boundaries lacking in durability/ <u>Entirely Undefined</u>	If the site were to be developed and removed from the Green Belt, the new boundaries created as a result of would be formed by the it's outer (northern, eastern and southern) boundaries. The northern boundary is formed by stone wall beyond which is footpath, whilst the eastern consist of stone wall with agricultural land beyond. The southern boundary is entirely undefined as it does not follow any feature. This would give a boundary that would be moderate, less defensible, and weak, lacking in durability. A new southern boundary would need to be defined.		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary? (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	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. The southern boundary of the site is currently undefined by any physical features. If the site was to be removed from the green belt then this southern boundary would benefit from being extended further south where it would adjoin the existing urban area along the rear of residential properties to form a moderate boundary rather than an undefined boundary.		
Potential for Sprawl:	The site is connected to the settlement along one boundary (the western). Whilst the southern boundary is not connected to the built up area, there is residential development within close proximity. Therefore, it partially contained by the existing urban area. The existing (inner) Green Belt boundary is mainly a moderate, less defensible one. The site's existing outer boundaries are of varying strengths. The			

	<p>northern boundary is less defensible whilst the eastern is lacking in durability. The southern is entirely undefined. These are unlikely to resist further sprawl. Development of the site, therefore, has moderate potential for sprawl into the wider Green Belt. The site would represent an extension of the settlement into the Green Belt, rather than a logical rounding off.</p>
	<p>Moderate</p>
<p>Impact on Openness:</p>	<p>The site consists of countryside and non-rural uses in the form of scrubland and a residential property and its garden. As such it contains a number of urbanising features and is generally not rural in character. There are views into the site from the Green Belt, mainly from the south side of the Aire Valley. Views from the north, east and west are obscured by topography, development and vegetation. From the site, there are views to the Green Belt, particularly towards the south. Due to its location and the presence of existing development on the site, further development will have a limited impact on the openness of the Green Belt.</p>
	<p>Low</p>
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>The site is adjacent to a Public Right of Way (Footpath – Keighley 91) which forms part of the northern boundary. It links Ilkley Road with West Morton and provides access to the wider countryside. This may present an opportunity for enhancements to access the wider Green Belt.</p>
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a low role in safeguarding the countryside from encroachment and a low role in preventing towns from merging and moderate role in preserving the setting and special character of historic towns. It makes a moderate contribution to restricting the sprawl of large built up area.</p> <p>Sprawl: The site is connected to the settlement along one boundary (the western). Whilst the southern boundary is not connected to the built up area, there is residential development within close proximity. Therefore, it is partially contained by the existing urban area. The existing (inner) Green Belt boundary is mainly a moderate, less defensible one. The site’s existing outer boundaries are of varying strengths. The northern boundary is less defensible whilst the eastern is lacking in durability. The southern is entirely undefined. These are unlikely to resist further sprawl. Development of the site, therefore, has moderate potential for sprawl into the wider Green Belt. The site would represent a small extension of the settlement into the Green Belt, rather than a logical rounding off.</p> <p>Openness: The site performs a low role in terms of the openness of the Green Belt with residential development present and moderate views across to the wider green belt.</p> <p>Boundary Strength: If the site were to be developed and removed from the Green Belt, the new boundaries created as a result of would be formed by the it’s outer (northern, eastern and southern) boundaries. The northern boundary is formed by stone wall beyond which is footpath, whilst the eastern consist of stone wall with agricultural land beyond. The southern boundary is entirely undefined as it does not follow any feature. This would give a boundary that would be moderate, less defensible, and weak, lacking in durability. A new southern boundary would need to be defined. As such, it would be off a lesser to the existing one.</p> <p>Mitigation: There are some opportunities for improvements to be made to the surrounding Green Belt – particularly in terms of linking to the existing right of way that forms part of the northern boundary.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p>

- The site is located in a **major** Green Belt parcel.
- The site makes a **moderate** contribution to the purposes of including land in the Green Belt.
- The site has a **moderate** potential for sprawl and would have a **low** impact on openness.
- There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

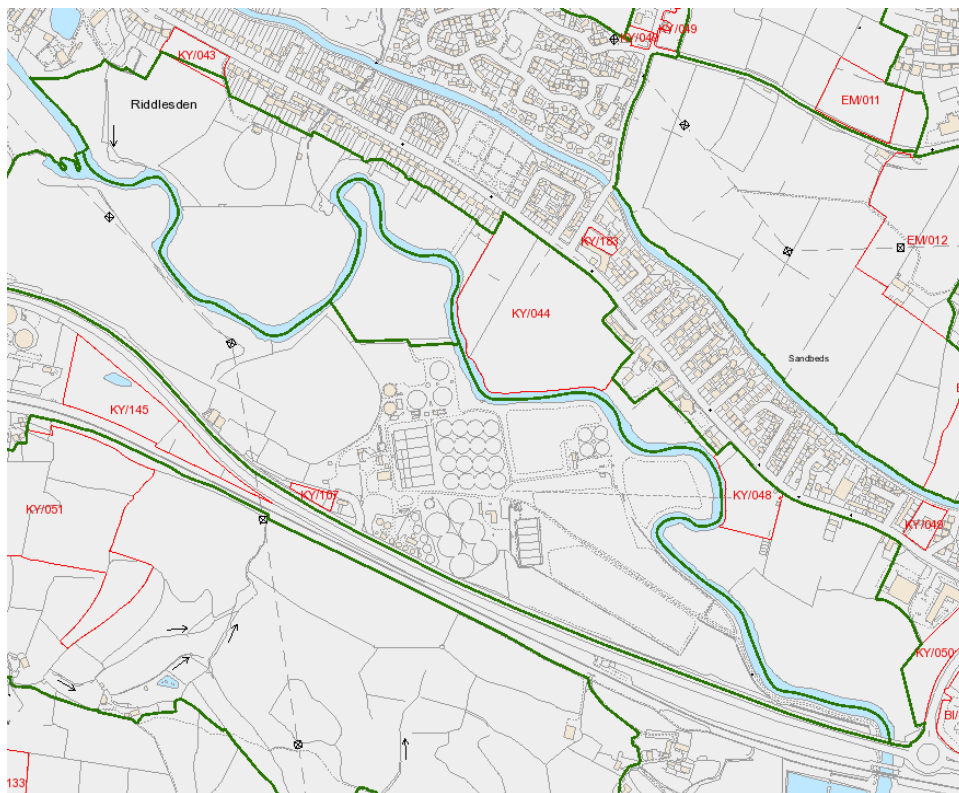
Site Specific Green Belt Assessment

Site Reference:	KY/044	Site Name:	Bradford Road, Riddlesden	Size (ha):	7.67ha
Sub Area:	Airedale	Settlement:	Keighley (Riddlesden)		

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 north east to the south west (downwards from Bradford Road). The upper section is part of a river terrace and is uneven and more gently sloping in nature. Below the terrace, it slopes more steeply downwards to the base of the river valley. The area between the base of the river terrace and the river is mainly level. It is bounded by River Aire to the south and west, beyond which lies the Marley Waste Water Treatment Works. The northern and north eastern boundary consists of Bradford Road, which has residential and commercial development on its northern side. Residential development is to the north west and south east. An area of trees and a public house car park is also to the south east. It is situated within Green Belt 187.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stops are located immediately adjacent to the northern boundary of the site on Bradford Road. These provide 6 services per hour to Keighley Bus Station (westbound) and Bradford via Bingley & Shipley (eastbound).	SA Score:	TBC
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Strategic Parcel Assessment Results:

Parcel Reference:	187	Overall Rating:	Major		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Moderate	Major	Major	Low	Moderate	

Site Specific Assessment Results:

Assessment Summary:

Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
<p>The site is connected to Keighley, a large built up area, along its northern boundary. As such it is not well contained by the existing built up area.</p> <p>The existing (inner) Green Belt boundary consists of a road (Bradford Road) and residential development/gardens. This provides a boundary that it defensible and lacking in durability.</p>	<p>The site is located on the edge of Keighley (Riddlesden), a defined town</p> <p>The existing (inner) Green Belt boundary consists of a road (Bradford Road) and residential development/gardens. This provides a boundary that it defensible and lacking in durability.</p> <p>The new boundaries created by as a result of development would be formed by the existing</p>	<p>The site consist of countryside uses in the form of grassland used for grazing.</p> <p>There is no built development within the site, with the exception of the stone wall that forms the field boundary and local electricity distribution lines that cross it.</p> <p>Therefore, the site makes a major contribution to this purpose.</p>	<p>The site is attached to Keighley, a defined historic town. It is separated from the historic core by post WWII development and modern infrastructure. There a no views due to dense vegetation in the line of sight.</p> <p>Therefore, the site makes a low contribution to this purpose.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>	

	<p>southern, eastern and western boundaries.</p> <p>The southern boundary, as well as the majority of the western boundary, consists of the River Aire. The remainder of the western boundary is a rear garden, whilst the eastern boundary is a belt of trees as well as a drainage ditch. This would provide a boundary that is defensible and lacking in durability.</p> <p>The site is located with a parcel that forms an essential gap between Keighley and Bingley. There is no inter-visibility between the site and neighbouring towns (Bingley), however development will reduce the distance between them.</p> <p>The northern boundary of the site is from by B6245 (Bradford Road) which connects Keighley (Riddlesden) with Bingley. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.</p>			
Moderate	Major	Major	Low	Moderate

Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes.	
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary/ Weak: boundaries lacking in durability	The existing (inner) Green Belt boundary consists of Bradford Road and residential development/gardens. This provides a boundary that it defensible and lacking in durability.
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary/ Weak: boundaries lacking in durability/ Undefined	If the site was developed and removed from the Green Belt, the new boundaries created by as a result of would be formed by the existing southern, eastern and western boundaries. The southern boundary, as well as the majority of the western boundary, consists of the River Aire. The remainder of the western boundary is a rear garden, whilst the eastern boundary is a belt of trees as well as a drainage ditch. This would provide a boundary that is defensible and lacking in durability. This would be similar to the existing boundary.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	-	There are no options for alternative stronger boundaries.
Potential for Sprawl:	The site is connected to Keighley along one boundary and is not well contained by the existing built up area. The existing (inner) Green Belt boundary consists of a road and residential development/gardens. This provides a boundary that it defensible and lacking in durability, meaning that there is a moderate potential for sprawl. New boundaries would be of a similar strength.	
Impact on Openness:	The site consists of countryside uses in the form of grassland used for grazing. There is no built development within the site, with the exception of the stone wall that forms the field boundary and local electricity distribution lines that cross it. Views into the site from the Green Belt are limited due to topography and vegetation as well as due to its location in the bottom of the Aire Valley. However, there are views from the	
	Moderate	

	<p>site into the Green Belt towards the south, east and west, particular towards the upper slopes of the Aire Valley. Development of the site would have a major impact on the open-ness of the Green Belt in this location.</p> <p>Major</p>
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>The site is located within a key green infrastructure corridor (Aire Valley) as well as being part of district’s habitat network. These may offer a potential opportunity for compensatory improvements to enhance the environmental quality of the Green Belt in this location.</p>
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: This site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a major role in preventing neighbouring towns from merging into one another and a low role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along one boundary and is not well contained by the existing urban area. Development of the site has moderate potential for unrestricted sprawl into the wider Green Belt.</p> <p>Openness: Development of the site would have a major impact on the openness of the Green Belt.</p> <p>Boundary Strength: Development of the site would not result in the creation of boundaries that are stronger than the existing one. It would be of similar strength</p> <p>Compensatory Improvements: There is potential for compensatory improvements to the Green Infrastructure and habitats network to enhance the environmental quality of the Green Belt.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located within a moderate Green Belt parcel. • The site makes a major contribution to the purposes of including land in the Green Belt. • The site has a moderate potential for sprawl and would have a major impact on openness. • There are no opportunities to create a stronger Green Belt boundary than the existing boundary.

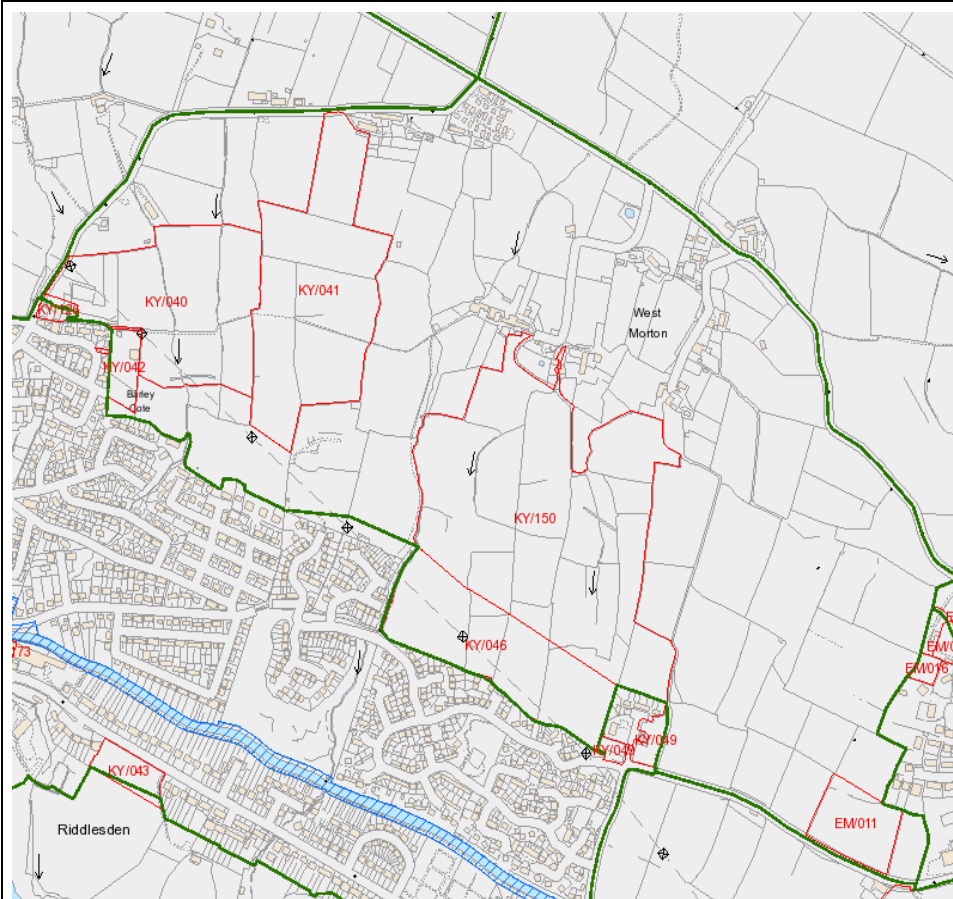
Site Specific Green Belt Assessment

Site Reference:	KY/046	Site Name:	Carr Bank Riddlesden	Size (ha):	5.31
Sub Area:	Airedale	Settlement:	Keighley		

Site Description:

This site consists of various fields used for agriculture. The site is located on the edge of the Keighley settlement to the north of Riddlesden. 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 south western part.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	Nearest bus stop is located around 100m to the south east of the site on Carr Bank Lane. This provides an hourly service to Cullingworth (eastbound) and Keighley (westbound). Other stops are located around 400m to the south on Bradford Road. These provide between 6 & 8 services per hour towards Bradford (6 per hour) and Cullingworth (1/2 per hour) (eastbound) and Keighley Bus Station (westbound)	SA Score:	TBC
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Strategic Parcel Assessment Results:

Parcel Reference:	203	Overall Rating:	Major		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Moderate	Major	Major	Major	Moderate	

Site Specific Assessment Results:

Assessment Summary:

Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
The site is connected to Keighley along its western, southern and eastern boundaries and is therefore partially contained within the existing urban area. These three inner boundaries are formed by dry stone walls adjoining residential properties on the northern edge of Riddlesden. They consist of a mix of moderate and weak boundaries to the green belt.	The site is located on the edge of Keighley in Green Belt parcel 203 which is part of the gap between Keighley and Ilkley. The gap between these two settlements is extensive and contains Ilkley Moor, which acts as a barrier constraining any views between the two towns. Due to the distance and topography of land between	The site consists of open fields used for agriculture and contains no built form with the exception of traditional dry stone walls. The site comprises of countryside uses and therefore plays a major role in safeguarding the countryside from encroachment.	Check for conservation areas	All sites are considered to score moderately against Purpose 5.	

<p>The sites northern boundary is entirely undefined by physical feature and has been created by joining two existing residential areas by a straight line, thus providing an infill site on the edge of the built up area, which if developed would round off the settlement.</p>	<p>Ilkley and Keighley the site plays a lesser role in the prevention of neighbouring towns merging.</p>			
Moderate	Low	Major	Low	Moderate
Overall Summary of Purpose Assessment:	<p>Based on planning judgement the site performs a <u>moderate</u> role overall when assessed against the NPPF Green Belt purposes.</p>			
<p>Boundary Strength - Existing (inner) Boundary: <u>(Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)</u></p>	<p>Moderate: less defensible boundary/ Weak: boundaries lacking in durability</p>	<p>The site is connected to Keighley along its western, southern and eastern boundaries and is therefore partially contained within the existing urban area. These three inner boundaries are formed by dry stone walls adjoining residential properties on the northern edge of Riddlesden. They consist of a mix of moderate and weak boundaries to the green belt.</p>		
<p>Boundary Strength – Potential new boundary (based on the full extent of the site): <u>(Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)</u></p>	<p>Entirely Undefined</p>	<p>The sites northern boundary is entirely undefined by physical features and divides many fields into two, it has been created by joining two existing residential areas by a straight line.</p>		
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: <u>(Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)</u></p>	<p>N/A</p>	<p>There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.</p>		

Potential for Sprawl:	<p>The site is connected to the settlement along three boundaries on the northern side of Keighley and is partially contained by the existing urban area. The sites northern boundary is entirely undefined by physical feature and has been created by joining two existing residential areas by a straight line. Therefore, there is no boundary to restrict further sprawl into the wider countryside. Development would have to include tree planting and landscaping to create a stronger boundary to resist any sprawl.</p> <p>Major</p>
Impact on Openness:	<p>This site consists of undeveloped, open fields. There is no built form on the site. There are limited views into the site from the immediate adjoining countryside due to topography. There are views into and out of the site and the wider green belt from the opposite valley side. Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt.</p> <p>Moderate</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>A public footpath runs across the entire length of the inside of the southern boundary, which may present an opportunity to provide greater access and improvements to the wider Green Belt. A protected area of TPO woodland runs down the western area of this site and could be added to and used to enhance and improve wildlife habitats in the area, which is located within the Aire Green Infrastructure Corridor.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and a low role in preserving the setting and special character of historic towns.</p> <p>Sprawl: This site presents major potential for further sprawl into the countryside.</p> <p>Openness: Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt.</p> <p>Boundary Strength: There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.</p> <p>Compensatory Improvements: A footpath runs along the southern boundary, where there may be opportunity to make improvements to increase accessibility into the wider Green Belt. There are no identified biodiversity assets close to the site which limit the opportunity for environmental enhancement in the immediate vicinity.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in major Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a major potential for sprawl and would have a moderate impact on openness. • There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

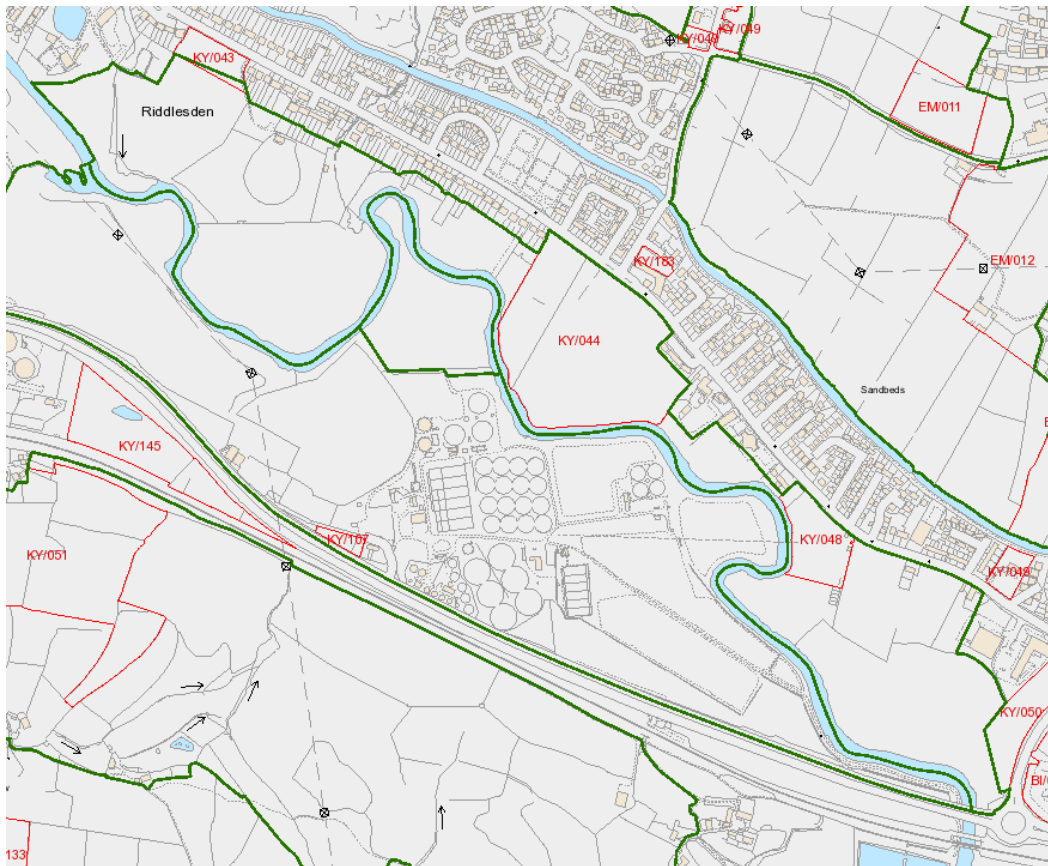
Site Specific Green Belt Assessment

Site Reference:	KY/048	Site Name:	Bradford Road, Sandbeds	Size (ha):	1.45ha
Sub Area:	Airedale	Settlement:	Keighley (Sandbeds)		

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 B6245 Bradford Road beyond which lies an established residential area. The River Aire forms the western western boundary. Agricultural land and woodland are located to the east and south respectively. A vehicle repair business is adjacent to the north west corner. It is located with Green Belt parcel 187.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stops are located 115m to the north west and 145m to the south east on Bradford Road. These provide 6 services per hour to Keighley Bus Station (westbound) and Bradford via Bingley & Shipley (eastbound).	SA Score:	TBC
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Strategic Parcel Assessment Results:

Parcel Reference:	187	Overall Rating:	Major		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Moderate	Major	Major	Low	Moderate	

Site Specific Assessment Results:

Assessment Summary:

Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
<p>The site is connected to Keighley (Sandbeds) along its north western and northern boundaries. However, it is not well contained by the existing urban area.</p> <p>The existing (inner) Green Belt consists of a hedgerow and trees with a motor vehicle repair business beyond, as well as a stone wall beyond which is Bradford Road. The provides a mix of boundaries that</p>	<p>The site is located on the edge of Keighley (Sandbeds), a defined town.</p> <p>The existing (inner) Green Belt consists of a hedgerow and trees with a motor vehicle repair business beyond, as well as a stone wall beyond which is Bradford Road. The provides a mix of boundaries that lacking in durability and defensible.</p>	<p>The site consists of countryside uses in the form of woodland. There is limited built development in the form of an electricity sub-station and a local electricity distribution line running across it from west to east.</p> <p>The site therefore plays a major role in safeguarding the countryside from encroachment.</p>	<p>The site is attached to Keighley, a historic town. However, it is separated from the historic core by post WWII development. There are no views from/to the site into/from the historic core.</p> <p>The site makes a low contribution to this purpose.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>	

<p>lacking in durability and less defensible.</p>	<p>The new boundaries created as a result of development would be formed by the existing eastern, western and southern boundaries.</p> <p>The eastern boundary is formed by a soft field boundary, whilst the southern boundary is undefined and consist of line drawn between the end of field boundary and the River Aire. The western boundary is the River Aire. These are mix of boundaries that lacking in durability and defensible.</p> <p>The site is located within a parcel that forms an essential gap between Keighley and Bingley. There is no indivisibility between the site and neighbouring towns, due to the contained feeling of the wider parcel and the presence of woodland within it (the site). Development of the site would contribute to reducing the perceived/actual distance between Keighley and Bingley.</p> <p>The northern boundary of the site is formed by B6245 Bradford Road that provides a direct road access between Keighley and Bingley. There are instances of ribbon development along this road, however they pre-date Green Belt designation. In this location, the</p>			
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	Green Belt has resisted ribbon development. The site makes a major contribution to this purpose.			
Major	Major	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a <u>major</u> role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary/ Weak: boundaries lacking in durability	The existing (inner) Green Belt consists of a hedgerow and trees with a motor vehicle repair business beyond, as well as a stone wall beyond which is Bradford Road. The provides a mix of boundaries that lacking in durability and defensible		
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary/ Weak: boundaries lacking in durability/ Entirely Undefined	The new boundaries created as a result of development would be formed by the existing eastern, western and southern boundaries. The eastern boundary is formed by a soft field boundary, whilst the southern boundary is undefined and consist of line drawn between the end of field boundary and the River Aire. The western boundary is the River Aire. These are mix of boundaries that lacking in durability and defensible.		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)		A boundary of similar or slightly weaker strength could be established, however it will be difficult to determine the southern boundary as there are no defined features that could be followed.		
Potential for Sprawl:	The site is connected to Keighley (Sandbeds) along two it boundaries, however, it is not well contained by the existing urban area. The existing (inner) Green Belt consists of a hedgerow and trees with a motor vehicle repair business beyond, as well as a stone wall beyond which is Bradford Road. The provides a mix of boundaries that lacking in durability and defensible. This may help to prevent sprawl. New boundaries			

	<p>that would be established by development would be of a similar strength or slightly weaker. The new boundaries along the eastern and southern edges are soft and could therefore be breached thus allow further sprawl into the Green Belt. It would represent the extension of the settlement into the countryside, rather than a logical rounding off.</p>
<p>Impact on Openness:</p>	<p>The site consists of countryside uses in the form of woodland. There is limited built development within the site – an electricity sub-station and a local electricity distribution line running across it from west to east. The fact that it is covered with woodland reduces its openness significantly. The site can be viewed from parts of the Green Belt, mainly the upper edges on the southern side of the Aire Valley. Views from the site are limited due to the woodland cover. Development would reduce the openness of the Green Belt in this location.</p>
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>The site is identified a forming part of, and being adjacent to, the district’s habitat network. This represents an opportunity for compensatory improvements/enhancements to be made to the local habitat network.</p>
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: This site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment. It performs a major role in checking unrestricted sprawl, and a low role in preserving the setting and special character of historic towns as well a major role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is connected to the settlement along two boundaries but is not strongly contained by the existing urban area. The existing boundaries are mix of the strong (defensible) and weak (lacking in durability). A new boundary would be of similar strength or slightly less durable. Development would have a major potential for sprawl.</p> <p>Openness: The site performs a moderate role in terms of the openness of the Green Belt with some built form on-site and limited views across and from the wider landscape.</p> <p>Boundary Strength: The site would breach a partially strong existing Green Belt boundary. However, a new boundary formed as a result of development would be of similar or slightly less strength, and less likely to restrict growth.</p> <p>Mitigation: There are opportunities to improve the existing public rights of way network to enhance access to and within the Green Belt.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a major Green Belt parcel • The site makes a major contribution to the purposes of including land in the Green Belt. • The site has a major potential for sprawl and would have a moderate impact on openness. • There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

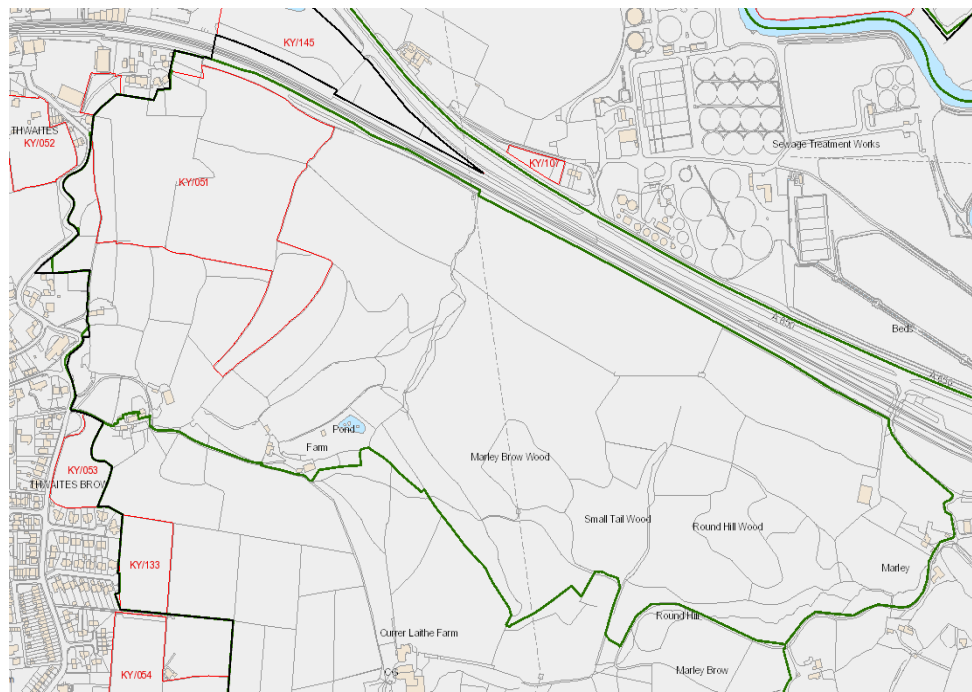
Site Specific Green Belt Assessment

Site Reference:	KY/051	Site Name:	Thwaites Brow Road/Regency Court	Size (ha):	8.47ha
Sub Area:	Airedale	Settlement:	Keighley		

Site Description:

The site consists of mainly steeply sloping agricultural fields used for grazing, located on the southern slope of the Aire Valley on the eastern edge of Keighley. It also includes part the rear gardens of three properties on Regency Court. Part of the site (north west corner) falls within the settlement boundary. There are several areas of woodland as well as numerous single or groups trees throughout the site and 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. It occupies around 15% of Green Belt parcel 204.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stops are located around 190m to the north west on Thwaites Bridge. These offer an hourly service in each direction between Keighley and Riddlesden.	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	204	Overall Rating:	Major		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Major	Moderate	Major	Moderate	Moderate	
Site Specific Assessment Results:					
Assessment Summary:					
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
<p>The site is connected to Keighley along a very short section of its north western boundary. It is not well contained by the existing urban area.</p> <p>The existing (inner) boundary consists of a residential gardens and an area of grassland. These provide a boundary that is lacking in durability. In places, where it cuts through residential gardens, it does not follow any defined features.</p>	<p>The site is located on the edge of Keighley, a defined town.</p> <p>The existing (inner) boundary consists of a residential gardens and an area of grassland. These provide a boundary that is lacking in durability. In places, where it cuts through residential gardens, it does not follow any defined features.</p> <p>New boundaries that would be created as a result of development would be formed by the site's outer edges – the</p>	<p>The site consists of countryside uses and non-countryside uses in the form of grassland, woodland and residential gardens.</p> <p>There is no built development within the site.</p> <p>The site makes a major contribution to this purpose.</p>	<p>The site is attached to Keighley, a historic town. However, it is separated from its historic core by development of varying ages, including post WWII development. There are moderate views into the historic core from the site.</p> <p>Therefore, the site makes a moderate contribution to this purpose.</p>	<p>All sites are considered to score moderately against Purpose 5</p>	

<p>Therefore, the site makes a major contribution to this policy.</p>	<p>northern, eastern, southern and western boundaries.</p> <p>These consist of a tree lines (broken and unbroken) and field boundaries, marked by in places by trees or stone walls in varying states of repair. These provide a boundary that less defensible and lacking in durability.</p> <p>The is located within a parcel that forms a largely essential gap between Keighley and Bingley. There is a limited degree inter-visibility between the site and neighbouring towns (Bingley). Limited development may be possible without towns merging.</p> <p>There is no road connection from the site to a neighbouring town (Bingley). As such there is no opportunity for ribbon development to occur.</p>			
Major	Moderate	Major	Moderate	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Weak: boundaries lacking in durability/Entirely Undefined	The existing (inner) boundary consists of a residential gardens and an area of grassland. These provide a boundary that is lacking in durability. In places, where it cuts through residential gardens, it does not follow any defined features.		

<p>Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Moderate: less defensible boundary/ Weak: boundaries lacking in durability</p>	<p>Should the site be development and removed from the Green Belt, the new boundaries that would be created as a result would be formed by the site’s outer edges – the northern, eastern, southern and western boundaries. These consist of a tree lines (broken and unbroken) and field boundaries, marked by in places by trees or stone walls in varying states of repair. These provide a boundary that less defensible and lacking in durability.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>		<p>There are no features within the site that would allow for stronger or more logical boundary to be established.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the Keighley urban area along a short part of its north west boundary, and is not well contained by the existing urban area. It is not a logical rounding off of the settlement. The existing (inner) boundary consists of a residential gardens and an area of grassland. These provide a boundary that is lacking in durability. In places, where it cuts through residential gardens, it does not follow any defined features. This have major potential to be breached and for sprawl to occur. New boundaries, despite being slightly stronger, would also increase potential for sprawl. The site has major potential for sprawl.</p> <p style="background-color: red; color: white; text-align: center;">Major</p>	
<p>Impact on Openness:</p>	<p>The site consists of countryside uses and non-countryside uses in the form of grassland, woodland and residential gardens. There is no built development within the site, as such it is open in nature. It occupies prominent position on the southern edge of the Aire Valley. There are views from/into the site to/from the wider Green Belt and surrounding landscape. It is also visible from the nearby A650 Aire Valley Road. Development of the site would result in significant impact on the open-ness of the Green Belt.</p> <p style="background-color: red; color: white; text-align: center;">Major</p>	
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>A public right of way (Footpath – Keighley 81) runs along the western boundary of the site. This links the top and bottom of Thwaites Brow through part of the Green Belt. From the top of Thwaites Brow other footpaths run into the countryside to the east of Keighley. These may represent an opportunity to enhance accessibility of the Green Belt. In addition, a number of areas of priority habitat and habitat network are identified in close proximity to the site. These, also may provide an opportunities for compensatory improvements to environmental quality.</p>	

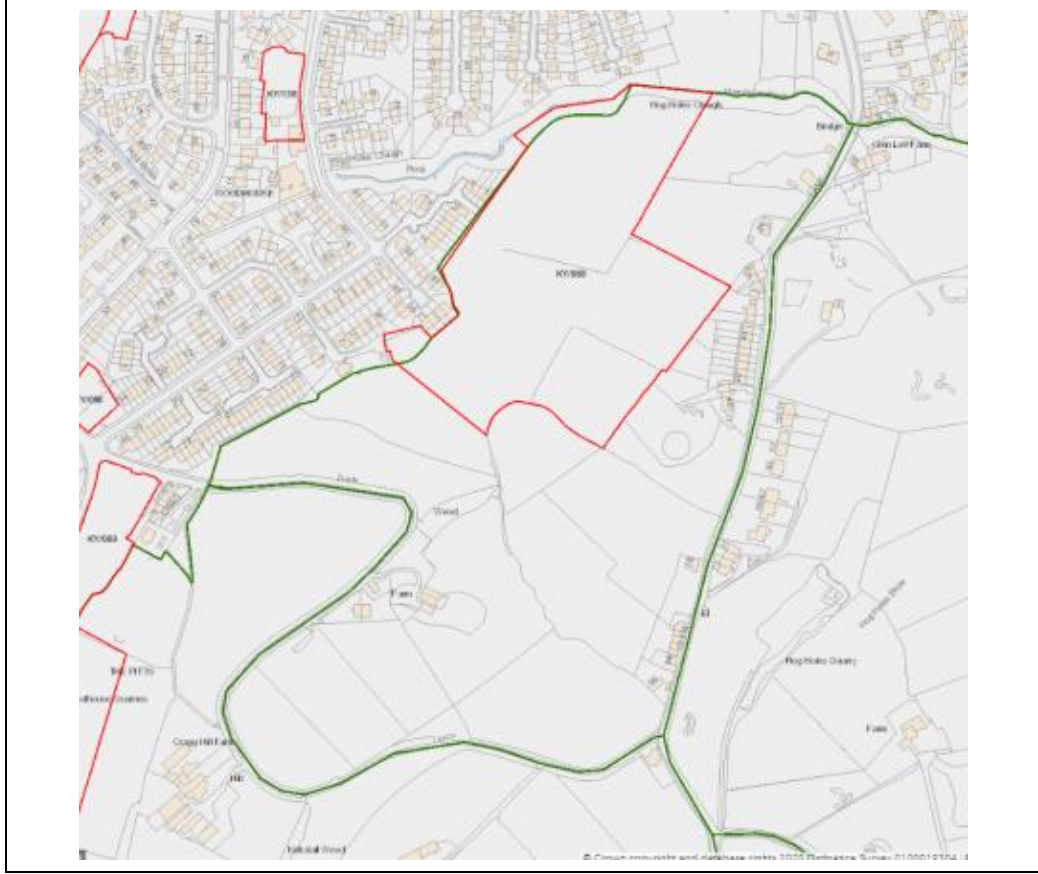
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a moderate role in preventing neighbouring towns from merging into one another and a moderate role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along one boundary and is not well contained by the existing urban area. Development of the site has major potential for unrestricted sprawl into the wider Green Belt.</p> <p>Openness: Development would have a negative impact on the openness of the Green Belt in this location</p> <p>Boundary Strength: The site would result in a weak boundary being breached. The new boundaries that would be formed as a result of development would be slightly stronger in place but in the main would be lacking in durability with further potential to be breached.</p> <p>Compensatory Improvements: There opportunities for compensatory improvements to the environmental quality and accessibility of the Green Belt via enhancements to the habitats and public rights of way networks.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located within a major e Green Belt parcel. • The site makes a major contribution to the purposes of including land in the Green Belt. • The site has a major potential for sprawl and would have a major impact on openness. • There are limited opportunities to create a stronger Green Belt boundary than the existing boundary.

Site Reference:	KY/068	Site Name:	Land between Woodhouse & Glen Lee Lane	Size (ha):	4.33ha
Sub Area:	Airedale	Settlement:	Keighley		

Site Description:

The site consists of steeply sloping and uneven agricultural fields, that are primarily used for grazing. It also contains a number of scattered trees and shrubs. The slope runs downwards 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 area of TPO woodland from the northern boundary, beyond which lies further residential development (Greenhurst Grove & Glenhurst Drive). To the south and east, the site is bounded by agricultural fields. There are also a number of residential properties to east (Glen Lee Lane), which are washed over by the Green Belt. Parts of the site are bounded and split by dry stone walling (in varying states of repair). It covers the majority of the northern and north western sections of Green Belt parcel 205.

Map (Parcel and Site Boundary):	Aerial (Site Boundary):
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PDL Status:	Greenfield	Accessibility:	The nearest bus stops are located around 120m to the north on Park Lane and 60m & 160m to the east on Glen Lee Lane. The former stops provide an hourly service between Keighley Bus Station and Thwaites, whilst the latter pair have a very limited service between Keighley Bus Station and Oxenhope.		SA Score:	TBC
Strategic Parcel Assessment Results:						
Parcel Reference:	205	Overall Rating:	Moderate			
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Moderate	Low	Moderate	Low	Moderate		
Site Specific Assessment Results:						
Assessment Summary:						
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
The site is connected to Keighley, a large built up area, along its northern and western boundaries. It is partially contained by the existing urban area. The northern (inner) boundary is formed of woodland and Hog Holes Beck, which is a less defensible boundary, The western (inner) boundary is formed of existing residential	The site is on the edge of Keighley, a defined town. The northern (inner) Green Belt boundaries are formed by woodland, which is considered to be less defensible, whilst the western (inner) boundary consists of residential development, which lacks durability. The new boundaries created as a result of development would be	The site is agricultural fields adjacent to the Keighley urban area. It consists of pasture with no built form with the exception of several dry stone walls that form part of its boundaries. Accordingly it is considered to play a major role in safeguarding the countryside from development.	The site is attached to Keighley, a historic town. It is separated from the historic core by a range of post WWII development and modern infrastructure. There are no views from the site into the historic core from the site.	All sites are considered to score moderately against Purpose 5		

<p>which is a boundary lacking in durability.</p> <p>Therefore, it makes moderate contribution to this purpose.</p>	<p>formed the existing southern and eastern boundaries.</p> <p>The southern boundary is formed by mixture of a former field boundary and a landscape feature, whilst the eastern boundary is formed mainly by dry-stone walling and the gardens of a number of properties on Glen Lee Lane. Both are lacking in durability.</p> <p>The site is located within a parcel that forms a less essential gap between Keighley and Cullingworth and Keighley and Harden. Development of this site would not lead to a reduction in the distance or the physical/visual interconnection between the settlements listed due to the topography of the surrounding landscape.</p> <p>It should be noted that site is in a gap between the built up area and a number</p> <p>There is no road connecting this site to a neighbouring town. There is, therefore, no opportunity for the town to ribbon towards a neighbouring town in this site</p>			
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	The site makes a low contribution to this purpose			
Moderate	Low	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Moderate: less defensible boundary/Weak: boundaries lacking in durability	The northern (inner) boundary is formed of woodland and Hog Holes Beck, which is a less defensible boundary, The western (inner) boundary is formed of existing residential which is a boundary lacking in durability.		
Boundary Strength – Potential new boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Weak: boundaries lacking in durability	Should the site be developed and removed from the Green Belt, the new boundaries created as a result of would be formed the existing southern and eastern boundaries. The southern boundary is formed by mixture of a former field boundary and a landscape feature, whilst the eastern boundary is formed mainly by dry-stone walling and the gardens of a number of properties on Glen Lee Lane. Both are lacking in durability.		
Potential for Sprawl:	The site is connected to Keighley along two boundaries and is partially contained by the existing urban area. The existing northern and western (inner) boundaries are formed of woodland and Hog Holes Beck, and existing residential development. These are boundaries that are less defensible and lacking in durability. As such, they may increase the potential for sprawl into the Green Belt. New boundaries that would be formed by development would also be lacking durability, again increasing potential for sprawl. The site would represent and extension of the settlement into the Green Belt, rather than a logical rounding off.			
	Major			
Impact on Openness:	The site is agricultural fields adjacent to the Keighley urban area. It consists of pasture with no built form with the exception of several dry stone walls that form part of its boundaries. The site is located in a prominent location in on the edge of the Worth Valley. There are longer distances views into the site from wider Green Belt, particularly from the west and north west. Views from the site are more limited due to topography and existing development.			
	Major			

Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There are a number of public rights of way in close proximity to the site, run from Glen Lee Lane and Woodhouse Road into the wider countryside and Green Belt to the south and east. This presents an opportunity for improvements to enhance accessibility to the Green Belt.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment. It performs a moderate role in checking unrestricted sprawl, and a low role in preserving the setting and special character of historic towns as well a low role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is connected to the settlement along two boundaries and is partially contained by the existing urban area. The existing boundaries are less defensible and lacking in durability. A new boundary would be of a lesser strength. Development would have a major potential for sprawl.</p> <p>Openness: The site performs a major role in terms of the openness of the Green Belt with no built form on-site and views across to (and from) the wider landscape.</p> <p>Boundary Strength: The site would breach a moderate and weak existing Green Belt boundary. However, a new boundary formed as a result of development would be of a lesser strength</p> <p>Mitigation: There are opportunities to improve the existing public rights of way network to enhance access to and within the Green Belt.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a moderate Green Belt parcel • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a major potential for sprawl and would have a major impact on openness. • There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

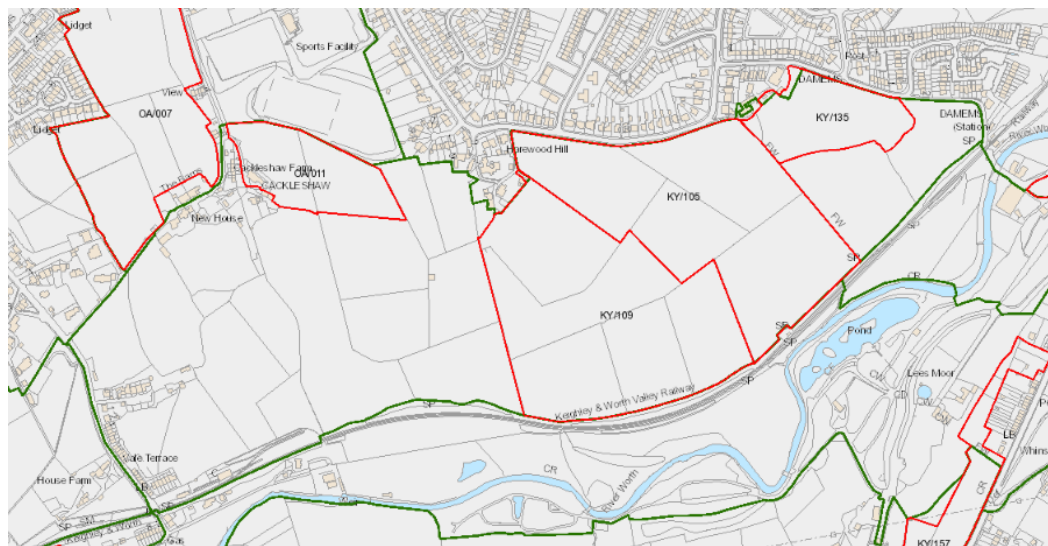
Site Specific Green Belt Assessment

Site Reference:	KY/105	Site Name:	Harewood Hills Farm, Goose Cote Lane	Size (ha):	7.68ha
Sub Area:	Airedale	Settlement:	Keighley		

Site Description:

The site consists of four moderately to steeply sloping agricultural fields, bounded and divided by drystone walling and is located on the south western edge of the Keighley built up area. The slope varies across the site – within the northern section it 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 north west corner of the site. The areas to the east and west/south west consist of agricultural land, used for grazing. The southern boundary consists of the Keighley & Worth Valley Railway. Beyond the railway line is the River Worth and the Bronte Caravan Park and fishing lakes. It is located within central/eastern section of Green Belt parcel 210.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stops are located around 120m to the north on Harewood Road. These provide an hourly service between Keighley Bus Station and Oakworth in each direction	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	210	Overall Rating:	Major		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Major	Major	Moderate	Major	Moderate	
Site Specific Assessment Results:					
Assessment Summary:					
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
<p>The site is connected to Keighley on its northern boundary.</p> <p>The northern (inner) boundary consists of a made road (Goose Cote Lane), which is a defensible boundary.</p> <p>The site is connected to Keighley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent settlements.</p>	<p>The site is located on the south western edge of Keighley, a defined town.</p> <p>It is located within a parcel that forms a gap between Keighley, Oakworth and Haworth.</p> <p>The northern (inner) boundary consists of a made road (Goose Cote Lane), which is a defensible boundary.</p> <p>The new boundary that would be created by development of the site would be formed of the</p>	<p>The site consists of several agricultural fields with no built development, with the exception of dry stone walling that forms the boundaries of the site and fields.</p> <p>Development would have an impact on openness of the Green Belt. As such, it plays a major role in relation to this purpose.</p>	<p>The site is attached to Keighley, a defined historic town. It is separated from its historic core by post WWII development.</p> <p>There no views into the historic core of Keighley from the site, whilst views into Oakworth are limited due to topography.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>	

site's eastern, southern and western boundaries.

The eastern boundary is formed by field boundaries, marked by stone walls and trees. In some places it is not marked, whilst the western boundary consists of a mix of field boundaries, marked by stone walls and a well-defined track, providing access to a number of dwellings. The southern boundary is formed by the Keighley and Worth Valley Railway line. This would give boundaries that are mixed in strength. The eastern and western boundaries would be moderate and weak in strength, less defensible and lacking in durability. The southern boundary would be strong and thus more defensible.

The site is located within a parcel that forms an essential gap between Keighley, Oakworth and Haworth. There is inter-visibility between the site and Haworth (Cross Roads), although visibility towards Oakworth is very limited due to topography. Development would result in the reduction in the perceived and actual distance between towns.

	There is no direct road connection from the site to Haworth or Oakworth. Accordingly, there are no opportunities for ribbon development to occur.			
Major	Major	Major	Moderate	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Strong: defensible boundary	The northern (inner) boundary consists of a made road (Goose Cote Lane), which is a defensible boundary.		
Boundary Strength – Potential new boundary (based on the full extent of the site): (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Strong: defensible boundary/ Moderate: less defensible boundary/ Weak: boundaries lacking in durability	The new boundary that would be created by development of the site would be formed of the site’s eastern, southern and western boundaries. The eastern boundary is formed by field boundaries, marked by stone walls and trees. In some places it is not marked, whilst the western boundary consists of a mix of field boundaries, marked by stone walls and a well-defined track, providing access to a number of dwellings. The southern boundary is formed by the Keighley and Worth Valley Railway line. This would give boundaries that are mixed in strength. The eastern and western boundaries would be moderate and weak in strength, less defensible and lacking in durability. The southern boundary would be strong and thus more defensible.		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	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:	<p>The site is connected to the settlement along only one boundary and therefore is not contained by the existing urban area. The existing (inner) Green Belt boundary consists of a made road (Goose Cote Lane), which is a defensible boundary and, therefore, helps to prevent sprawl. The boundaries that would result from development of the site, would, whilst being partly strong, would not be able to resist sprawl into the wider Green Belt. In addition the site would represent an extension of the settlement into the Green Belt rather a logical rounding off.</p> <p>Major</p>
Impact on Openness:	<p>There is no built form on the site and is rural in character. It is open and there are long distance views across the wider Green Belt from the site. Development of the site would have a major impact on the openness of the Green Belt.</p> <p>Major</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There are areas of area of improved grassland, semi-improved marshy grassland, scattered scrub/ trees habitat network in close proximity to the southern edge of site. These may represent an opportunity for further enhancements to be made.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: This site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment. It performs a major role in checking unrestricted sprawl, and a moderate role in preserving the setting and special character of historic towns as well a major role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is connected to the settlement along only one boundary and is not strongly contained by the existing urban area. The existing boundary strong and defensible. A new boundary would be of a lesser strength. Development would have a major potential for sprawl.</p> <p>Openness: The site performs a major role in terms of the openness of the Green Belt with no built form on-site and views across to (and from) the wider landscape.</p> <p>Boundary Strength: The site would breach a strong exiting Green Belt boundary. However, a new boundary formed as a result of development would be of a lesser strength.</p> <p>Mitigation: There are opportunities to improve the existing habitats network.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a major Green Belt parcel • The site makes a major contribution to the purposes of including land in the Green Belt. • The site has a major potential for sprawl and would have a major impact on openness. • There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

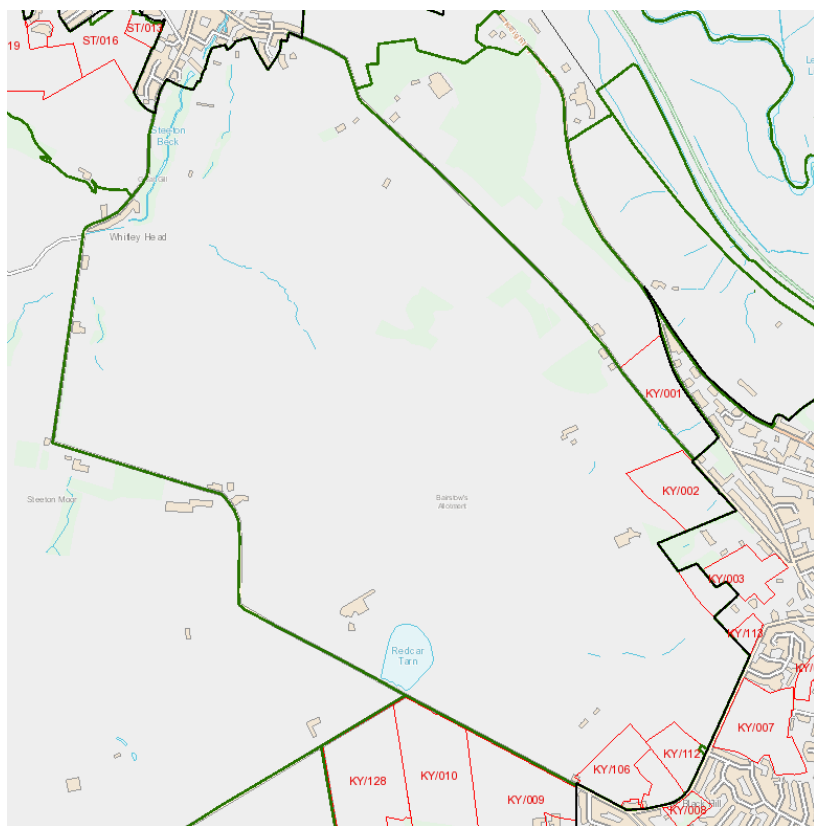
Site Specific Green Belt Assessment

Site Reference:	KY/106	Site Name:	Black Hill Lane, Braithwaite	Size (ha):	3.20ha
Sub Area:	Airedale	Settlement:	Keighley		

Site Description:

The site consists of four, open agricultural fields divided by stone walls on the north western edge of Keighley. Parts of the site is level, with the remainder sloping moderately in different directions (to the south west, south east and north east). The site is bounded to the south by Black Hill Lane, beyond which lies an established residential area (Black Hill Lane and Raynham Crescent). Further residential properties lie adjacent to the south west and south east 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 north east. The roadside boundary includes a line of mature trees. It is located at the south eastern point of Green Belt parcel 269.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stops are located around 20m to the south on Shann Lane. These provide an hourly day time service between Keighley Bus Station and Braithwaite.	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	269	Overall Rating:	Major		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Major	Major	Major	Major	Moderate	
Site Specific Assessment Results:					
Assessment Summary:					
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
The site is connected to Keighley along its south western boundary. It is not well contained by the existing urban area. The existing (inner) boundary consists of a stone wall and tree line beyond which is a made road (Black Hill Lane). This provides a boundary that is defensible.	The site is located on the edge of Keighley, a defined town. The existing (inner) boundary consists of a stone wall and tree line beyond which is a made road (Black Hill Lane). This provides a boundary that is defensible. New boundaries that would be created as a result of development would be formed by the sites outer boundaries – the southern, eastern, north	The site consists of countryside uses in the form of grassland and small agricultural building. Therefore, the site makes a major contribution to this purpose.	The site is attached to Keighley, a historic town. However, it is separated from the historic core by development of varying ages, including post WWII development. There are moderate views from the site into the historic core. Therefore, the site makes a moderate contribution to this purpose.	All sites are considered to score moderately against Purpose 5	

	<p>eastern and north western boundaries.</p> <p>The majority of these consist of stone walls that separate the site from residential gardens/grounds, the reservoir and adjacent agricultural land. Parts of the boundaries consist of garden fences and hedges. These boundaries are lacking in durability.</p> <p>The site is located with a parcel that forms an essential gap between Keighley and Steeton. Due to topography, size of the parcel and its location, there is no inter-visibility between the site and Steeton. Development, whilst extending the settlement into the countryside, would not result in a significant reduction in the actual or perceived distance between Keighley and Steeton, nor would it result in the towns merging.</p> <p>The south eastern boundary of the site is formed by Black Hill Lane, which continues as Redcar Lane and Barrows Lane, provides a direct road connection between the site and Steeton. There are some instances of ribbon development along this road,</p>			
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	including adjacent to the south west corner of the site. However, this pre-dates the Green Belt designation. As such the Green Belt has resisted ribbon development towards Steeton. The site makes a low contribution to this purpose.			
Major	Low	Major	Moderate	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary	The existing (inner) boundary consists of a stone wall and tree line beyond which is a made road (Black Hill Lane). This provides a boundary that is defensible.		
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Weak: boundaries lacking in durability	If the site were to be developed, the new boundaries that would be created as a result would be formed by the sites outer boundaries – the southern, eastern, north eastern and north western boundaries. The majority of these consist of stone walls that separate the site from residential gardens/grounds, the reservoir and adjacent agricultural land. Parts of the boundaries consist of garden fences and hedges. These boundaries are lacking in durability.		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> :	N/A	There are features within the site that would allow a potentially stronger or more logical Green Belt to be formed.		

boundaries lacking in durability; Entirely Undefined)		
Potential for Sprawl:	<p>The site is connected to Keighley along one boundary and is not well contained by the existing urban area. The existing (inner) boundary consists of a stone wall and tree line beyond which is a made road (Black Hill Lane). This provides a boundary that is defensible. As such it helps to prevent sprawl into the wider Green Belt. A new boundary created as result of development would be lacking in durability, increase the potential for sprawl.</p>	
Major		
Impact on Openness:	<p>The site consists of countryside uses in the form of grassland and small agricultural building. It is also relatively open in nature. Due its elevated position above Keighley and mixed topography there are views from the site into the wider Green Belt, particularly towards the south, east and north. There are longer views into the site from the Green Belt, particular from the south east and the north. Development would have a major impact on openness of the Green Belt.</p>	
Major		
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>A Public Right of Way (Footpath – Keighley 19) is located around 90m to the west of the site. It runs from Black Hill Lane through a farm complex. It may present an opportunity to provide greater access and improvements to the wider Green Belt. There are no existing, identified wildlife sites or habitats within the immediate vicinity, therefore any compensatory improvements would need to consider the opportunity for habitat creation.</p>	
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: This site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and a moderate role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along one boundary and is not well contained by the existing urban area. Development of the site has potential for unrestricted sprawl into the wider Green Belt.</p> <p>Openness: Development would have a negative impact on the openness of the Green Belt in this location</p> <p>Boundary Strength: The site would result in a strong boundary being breached. The new boundaries that would be formed as a result of development would be lacking in durability with further potential to be breached.</p> <p>Compensatory Improvements: There opportunities for compensatory improvements to the accessibility of the Green Belt via enhancements to public rights of way network.</p>	
Overall Conclusion:	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located within a major Green Belt parcel. • The site makes a major contribution to the purposes of including land in the Green Belt. • The site has a major potential for sprawl and would have a major impact on openness. • There are no opportunities to create a stronger Green Belt boundary than the existing boundary. 	

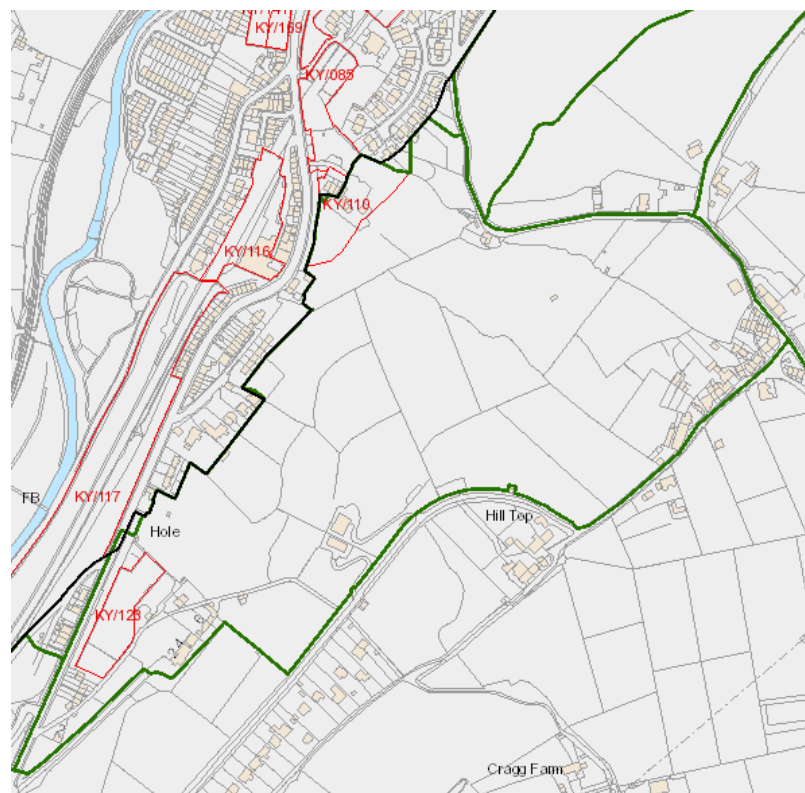
Site Specific Green Belt Assessment

Site Reference:	KY/110	Site Name:	Ingram Street, Wesley Place	Size (ha):	0.51ha
Sub Area:	Airedale		Settlement:	Keighley	

Site Description:

The 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 south eastern edge of the Keighley built up. The north western section of the site, occupied by four cottages and their gardens is within the settlement boundary. The remainder is within the Green Belt. The site slopes downwards from the south east towards the north west. 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). SHLAA site KY/085 adjoins the north western edge. The eastern and southern boundaries run across the area of agricultural and however it not defined by any feature. It is located within Green Belt parcel 192.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield (84%)/PDL (16%)	Accessibility:	The nearest bus stops are located around 50m and 136m to the north west on Halifax Road. The former provides 4 services per hour (southbound) to Hebden Bridge (1 per hour), Stanbury (1 per hour), Bradford (1 per hour) & Oakwoth (1 per hour), whilst the latter provides 4 services per hour (northbound) to Keighley Bus Station.		SA Score:	TBC
Strategic Parcel Assessment Results:						
Parcel Reference:	192	Overall Rating:	Moderate			
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Moderate	Low	Moderate	Moderate	Moderate		
Site Specific Assessment Results:						
Assessment Summary:						
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
The site is connected to Keighley, a large built up area, on its western boundary as well as part of its northern boundary. However, it is not strongly contained by the existing urban area. The existing (inner) Green Belt boundaries are formed by A629 Halifax Road, residential development and open land, as well as residential gardens.	The site is connected to Keighley along its western boundary as well as part of its northern boundary. The western (inner) Green Belt boundary is formed of a tree line and stone wall beyond which lies the A629 Halifax Road, and an area of open land, whilst the northern boundary consists of residential gardens. This	The site consists of countryside and non-rural uses in the form of grassland and some residential properties, which bring an urbanising influence The site plays a moderate role in safeguarding the countryside from encroachment.	The site is attached to Keighley, a defined historic town. However, it is separated from the historic core of the town by post WWII development and modern infrastructure. Due to existing development and vegetation there are no views into the historic core from the site.	All sites are considered to score moderately against Purpose 5.		

<p>These represent a mix defensible and less defensible boundaries.</p> <p>Therefore, the site makes a moderate contribution to this purpose</p>	<p>provides a mix of defensible and less defensible boundaries</p> <p>The new boundaries created as a result of development would be formed by the remainder of the existing northern boundaries and the eastern boundary. The northern boundary consists of residential gardens, whilst the eastern boundary does not follow any feature. This would provide weaker boundaries that are lacking in durability and undefined, meaning a new boundary will need to be formed.</p> <p>The site lies within a parcel that forms a less essential gap between between Keighley and Cullingworth, and Keighley and Haworth, as well as between Keighley and Hainworth (a washed over settlement). Development of the site may be possible without a significant risk of merging Keighley and Cullingworth and Keighley and Haworth by reducing the distance between them.</p> <p>Halifax Road provides direct road access between Keighley and Haworth. However, there not intervisibility between the site</p>		<p>The Hainworth Conservation Area is located to the east of the site. Due to topography, there is no/limited contribution to its setting.</p> <p>The makes a low contribution to this purpose.</p>	
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	<p>and Haworth due to topography, vegetation and existing development.</p> <p>The site's western boundary is formed by Halifax Road connecting Keighley to Cross Roads (Haworth). There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town</p> <p>Therefore, the site makes a low contribution to this purpose</p>			
Moderate	Low	Moderate	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary/Weak: boundaries lacking in durability	The western (inner) Green Belt boundary is formed of a tree line and stone wall beyond which lies the A629 Halifax Road, and an area of open land, whilst the northern boundary consists of residential gardens. This provides a mix of defensible and less defensible boundaries		
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Weak: boundaries lacking in durability/ Entirely Undefined	If the site were to be development and removed from the Green Belt, the new boundaries created as a result would be formed by the remainder of the existing northern boundaries and the eastern boundary. The northern boundary consists of residential gardens, whilst the eastern boundary does not follow any specific feature. This would provide weaker boundaries that are lacking in durability and undefined, meaning a new boundary will need to be formed. However, there is not a specific feature that could be used.		

<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>N/A</p>	<p>There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the settlement along its western boundary and part of its northern boundary. It is not strongly contained by the existing urban area. The western (inner) Green Belt boundary is formed of a tree line and stone wall beyond which lies the A629 Halifax Road, and an area of open land, whilst the northern boundary consists of residential gardens. This provides a mix of defensible and less defensible boundaries. The former boundary helps to resist sprawl, however the latter is less resistant. The new boundaries created as a result of development are not as strong and would be less able to resist sprawl.</p> <p style="text-align: center;">Major</p>	
<p>Impact on Openness:</p>	<p>The site consists of countryside and non-rural uses in the form of grassland and some residential properties (and associated parking areas), which bring an urbanising influence to this section of the Green Belt. Due to the site being located a lowest point of the Green Belt and being partially contained by the landscape, views from it into the wider Green Belt are limited due to topography and vegetation. In terms of views into the site, there are views from the immediate surroundings of the site but no longer distance views due to topography. The site, if developed, would have a localised impact on openness rather than on the wider Green Belt.</p> <p style="text-align: center;">Moderate</p>	
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>The site is located within close proximity to a Local Wildlife Site (Hainworth Wood LWS) and areas identified as priority habitats. These may provide opportunities for compensatory improvements/enhancements to be made to the local biodiversity and habitat networks.</p>	
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a moderate role in safeguarding the countryside from encroachment and a low role in preventing towns from merging as well as a low role in preserving the setting and special character of historic towns. It makes a moderate contribution to restricting the sprawl of large built up area.</p> <p>Sprawl: The site is connected to the settlement along its western boundary and part of its northern boundary. It is not strongly contained by the existing urban area. The existing (inner) Green Belt boundary is a mix of defensible and less defensible boundaries, which could partially help to prevent sprawl. A new boundary would be of significant lesser strength and more susceptible to being breached, allowing potential for sprawl.</p>	

	<p>Openness: The site performs a moderate role in terms of openness of Green Belt as there is built form within it (residential development), with limited views to across to (and from) the wider landscape due to topography. Impacts on open-ness would be more localised.</p> <p>Boundary Strength: The site would breach strong and weak boundaries. Any new boundary formed as a result of development would be of significant lesser strength.</p> <p>Compensatory Improvements: There are opportunities for compensatory improvements to the local biodiversity and habitat network within the Green Belt.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none">• The site is located in moderate Green Belt parcel• The site makes a moderate contribution to the purposes of including land in the Green Belt• The site has a major potential for sprawl and would have a moderate impact on openness• There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

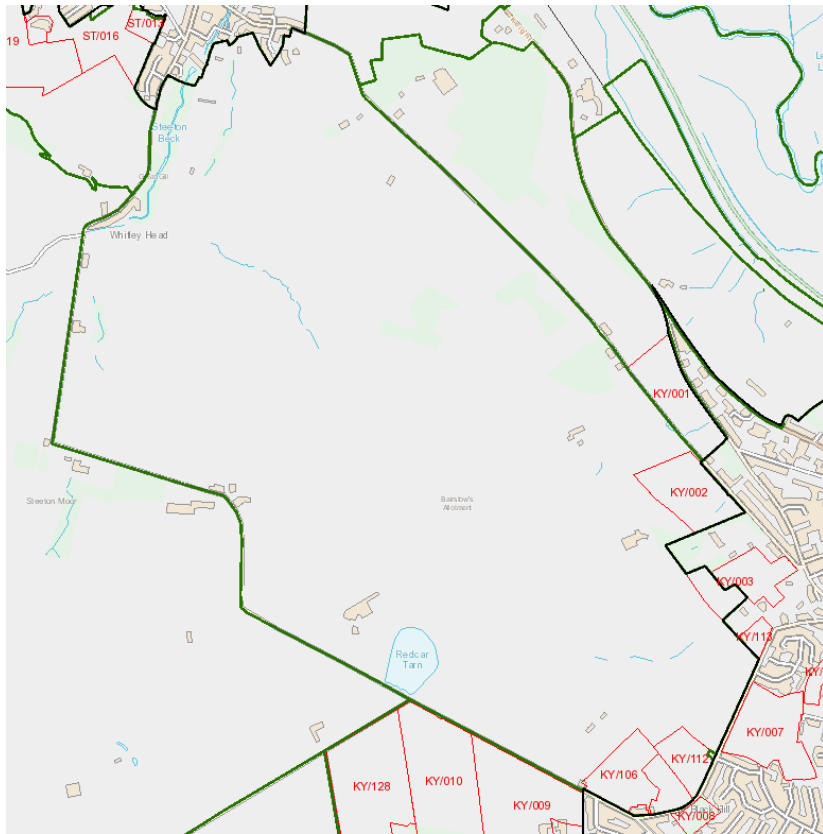
Site Specific Green Belt Assessment

Site Reference:	KY/112	Site Name:	Black Hill Service Reservoir, Shann Lane	Size (ha):	1.99ha
Sub Area:	Airedale	Settlement:	Keighley		

Site Description:

The site consists of a mostly sloping, grassed area of land on the north western edge of Keighley, containing 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 pallisade fence around the operational elements. The entire site is bounded on all sides by a stone wall. It is bounded to the south east by Shann Lane, beyond which there is an established residential area. Agricultural land adjoins north east and north west boundaries, whilst the south western edge consists of a private driveway, a residential property and its gardens. It is located close to the southern-most point of Green Parcel 269.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stops are located around 20m & 50m to the south east on Westway. These provide an hourly day time service between Keighley Bus Station and Blackhill	SA Score:	TBC
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Strategic Parcel Assessment Results:

Parcel Reference:	269	Overall Rating:	Major		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Major	Major	Major	Major	Moderate	

Site Specific Assessment Results:

Assessment Summary:

Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
<p>The site is connected to Keighley, a large built up area, on its south eastern boundary. It is not contained by the existing urban area.</p> <p>The existing (inner) Green Belt boundary consists of a minor road (Shann Lane). This is a strong, defensible boundary.</p> <p>Therefore, the site makes a major contribution to this purpose.</p>	<p>The site is located on the edge of Keighley, a defined town.</p> <p>The existing (inner) Green Belt boundary consists of a minor road (Shann Lane). This is a strong, defensible boundary.</p> <p>The new boundaries created as a result of development would be formed by the existing outer boundaries. These are formed by a stone wall beyond which lies a private driveway to a residential property and its gardens, and agricultural land. These are</p>	<p>The site consists of countryside and non-rural uses in the form grassland and the existing service reservoir.</p> <p>The site therefore plays a moderate role in safeguarding the countryside from encroachment.</p>	<p>The site is attached to Keighley, a historic town. However, it is separated from the historic core by post WWII development. There are moderate from the site into the historic core.</p> <p>The site makes a moderate contribution to this purpose.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>	

	<p>boundaries that are lacking in durability, therefore weak in strength.</p> <p>The site is located within a parcel that forms an essential gap between Keighley and Steeton. There is no inter-visibility between the site and a neighbouring town (Steeton) due to topography and the size of the Green Belt parcel. Development of the site would not result in settlements merging nor would it result in a significant reduction in the distance or physical/visual between them.</p> <p>There is no direct road connection between the site and a neighbouring town (Steeton). As such, there is no opportunity for ribbon development to take place towards Steeton.</p> <p>The site makes a low contribution to this purpose.</p>			
Major	Low	Moderate	Moderate	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary	The existing (inner) Green Belt boundary consists of a minor road (Shann Lane). This is a strong, defensible boundary.		

<p>Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; Entirely Undefined)</p>	<p>Weak: boundaries lacking in durability</p>	<p>Should the site be development and removed from the Green Belt, the new boundaries created as a result of would be formed by the existing outer boundaries. These are formed by a stone wall beyond which lies a private driveway to a residential property and its gardens, and agricultural land. These are boundaries that are lacking in durability, therefore weak in strength and not as strong as the existing boundary.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; Entirely Undefined)</p>	<p>N/A</p>	<p>There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the settlement, along one boundary and is not contained by the existing urban area. The existing (inner) Green Belt boundary consists of a minor road (Shann Lane). This is a strong, defensible boundary and, therefore, helps to prevent sprawl into the wider Green Belt. Development of the site would result in boundaries that are weak, lacking in durability and potential to increase the risk of sprawl into the wider Green Belt. It would result in the extension of the settlement into the countryside rather than a logical rounding off.</p>	
<p>Major</p>		
<p>Impact on Openness:</p>	<p>The site consists of countryside and non-rural uses in the form grassland and the existing service reservoir. The reservoir is grassed covered and landscaped to fit with its surroundings. There are views to/from the site from/into the wider Green Belt, particularly to/from the north, north east and north west. Views from other directions are obscured by topography and development. Development would have a major impact on openness of the Green Belt.</p>	
<p>Major</p>		
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>There are no opportunities within close proximity to provide compensatory measures to the environmental quality and accessibility of the Green Belt.</p>	

<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a moderate role in safeguarding the countryside from encroachment. It performs a major role in checking unrestricted sprawl, and a moderate role in preserving the setting and special character of historic towns as well a low role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is connected to the settlement along only one boundary and is not strongly contained by the existing urban area. The existing boundary is strong and defensible, and able to prevent sprawl. A new boundary would be weaker and lacking durability. Development would have a major potential for sprawl.</p> <p>Openness: The site performs a major role in terms of the openness of the Green Belt with some built form on-site and views across to (and from) the wider landscape.</p> <p>Boundary Strength: The site would breach a strong existing Green Belt boundary. However, a new boundary formed as a result of development would be a lesser strength.</p> <p>Mitigation: There are no opportunities within close proximity to provide compensatory measures to the environmental quality and accessibility of the Green Belt.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a major Green Belt parcel • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a major potential for sprawl and would have a major impact on openness. • There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

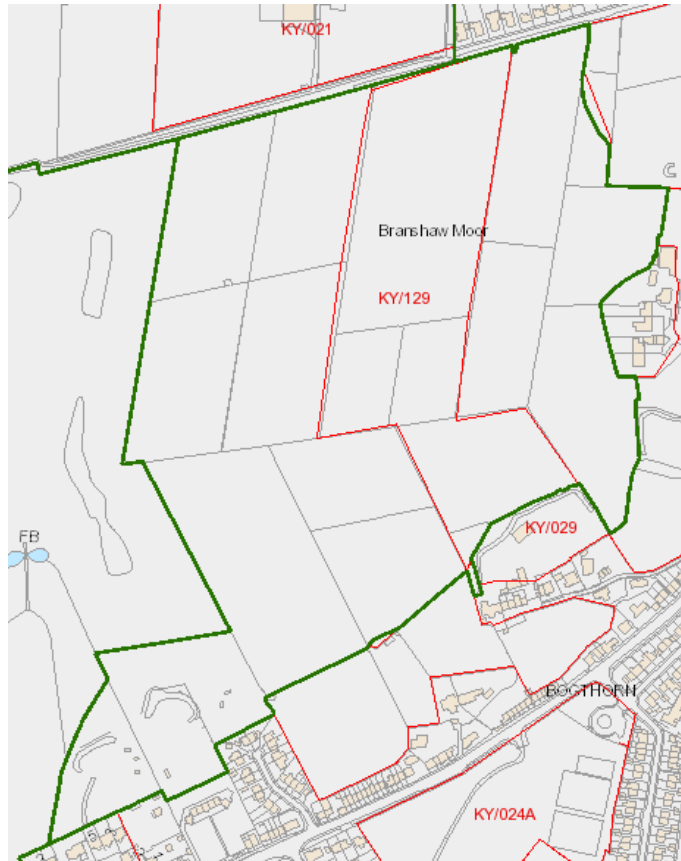
Site Specific Green Belt Assessment

Site Reference:	KY/129	Site Name:	Land off Occupation Lane	Size (ha):	5.14ha
Sub Area:	Airedale	Settlement:	Keighley		

Site Description:

The site consists of several sloping (in some places steeply sloping) agricultural fields 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 pasture land. 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. It is located within the centre of Green Belt parcel 212.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stops are located around 160m & 170m to the south on Keighley Road, and around 330m to the north on Wheathead Lane. The former pair provide 3/4 services per hour to Keighley Bus Station (eastbound) & Oakworth (westbound).	SA Score:	TBC
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Strategic Parcel Assessment Results:

Parcel Reference:	212	Overall Rating:	Moderate		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Moderate	Low	Major	Low	Moderate	

Site Specific Assessment Results:

Assessment Summary:

Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
<p>The site is connected to Keighley, a large built up area, on its southern and northern (partly) boundaries. However, due to its separation from the settlement, it is not well contained by the existing built up area.</p> <p>The existing (inner) Green Belt boundaries are formed by part of the site's northern boundary and it is southern boundary. These consist of stone walls and a made road (Occupation Lane) (northern boundary). These</p>	<p>The site is located on the western edge of Keighley, a defined town.</p> <p>The existing (inner) Green Belt boundaries are formed by part of the site's northern boundary and it is southern boundary. These consist of stone walls and a made road (Occupation Lane) (northern boundary). These provide boundaries that are defensible and lacking in durability.</p>	<p>The site consists of countryside uses in the form of grassland. There is not built development present.</p> <p>Therefore, the site makes a major contribution to this purpose</p>	<p>The site is partially attached to Keighley, a historic town. It is separated from the historic core by post WWII development. There are no views into the historic core.</p> <p>Therefore, the site makes a low contribution to this purpose.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>	

<p>provide boundaries that are defensible and lacking in durability.</p> <p>Therefore, the site makes a moderated contribution to this purpose.</p>	<p>The new boundaries created by as a result of development would be formed by the existing western and eastern boundaries as well as the remainder of the northern boundary. The former consist of stone walls, whilst the latter is a stone wall with an unmade road beyond. These provide boundaries that are defensible and lacking in durability.</p> <p>The site is located within a parcel that forms an essential gap between Keighley and Oakworth. Due to topography, there are some views from the site into Oakworth, giving a degree of inter-visibility. Development would reduce the distance between Keighley and Oakworth.</p> <p>There is no road connecting the site to a neighbouring town (Oakworth). As such there is no opportunity for ribbon development towards a neighbouring town to occur.</p> <p>Therefore, the site makes a low contribution to this purpose.</p>			
Moderate	Low	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a <u>moderate</u> role overall when assessed against the NPPF Green Belt purposes.			

<p>Boundary Strength - Existing (inner) Boundary: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Strong: defensible boundary/ Weak: boundaries lacking in durability</p>	<p>The existing (inner) Green Belt boundaries are formed by part of the site's northern boundary and its southern boundary. These consist of stone walls and a made road (Occupation Lane) (northern boundary). These provide boundaries that are defensible and lacking in durability.</p>
<p>Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Strong: defensible boundary/ Weak: boundaries lacking in durability</p>	<p>If the site was development and removed from the Green Belt, the new boundaries created as a result of would be formed by the existing western and eastern boundaries as well as the remainder of the northern boundary. The former consist of stone walls, whilst the latter is a stone wall with an unmade road beyond. These provide boundaries that are defensible and lacking in durability.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>N/A</p>	<p>There are no opportunities within the site to create a stronger or more logical Green Belt boundary.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to Keighley along two short boundaries, however due to the majority being separated from the urban boundary it is not well contained by the existing urban area. The existing (inner) Green Belt boundaries are formed by part of the site's northern boundary and its southern boundary. These consist of stone walls and a made road (Occupation Lane) (northern boundary). These provide boundaries that are defensible and lacking in durability, and unlikely to resist sprawl. New boundaries that would be formed as result of development would be of similar strength, however it unlikely that they would be able to resist sprawl. Development of the site would not represent the logical rounding off of the settlement, but an extension into the countryside. In addition, development would place pressure on the land to the east to come forward.</p> <p style="text-align: center;">Major</p>	
<p>Impact on Openness:</p>	<p>The site consists of countryside uses in the form of grassland. There is not built development present and as such it is very open in nature. It occupies a prominent site on the western edge of Keighley adjacent to Branshaw Moor. There are views into the site from the Green Belt and vice versa. Development would have a major impact on the open-ness of the Green Belt in this location.</p>	

	Major
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	A public right of way (Bridleway – Keighley 71) runs along the northern boundary of the site (using Occupation Lane). This connects Keighley Road to Branshaw Moor and Oakworth as well as the wider countryside. This offers an opportunity to improve access to the Green Belt.
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment. It performs a moderate role in checking unrestricted sprawl, and a low role in preserving the setting and special character of historic towns as well a low role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is connected to the settlement along two boundaries but is not strongly contained by the existing urban area. The existing boundaries are defensible and lacking in durability. A new boundary would be of a similar. Development would have a major potential for sprawl.</p> <p>Openness: The site performs a major role in terms of the openness of the Green Belt with no built form on-site and views across to (and from) the wider landscape.</p> <p>Boundary Strength: The site would breach a strong and weaker existing Green Belt boundary. However, a new boundary formed as a result of development would be of a similar strength.</p> <p>Mitigation: There are opportunities to improve the existing public rights of way network to enhance access to and within the Green Belt.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a moderate Green Belt parcel • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a major potential for sprawl and would have a major impact on openness. • There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

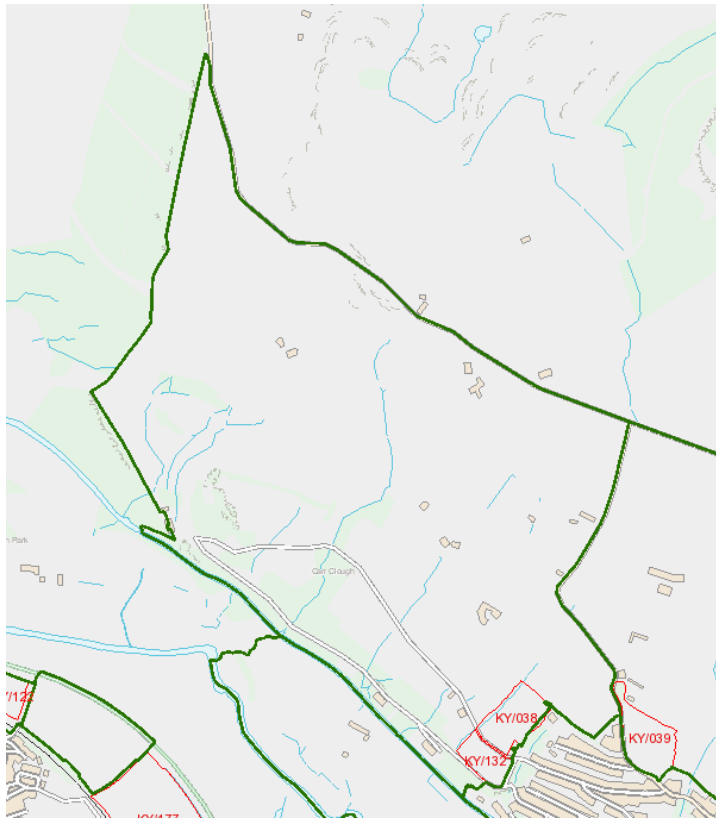
Site Specific Green Belt Assessment

Site Reference:	KY/132	Site Name:	Land off Scott Lane West/Elam Wood Road	Size (ha):	1.12ha
Sub Area:	Airedale	Settlement:	Keighley (Riddlesden)		

Site Description:

The site consists of moderately sloping agricultural field that is mainly used for grazing on the western edge of the suburb Riddlesden. 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 further agricultural fields (SHLAA site KY/038) 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. The Leeds & Liverpool Canal Conservation Area is within close proximity to the southern boundary. 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 (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stop is located around 220m to the east of the site on Western Avenue. This provides an hourly service to Riddlesden	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	201	Overall Rating:	Major		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Major	Moderate	Major	Major	Moderate	
Site Specific Assessment Results:					
Assessment Summary:					
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
<p>The site is connected to Keighley, a large built up area along its eastern boundary. Therefore, it is not strongly contained by the existing urban area.</p> <p>The existing (inner) Green Belt boundary is formed a strongly defined track and area woodland. These are continuous and give a boundary that is less defensible and moderate in strength.</p> <p>Therefore, the site makes a moderate contribution to this purpose.</p>	<p>The site is located on the edge of Keighley (Riddlesden), a defined town.</p> <p>The existing (inner) Green Belt boundary is formed a strongly defined track and area woodland. These are continuous and give a boundary that is less defensible and moderate in strength.</p> <p>The new boundaries created as a result of development would be formed by the existing northern, southern and western boundaries.</p>	<p>The site consists of countryside uses in form of grassland used from grazing and agricultural buildings.</p> <p>The site makes a major contribution to this purpose.</p>	<p>Criteria 1</p> <p>The site is attached to Keighley, a historic town. It is adjacent to the historic core of Keighley (Leeds & Liverpool Canal Conservation Area) on its southern boundary.</p> <p>There are limited views to/from the site to/from the historic core.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>	

	<p>The northern and southern boundaries consist of roads (Elam Wood Road and Western Avenue) that provide access to properties to the west of the site. The western boundary is formed by a continuous belt of trees. This would provide boundaries that are defensible and less defensible (moderate in strength).</p> <p>The site is located within a parcel that forms a largely essential gap between Keighley (Riddlesden) and Silsden. Due to vegetation and topography, there is no inter-visibility between the site and a neighbouring town. Limited development may be possible without significant risk of towns merging.</p> <p>There is no road connecting the site to a neighbouring town. As such there is no opportunity for the town to ribbon towards a neighbouring town</p> <p>The site makes a moderate contribution to this purpose.</p>			
Moderate	Moderate	Major	Moderate	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary:	Moderate: less defensible boundary	The existing (inner) Green Belt boundary is formed a strongly defined track and area woodland. These are continuous and give a boundary that is less defensible and moderate in strength.		

<p>(<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>		
<p>Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Strong: defensible boundary/ Moderate: less defensible boundary</p>	<p>If the site were to be developed and removed from the Green Belt, the new boundaries created as a result of development would be formed by the existing northern, southern and western boundaries. The northern and southern boundaries consist of roads (Elam Wood Road and Western Avenue) that provide access to properties to the west of the site. The western boundary is formed by a continuous belt of trees. This would provide boundaries that are defensible and less defensible.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>		<p>A stronger boundary could be established using the northern and southern boundaries of the site which are formed by roads. However, the western boundary would be moderate in strength, with potential to be breached. A new boundary would therefore only partially stronger.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to Keighley along one boundary and is not strongly contained by the existing urban area. The existing (inner) Green Belt boundary is formed a strongly defined track and area woodland. These are continuous and give a boundary that is less defensible and moderate in strength. However, there is potential for sprawl. Whilst new boundaries resulting from the development may be partly stronger in nature, there would still be potential for sprawl from the western boundary in the wider Green Belt.</p>	
<p>Impact on Openness:</p>	<p>The site consists of countryside uses in form of grassland used from grazing and small agricultural building. There is no other built development within the site, with the exception of the local electricity distribution lines crossing it. It is located on the northern side of the Aire Valley and can be viewed from the south and south-east, although these are partially obscured by the woodland area immediately to the north. There also views from the site over the Green Belt, particularly towards the south. Views in other directions are obscured by woodland and topography.</p>	
	<p>Moderate</p>	
	<p>Moderate</p>	

Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>A public right of way (Footpath – Keighley 8) runs along the eastern boundary of the site. It connects the adjacent residential area and the site to the wider countryside to the north and north west. The site is also adjacent to a Local Wildlife Site (Elam Wood), which is also identified as a priority habitat. These represent opportunities to enhance accessibility to Green Belt and the local biodiversity and habitat network.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment. It performs a moderate role in checking unrestricted sprawl and preserving the setting and special character of historic towns as well a moderate role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is connected to the settlement along only one boundary and is not strongly contained by the existing urban area. The existing boundary is moderate and weak in strength, less defensible and lacking in durability. A new boundary may be slightly stronger on two boundaries (along its northern and southern boundaries), but would be of similar strength to the existing one on the remainder of the outer boundary. As such it would result in a moderate potential for sprawl.</p> <p>Openness: The site performs a moderate role in terms of the openness of the Green Belt with no very limited built form on-site and views across to (and from) the wider landscape and Green Belt</p> <p>Boundary Strength: The site would breach a moderate and weak existing Green Belt boundary. A new boundary formed as a result of development partly stronger, however the remainder would be of a similar strength.</p> <p>Mitigation: There are opportunities to improve the existing public rights of way network to enhance access to and within the Green Belt.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a moderate Green Belt parcel • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a moderate potential for sprawl and would have a moderate impact on openness. • There may be an opportunity to create a partially stronger Green Belt boundary than the existing boundary. However, the overall boundary would not as strong.

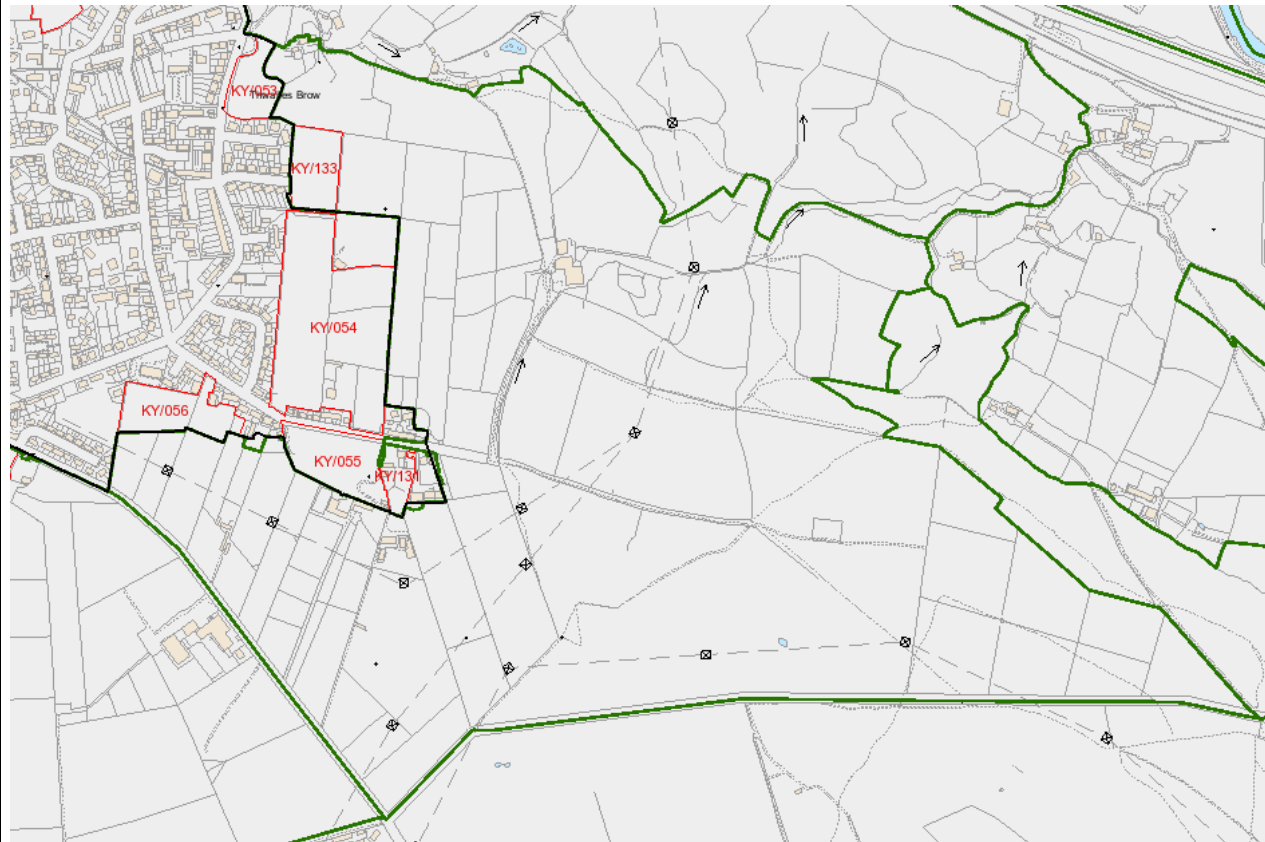
Site Specific Green Belt Assessment

Site Reference:	KY/133	Site Name:	Land off Golden View Drive, Thwaites	Size (ha):	0.98ha
Sub Area:	Airedale	Settlement:	Keighley		

Site Description:

The site consists of a sloping, single agricultural field on the eastern edge of the Thwaites Brow area of Keighley. It is bounded to the west by existing residential development (Golden View Drive and Lee Court) with agricultural land to the north, south and east. There are two mature trees on the south western edge of the site. The outer boundaries are made up of dry stone walls. A public right of way (Footpath – Keighley 79) runs adjacent to the southern boundary, whilst the field further to the south was identified in the RUDP as a safeguarded housing site. It is currently the subject of an application for outline planning permission (decision pending). It is located at the north western edge of Green Belt parcel 189.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stop is located around 140m to north west on Thwaites Brow Road. This is served by an hourly service towards Keighley town centre and bus station.	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	189	Overall Rating:	Moderate		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Moderate	Moderate	Major	Moderate	Moderate	
Site Specific Assessment Results:					
Assessment Summary:					
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
The site is connected to Keighley, a large built up area, along its western boundary only. As such it is poorly contained by the existing urban area. The existing (inner) Green Belt boundary consists of walls, fences, hedging and trees as well as post and wire fencing. These separate the site from the rear gardens of the adjacent properties. It is inconsistent in nature. As such it is boundary that is weaker in strength, lacking in durability.	The site is located on the edge of Keighley, a defined town. The existing (inner) Green Belt boundary consists of walls, fences, hedging and trees as well as post and wire fencing. These separate the site from the rear gardens of the adjacent properties. It is inconsistent in nature. As such it is boundary that is weaker in strength, lacking in durability. The new boundaries created as a result of development would be	The site consists of countryside uses in the form grassland. There is no built development within the site, the exception of dry stone walls forming the outer boundaries. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is attached to Keighley, a historic town. However, it is separated from the historic core by post WWII development. There are no views from/to the site into/from the historic core. The site makes a low contribution to this purpose.	All sites are considered to score moderately against Purpose 5.	

<p>Therefore, the site makes a moderate contribution to this purpose.</p>	<p>formed by the existing northern, eastern and southern boundaries.</p> <p>These are formed by field boundaries, marked by dry stone walls. These are considered be boundaries lacking in durability and weak in strength.</p> <p>The site is located within a parcel that forms a largely essential gap between Keighley and Bingley and Keighley and Harden. Due to the undulating topography and north facing slope there is no inter-visibility between the site and a neighbouring town. Development of the site may, therefore, be possible with significant risk of towns (Keighley and Bingley) merging or reducing the distance between them. However, it would protrude from the existing settlement.</p> <p>There is no road connection between the site and a neighbouring town. Therefore, there is no opportunity for ribbon development to occur towards Bingley or Harden.</p> <p>The site makes a low contribution to this purpose.</p>			
Moderate	Low	Major	Low	Moderate

Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.	
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Weak: boundaries lacking in durability	The existing (inner) Green Belt boundary consists of walls, fences, hedging and trees as well as post and wire fencing. These separate the site from the rear gardens of the adjacent properties. It is inconsistent in nature. As such it is boundary that is weaker in strength, lacking in durability
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Weak: boundaries lacking in durability	If the site were to be development and thus removed from the Green Belt, the new boundaries created as a result would be formed by the existing northern, eastern and southern boundaries. These are formed by field boundaries, marked by dry stone walls. These are considered be boundaries lacking in durability and weak in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	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:	<p>The site is connected to the settlement along only one boundary and therefore is not contained by the existing urban area. The existing (inner) Green Belt boundary consists of walls, fences, hedging and trees as well as post and wire fencing. These separate the site from the rear gardens of the adjacent properties. It is inconsistent in nature. As such it is boundary that is weaker in strength, lacking in durability. Development of the site may lead to further sprawl into the surrounding Green Belt, as the new boundaries of similar strength – weak and lacking in durability – which could be breached. The site does not represent a logical rounding off of the settlement</p> <p>Major</p>	
Impact on Openness:	The site consists of countryside uses in the form grassland and contains no built development with the exception of the dry stone walls forming the outer boundaries. It is open in nature and occupies a prominent position on the upper side of the valley. There a views from the site over the wider Green Belt and the surrounding area, in particular towards the north, west and east. Views to the south are limited	

	<p>due to topography. There are also views into the site from the Green Belt, particularly from the north on the opposite side of the Aire Valley. Therefore, development would have a major impact on the openness of the Green Belt.</p>
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>Major</p> <p>A public rights of way (Footpath – Keighley 79) runs adjacent to the southern boundary of the site. This connects Thwaites Brow Road to the open countryside and other routes that form part of the wider network within the surrounding Green Belt. This presents an opportunity to enhance and improve access into the Green Belt and countryside.</p>
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment. It performs a moderate role in checking unrestricted sprawl, and a low role in preserving the setting and special character of historic towns as well a low role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is connected to the settlement along only one boundary and is not strongly contained by the existing urban area. The existing boundary is weak in strength and lacking in durability. A new boundary would be of similar strength. Development would have a major potential for sprawl.</p> <p>Openness: The site performs a major role in terms of the openness of the Green Belt with no built form on-site and views across to (and from) the wider landscape.</p> <p>Boundary Strength: The site would breach a weak exiting Green Belt boundary. However, a new boundary formed as a result of development would be of similar strength.</p> <p>Mitigation: There are opportunities to improve the existing public rights of way network to enhance access to and within the Green Belt.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a moderate Green Belt parcel • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a major potential for sprawl and would have a major impact on openness. • There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

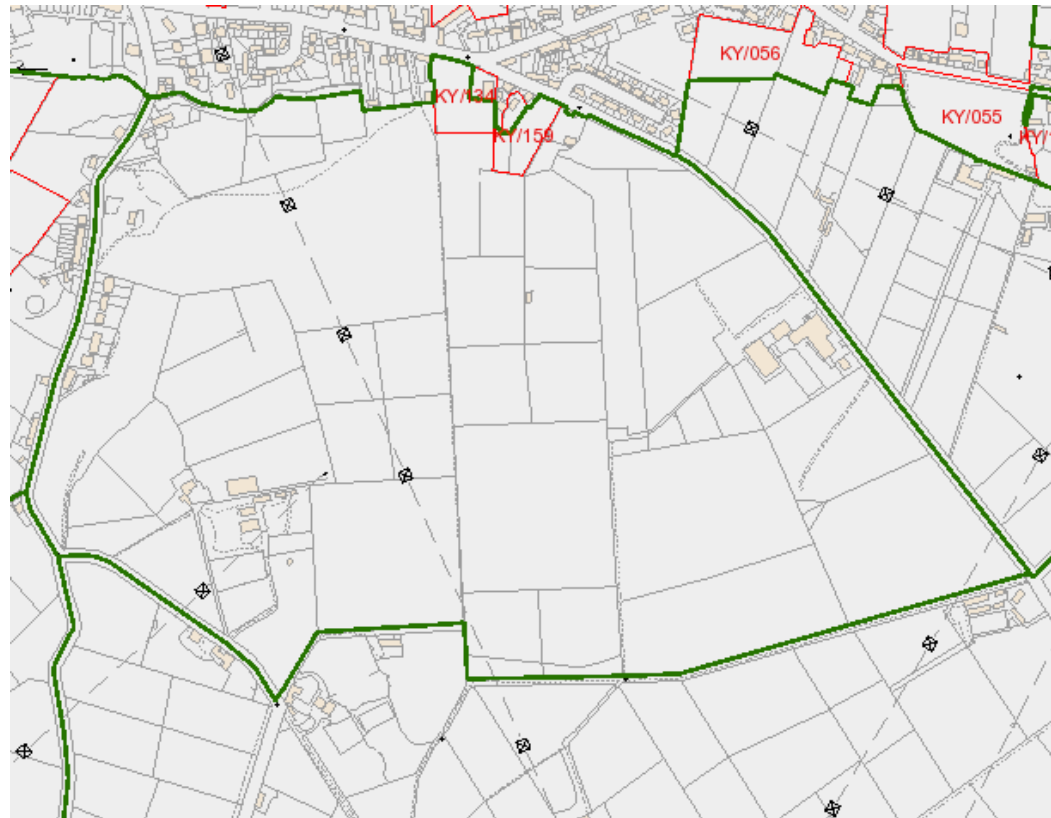
Site Specific Green Belt Assessment

Site Reference:	KY/134	Site Name:	Long Lee Lane, Keighley	Size (ha):	0.65ha
Sub Area:	Airedale	Settlement:	Keighley		

Site Description:

This site consists of grassland (80% of total site area), mainly used for grazing and the residential property called Bradleigh Close (20% of total site area). Bradleigh Close is not allocated as green belt. The northern edge of the site adjoins Long Lee Lane. The southern edge of the site does not follow any existing physical land mark 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 south east.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility	Nearest bus stops are located around 330m to the north east on Long Lee Lane. These provide an hourly service in each direction between Keighley Bus Station and Thwaites Brow (Service K5)	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	190	Overall Rating:	Moderate		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Major	Moderate	Moderate	Low	Moderate	
Site Specific Assessment Results:					
Assessment Summary:					
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
<p>The site is connected to Keighley along part of its east north and western boundaries and is partially contained within the existing urban area. The property Bradley Close is fully contained within the urban settlement.</p> <p>The east and northern boundaries consist of traditional stone built walls. The southern boundary is undefined; it consists of a line across the land where the topography changes to steeper land with a small</p>	<p>The site is located on the edge of Keighley in Green Belt parcel 190 which is part of the gap between Keighley and Harden. The gap between these two settlements contains Harden Moor, which acts as a barrier constraining any views between the two settlements.</p> <p>Due to the distance and topography of land between Harden and Keighley and the size of the site itself, it plays a lesser role in the prevention of neighbouring towns merging.</p>	<p>Approximately 80% of the site consists of open grazing land with no built form. The remaining 20% contains the residential Bradleigh Close and its curtilage. Therefore the site contains a moderate role in safeguarding the countryside from encroachment.</p>	<p>The site is separated from the historic core of Keighley by a range of developments of varying ages</p> <p>There are no views into the historic core from this site.</p>	Moderate	

<p>quarried area just beyond the south west corner of this site.</p> <p>Development of the northern section of this site would be considered as rounding off the existing settlement.</p>				
Low	Low	Moderate	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a <u>low</u> role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Strong: defensible boundary	The existing inner boundaries are formed by strong defensible boundaries consisting of traditional stone walls separating the residential area to the east, a stone wall at the northern edge where the site adjoins Long Lee Lane and a land use change separated by fencing on the north western boundary where the site adjoins Bradleigh Close.		
Boundary Strength – Potential new boundary (based on the full extent of the site): (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Weak: boundaries lacking in durability/ Entirely Undefined	If the site was to be removed from the green belt for development the new boundaries created would not be as strong as they follow walls and fencing in the east and west and an undefined edge in the south.		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	N/A	There are no options for alternative stronger boundaries.		

<p>Potential for Sprawl:</p>	<p>Development of the site would constitute sprawl into the countryside from the existing urban area. The site is connected to the settlement along its eastern, northern and western edges and is considered to be partially (northern section) contained within the existing urban area. The existing (inner) Green Belt boundary is formed of the gardens of residential properties to the east and west and Long Lee Lane to the north forming strong and moderate boundaries. The sites existing outer boundary to the east and west consist of traditional walls and fencing separating the open site from adjoining residential areas, and considered weak and less durable. The southern boundary is entirely undefined. If the northern section of this site was to be developed the southern boundary would require defining by landscaping or strong boundary treatment to strengthen its role and limit the potential for sprawl. The northern section site represents a logical rounding off of the existing settlement pattern, but development of the southern section would be considered as sprawl..</p> <p>Moderate</p>
<p>Impact on Openness:</p>	<p>Approximately 80% of the site consists of open grazing land so development of the site would have an impact on the openness of the countryside. There are limited views into and out of the site to the wider green belt, therefore development would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt.</p> <p>Moderate</p>
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>A public footpath runs just outside the site on part of the western boundary and links Long Lee Lane to Harden Moor to the south and could be enhanced as part of a development to provide improved access to the wider country side beyond the site. There are no identified biodiversity assets close to the site which limit the opportunity for environmental enhancement in the immediate vicinity.</p>
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: This site performs a low role against the purposes of including land within the Green Belt. It performs a moderate role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and a low role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along three inner boundaries and is partially contained by the existing urban area. Development of the site has limited potential for unrestricted sprawl into the wider Green Belt.</p> <p>Openness: Development would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt.</p> <p>Boundary Strength: Development of the site could only provide a mix of moderate and weak boundaries compared with the existing strong and moderate boundaries.</p> <p>Compensatory Improvements: There are limited opportunities to enhance a footpath to the western side of the site. There are no identified biodiversity assets close to the site which limit the opportunity for environmental enhancement in the immediate vicinity.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located within a moderate Green Belt parcel. • The site makes a low contribution to the purposes of including land in the Green Belt. • The site has a moderate potential for sprawl and would have a moderate impact on openness.

- There are no limited opportunities to create a stronger Green Belt boundary than the existing boundary.

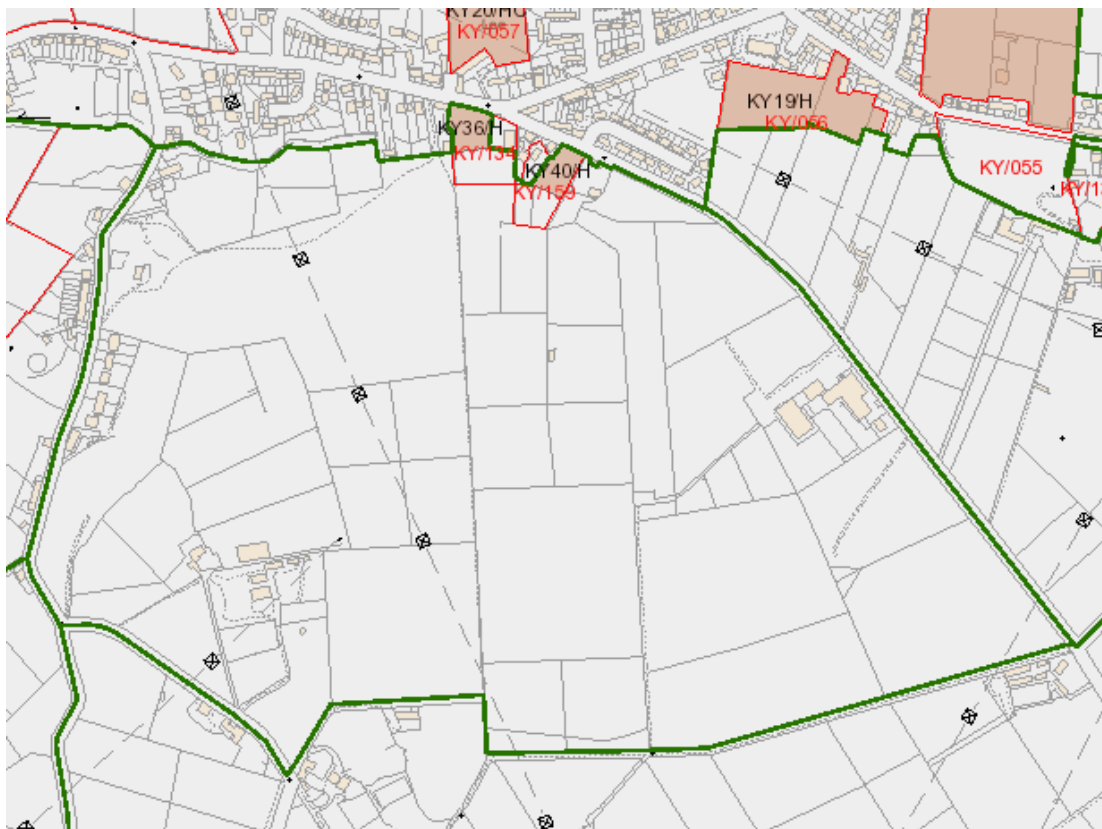
Site Specific Green Belt Assessment

Site Reference:	KY/134A	Site Name:	Long Lee Lane, Keighley	Size (ha):	0.65ha
Sub Area:	Airedale	Settlement:	Keighley		

Site Description:

This site consists of grassland. It is a smaller section of SHLAA site KY/134, occupying the northern most part of the site, adjacent to the urban edge. 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 south east towards the north west (towards Long Lee Lane), with a more pronounced dip along the western edge. There are also several mature trees with and adjacent to the western boundary. Hog Holes Beck rises close to the western edge. It is located at the northern edge of Green Belt parcel 190.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility	The nearest bus stops are located around 330m to the north east on Long Lee Lane. These provide an hourly service in each direction between Keighley Bus Station and Thwaites Brow.	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	190	Overall Rating:	Moderate		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Major	Moderate	Moderate	Low	Moderate	
Site Specific Assessment Results:					
Assessment Summary:					
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
<p>The site is connected to Keighley, a large built up area, along its northern, eastern and western boundaries, and is contained within the existing urban area.</p> <p>The adjacent residential development is within the settlement boundary.</p> <p>The northern boundary consists of a traditional stone wall, beyond which lies Harden Road/Long Lee Lane, whilst the</p>	<p>The site is located on the edge of Keighley in Green Belt parcel 190 which is part of the gap between Keighley and Harden. The gap between these two settlements contains Harden Moor, which acts as a barrier constraining any views between the two settlements.</p> <p>Due to the distance and topography of land between Harden and Keighley and the size of the site itself, it plays a</p>	<p>The site consists of open grazing land with no built form. Therefore, it plays a major role in safeguarding the countryside from encroachment.</p>	<p>The site is separated from the historic core of Keighley by a range of developments of varying ages</p> <p>There are no views into the historic core from this site.</p>	Moderate	

<p>eastern boundary is formed by a post and rail fence. The western edge is formed by a mix of stone walls and post and wire fencing.</p> <p>The southern boundary is undefined; it consists of a line across the land reflecting the edge of the built up area to the east and west.</p> <p>Development of this site would be considered as rounding off the existing settlement.</p>	<p>lesser role in the prevention of neighbouring towns merging.</p>			
<p>Low</p>	<p>Low</p>	<p>Major</p>	<p>Low</p>	<p>Moderate</p>
<p>Overall Summary of Purpose Assessment:</p>	<p>Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.</p>			
<p>Boundary Strength - Existing (inner) Boundary: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Strong: defensible boundary; Weak: boundaries lacking in durability</p>	<p>The existing northern, eastern and western (inner) boundaries are formed of a stone wall (beyond which lies Long Lee Lane/Harden Road), a post rail fence separating the site from a drive to a residential property, and a mixture of stone walls and post/wire fencing. This gives a mixture of strong and weak boundaries.</p>		
<p>Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Entirely Undefined</p>	<p>If the site was to be removed from the Green Belt for development the new boundary created would follow the southern boundary. This is currently an undefined edge, and as such a suitable boundary would need to be created.</p>		
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u>:</p>	<p>N/A</p>	<p>There are no options for alternative stronger boundaries.</p>		

defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; Entirely Undefined)		
Potential for Sprawl:	Development of the site would constitute sprawl into the countryside from the existing urban area. The site is connected to the settlement along its eastern, northern and western edges and is considered to be contained within the existing urban area. The existing (inner) Green Belt boundary is formed of the gardens of residential properties to the east and west and Long Lee Lane/Harden Road to the north forming a mix of strong and weak boundaries. The site's existing outer boundary to the south is entirely undefined. If this site was to be developed the southern boundary would require defining by landscaping or strong boundary treatment to strengthen its role and limit the potential for sprawl. It represents a logical rounding off of the existing settlement pattern.	
	Moderate	
Impact on Openness:	The site consists of open grazing land so development of the site would have an impact on the openness of the countryside. There are limited views into and out of the site to the wider Green Belt, therefore development would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider Green Belt.	
	Moderate	
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	A public footpath runs around 20m to west of the site and links Long Lee Lane to Harden Moor to the south and could be enhanced as part of a development to provide improved access to the wider country side beyond the site. There are no identified biodiversity assets close to the site which limit the opportunity for environmental enhancement in the immediate vicinity.	
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: This site performs a low role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and a low role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along its three inner boundaries and is contained by the existing urban area. Development of the site has limited potential for unrestricted sprawl into the wider Green Belt.</p> <p>Openness: Development would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider Green Belt.</p> <p>Boundary Strength: Development of the site would provide an undefined boundary compare with the existing strong and weak boundaries. It would require to be defined by landscaping of strong boundary treatments to strengthen its role</p> <p>Compensatory Improvements: There are limited opportunities to enhance a footpath close to the western edge of the site. There are no identified biodiversity assets close to the site which limit the opportunity for environmental enhancement in the immediate vicinity.</p>	
Overall Conclusion:	<p>Based on planning judgement the site has a <u>moderate</u> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located within a moderate Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. 	

- The site has a **moderate** potential for sprawl and would have a **moderate** impact on openness.
- There are limited opportunities to create a stronger Green Belt boundary than the existing boundary.

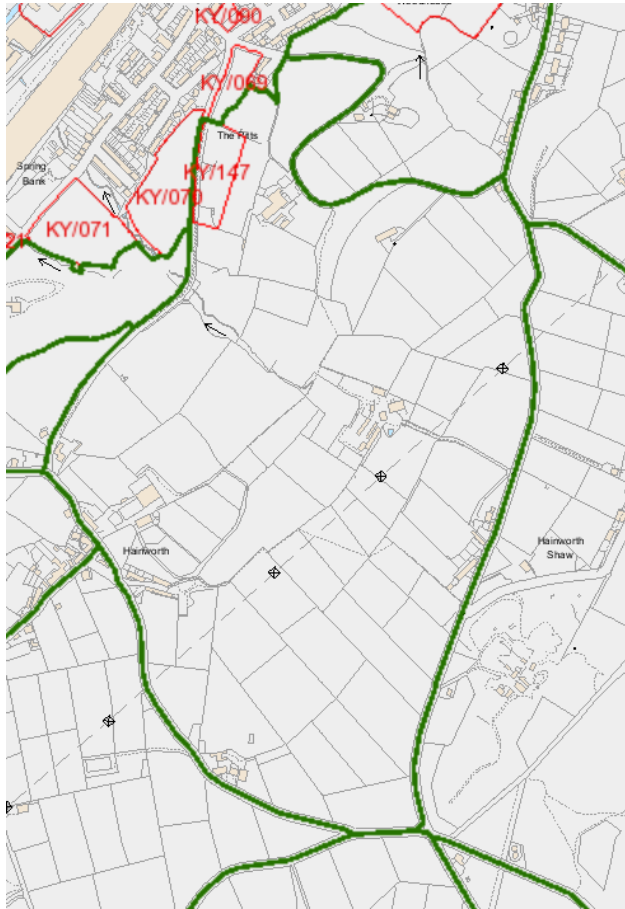
Parcel Reference:		210		Overall Rating:		Major			
Purpose 1: To check the unrestricted sprawl of large built-up areas.		Purpose 2: To prevent neighbouring towns merging into one another.		Purpose 3: To assist in safeguarding the countryside from encroachment.		Purpose 4: To preserve the setting and special character of historic towns.		Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Major		Major		Moderate		Major		Moderate	
Site Specific Assessment Results:									
Assessment Summary:									
Purpose 1: To check the unrestricted sprawl of large built-up areas.		Purpose 2: To prevent neighbouring towns merging into one another.		Purpose 3: To assist in safeguarding the countryside from encroachment.		Purpose 4: To preserve the setting and special character of historic towns.		Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
<p>The site is connected to Keighley, a large built up area, along its northern and north western boundaries. As such it is partially contained by the existing built up area.</p> <p>The existing (inner) boundary consists of a made road (Damems Lane) and the gardens of several properties (Damems Lane & Goose Cote Lane). This provides a mix of boundaries that are defensible and lacking in durability.</p> <p>Therefore, the site makes a moderate contribution to this purpose.</p>		<p>The site is located on the edge of Keighley, a defined town.</p> <p>The existing (inner) boundary consists of a made road (Damems Lane) and the gardens of several properties (Damems Lane & Goose Cote Lane). This provides a mix of boundaries that are defensible and lacking in durability.</p> <p>The new boundaries created as a result of development would be formed by the site's existing eastern, north western and southern boundaries. These consist of a former field boundary (a wall that has been overtaken by vegetation), a well-defined tree line (broken in</p>		<p>The site consists of countryside and non-countryside uses with grassland and part of a residential garden which has introduced an urbanising element. There is no built development within the site.</p> <p>Therefore, the site makes a moderate contribution to this purpose.</p>		<p>The site is located on the edge of Keighley, a historic town. It is separate from the historic core by post WWII development. There are no views into the historic core from the site.</p>		<p>All sites are considered to score moderately against Purpose 5</p>	

	<p>places) and stone wall. These provide boundaries that are less defensible and lacking in durability.</p> <p>The site is located within a parcel that forms an essential gap between Keighley and Oakworth and Keighley and Haworth. Due to topography and vegetation inter-visibility between the site and neighbouring towns is very limited. However, development would reduce the distance between Keighley and neighbouring.</p> <p>There is no direct road access connecting the site with neighbouring towns (Oakworth and Haworth). As such, there is no opportunity for ribbon development towards them to occur.</p> <p>Therefore, the site makes a low contribution to this purpose.</p>			
Moderate	Low	Moderate	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> :	<p>Strong: defensible boundary/ Weak: boundaries lacking in durability</p>	<p>The existing (inner) boundary consists of a made road (Damems Lane) and the gardens of several properties (Damems Lane & Goose Cote Lane). This provides a mix of boundaries that are defensible and lacking in durability.</p>		

boundaries lacking in durability; Entirely Undefined)		
Boundary Strength – Potential new boundary (based on the full extent of the site): (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Moderate: less defensible boundary/ Weak: boundaries lacking in durability/	Should the site be developed and removed from the Green Belt, the new boundaries created as a result would be formed by the site’s existing eastern, north western and southern boundaries. These consist of a former field boundary (a wall that has been demolish/fallen into a state of disrepair and overtaken by vegetation), a well-defined tree line (broken in places) and stone wall. These provide boundaries that are less defensible and lacking in durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	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:	The site is connected to Keighley along two boundaries and is partially contained by the existing built up area. The existing (inner) boundary consists of a made road (Damems Lane) and the gardens of several properties (Damems Lane & Goose Cote Lane). This provides a mix of boundaries that are defensible and lacking in durability giving a moderate potential for sprawl. New boundaries formed as result of development would be less defensible and lacking in durability, thus having a greater potential for sprawl into the wider Green Belt. The site represents the extension of the settlement into the countryside rather than a logical rounding off.	
	Moderate	
Impact on Openness:	The site consists of countryside and non-countryside uses with grassland and part of a residential garden which has introduced an urbanising element. There is no built development within the site. There are views into the site from the wider landscape/Green Belt, particularly from the south and south east. Views from the site into the Green Belt are mainly to the east and south. Vegetation and topography obscures views towards the south west. Development will have a major impact the openness of the Green Belt in this location.	

	Major
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	The site is located within close proximity to sections of the district's habitat network, centred on the valley of the River Worth. This presents an opportunity for compensatory improvements to be made in order to enhance this network.
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a moderate role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and a low role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along two boundaries and is partially contained by the existing urban area. Development of the site has moderate potential for unrestricted sprawl into the wider Green Belt.</p> <p>Openness: Development would have a negative impact on the open-ness of the Green Belt in this location.</p> <p>Boundary Strength: Development of the site could only provide moderate and weak boundaries compared with the existing one.</p> <p>Compensatory Improvements: There are opportunities to enhance the habitat network within close proximity to the site.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located within a major Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a moderate potential for sprawl and would have a major impact on openness. • There are no limited opportunities to create a stronger Green Belt boundary than the existing boundary.

Site Specific Green Belt Assessment				
Site Reference:	KY/147	Site Name:	Land at Hainworth Road (Cragg Hill Farm)	Size (ha): 1.02ha
Sub Area:	Airedale	Settlement:	Keighley	
Site Description:				
<p>The 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 (site KY/070) 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 adjoins the eastern edge of the site. It is located within Green Belt parcel 191.</p>				
Map (Parcel and Site Boundary):			Aerial (Site Boundary):	



PDL Status:	Greenfield	Accessibility:	The nearest bus stops are located around 170m & 210m to the north west on Hainworth Wood Road. These provide an hourly day time service to Keighley Bus Station (northbound) and Oakworth or Oxenhope (southbound)	SA Score:	TBC
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Strategic Parcel Assessment Results:

Parcel Reference:	191	Overall Rating:	Moderate		
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Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging
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				the recycling of derelict and other urban land.
Moderate	Moderate	Moderate	Moderate	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
<p>The site is connected to Keighley along its western boundary as well as part its northern boundary. However, it is not well-contained by the existing urban area.</p> <p>The existing (inner) Green Belt boundary is formed by a track (Hainworth Road) and field boundary with the neighbouring site to the north. This provides boundaries that are moderate (less defensible) and weak (lacking in durability) in strength.</p> <p>Therefore, the site makes a moderate contribution to this purpose.</p>	<p>The site is located on the edge of Keighley, a defined town</p> <p>The existing (inner) Green Belt boundary is formed by a track (Hainworth Road) and field boundary with the neighbouring site to the north. This provides boundaries that are moderate (less defensible) and weak (lacking in durability) in strength.</p> <p>The new boundaries created as a result of development would be formed by the remainder of the northern boundary as well as the eastern and southern boundaries.</p> <p>The remaining northern boundary consists of a tree line separating the site from the adjacent agricultural or commercial complex, whilst the</p>	<p>The site consists of countryside uses in the form woodland and grassland. There is no built form within in the site.</p> <p>Therefore plays a major role in safeguarding the countryside from encroachment.</p>	<p>The site is attached to Keighley, a defined historic town. The historic core is separated from the site by post WWII development, whilst views into are obscured due to the level of vegetation surrounding the site.</p> <p>Therefore, the site makes a low contribution to this purpose.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>

	<p>eastern and southern boundaries do not follow any defined feature within the site. The former is obscured by woodland, with the latter be a straight line linking an existing wall with the track to the west. This would provide a mix of boundaries that are weak and lacking in durability as well as undefined. This means a new boundary would need to be formed.</p> <p>The site is located in a parcel that forms a largely essential gap between Keighley and Cullingworth and Keighley and Hainworth (a washed over settlement). Due to topography and vegetation there is no inter-visibility between the site and neighbouring towns. Development of the site may be possible without a significant risk of towns merging or reducing the distance between them.</p> <p>There is no road between the site and Cullingworth. There are no opportunities for ribbon development to occur, should the site be developed.</p> <p>The site makes a low contribution to this purpose</p>			
Moderate	Low	Major	Low	Moderate

Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.	
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Moderate: less defensible boundary/ <u>Weak</u> : boundaries lacking in durability	The existing (inner) Green Belt boundary is formed by a track (Hainworth Road) and field boundary with the neighbouring site to the north. This provides boundaries that are moderate (less defensible) and weak (lacking in durability) in strength.
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	<u>Weak</u> : boundaries lacking in durability/ <u>Entirely Undefined</u>	<p>The new boundaries created as a result of development would be formed by the remainder of the northern boundary as well as the eastern and southern boundaries.</p> <p>The remaining northern boundary consists of a tree line separating the site from the adjacent agricultural or commercial complex, whilst the eastern and southern boundaries do not follow any defined feature within the site. The former is obscured by woodland, with the latter be a straight line linking an existing wall with the track to the west. This would provide a mix of boundaries that are weak and lacking in durability as well as undefined. This means a new boundary would need to be formed.</p>
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	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:	<p>The site is connected to Keighley along its western boundary as well as part its northern boundary. However, it is not well-contained by the existing urban area. The existing (inner) Green Belt boundary is formed by a track (Hainworth Road) and field boundary with the neighbouring site to the north. This provides boundaries that are moderate (less defensible) and weak (lacking in durability) in strength. Accordingly, this may increase the potential for sprawl.</p> <p>The new boundaries created as a result of development would be formed by the remainder of the northern boundary as well as the eastern and southern boundaries. The remaining northern boundary consists of a tree line separating the site from the adjacent agricultural or commercial complex, whilst the eastern and southern boundaries do not follow any defined feature within the site. The former is obscured</p>	

	<p>by woodland, with the latter be a straight line linking an existing wall with the track to the west. This would provide a mix of boundaries that are weak and lacking in durability as well as undefined. This means a new boundary would need to be formed.</p> <p>It does not represent a logical rounding off of the settlement and would extend development beyond the edge of the settlement into the countryside.</p> <p>Moderate</p>
Impact on Openness:	<p>The site consists of countryside uses in the form woodland and grassland. There is no built form within in the site. Visibility across the wider Green Belt from the site is limited due to topography and vegetation as well as existing development. For similar reasons and the fact that much of the site is within a former quarry, views into the site are very limited.</p> <p>Moderate</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>A public right of way (Bridleway – Keighley 612) forms the western boundary of the site. This links Hainworth Road towards the washed over settlement of Hainworth, whilst the site is also identified as an area of priority habitat (woodland). In addition, a Local Wildlife Site (Hainworth Wood) is around 80m to the south. Therefore, there are potential opportunities to enhance the public rights of way network to provide better access to the Green Belt, as well as the local habitat and biodiversity networks.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another as well as a low role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along its western, and part of its northern, boundaries on the eastern side of Keighley and is therefore not strongly contained by the existing urban area. Development of the site has moderate potential for unrestricted sprawl into the wider Green Belt.</p> <p>Openness: Development of the site would have a moderate on the openness of the Green Belt in this location.</p> <p>Boundary Strength: The existing Green Belt boundary is a mix of strengths (moderate) and (weak), being less defensible and lacking in durability. Development of the site would result in weaker boundaries, as a new boundary would need to be defined for the eastern and southern edges of the site.</p> <p>Compensatory Improvements: There is potential for compensatory improvements to the surrounding public rights of way network to enhance access to the Green Belt, as well as the nearby habitat and biodiversity networks.</p>
Overall Conclusion:	<p>Based on planning judgement the site has moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located within a moderate Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a moderate potential for sprawl and would have a moderate impact on openness. • There is no opportunity to create a stronger Green Belt boundary than the existing one.

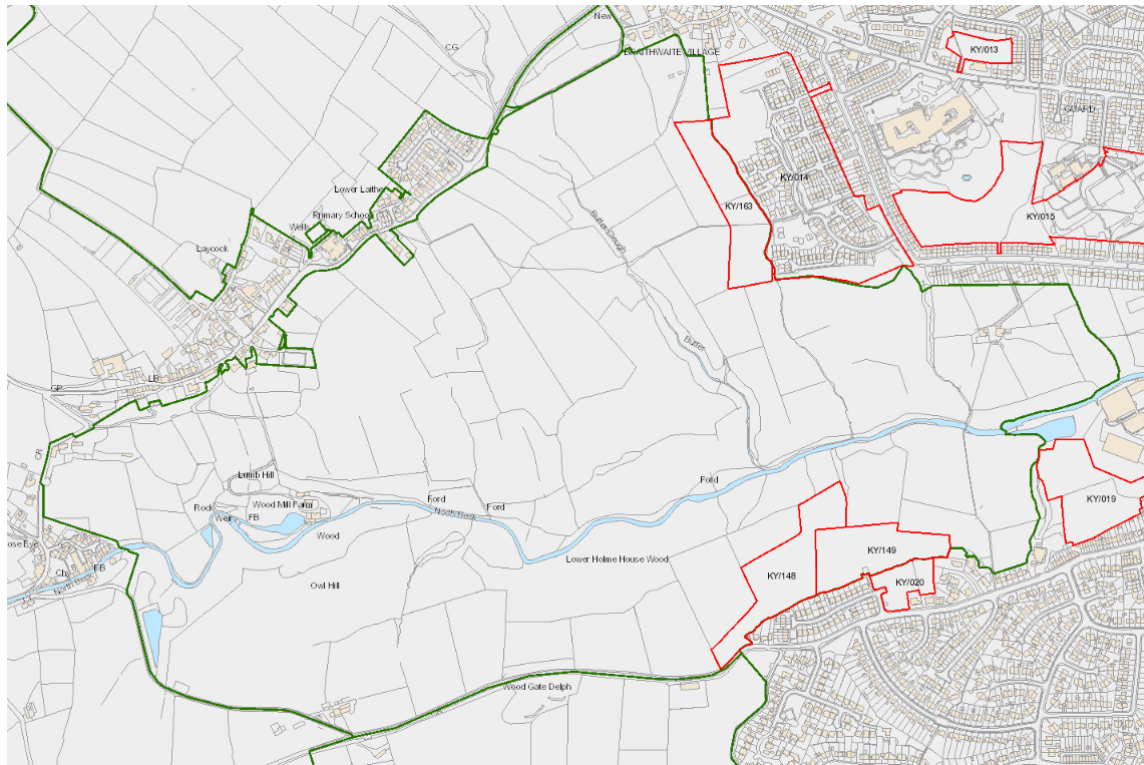
Site Specific Green Belt Assessment

Site Reference:	KY148	Site Name:	High Farm, rear of Low Fell Close	Size (ha):	1.96ha
Sub Area:	Airedale	Settlement:	Keighley		

Site Description:

The site consists of moderate and steeply sloping agricultural fields that are mainly used for grazing on the western edge of the Keighley built up area. 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 east section of the site. This section of the site is also Local Wildlife Site (LWS) (Holme House Wood & Grasslands), which includes the adjacent woodland. North Beck is around 70m to the north within the woodland. The site is located on the southern edge of Green Parcel 194.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stop is located around 100m to the south east on Fell Lane. This provides 2 services per hour to Keighley Bus Station.	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	194	Overall Rating:		Major	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Moderate	Low	Major	Major	Moderate	
Site Specific Assessment Results:					
Assessment Summary:					
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
<p>The site is connected to Keighley, a large built up area along its southern boundary. Therefore, it is not strongly contained by the existing urban area.</p> <p>The existing Green Belt boundary is formed a dry stone wall beyond which are the residential gardens to the properties on Low Fell Close. This is a regular, consistent and continuous boundary that is moderate in strength (less defensible).</p>	<p>The site is located on the edge of Keighley, a defined town.</p> <p>The existing (inner) Green Belt boundary is formed a dry stone wall beyond which are the residential gardens to the properties on Low Fell Close. This is a regular, consistent and continuous boundary that is moderate in strength (less defensible).</p> <p>The new boundaries created as a result of development would be formed by the existing northern, western and eastern boundaries.</p>	<p>The site consists of countryside uses in the form of grassland. There is no built development within the site.</p> <p>Therefore, the site makes a major contribution to this purpose.</p>	<p>The site is attached to Keighley, a defined historic town.</p> <p>There are views eastwards along the North Beck valley towards the historic core of the Keighley from the site.</p> <p>Therefore, this site makes a moderate contribution to this purpose.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>	

<p>Therefore, the site makes a moderate contribution to this purpose.</p>	<p>The former consists of field boundaries, mainly marked by dry stone walls, as well as an area of woodland (adjacent to the north east boundary). This would provide a boundary which would be weaker in strength, lacking in durability.</p> <p>The site is located within a parcel that forms a gap between Keighley and Oakworth. There is no intervisibility from the site towards Oakworth, due to topography of the surrounding landscape. Development may be possible without significant risk of towns merging, or the distance between them being reduced.</p> <p>Fell Lane (part of the southern boundary) connects the site indirectly to Oakworth. Development may result in limited amount of ribbon development adjacent to the road, but would not provide an opportunity for the town to ribbon towards a neighbouring town.</p> <p>Therefore, the site makes a low contribution to this purpose.</p>			
Moderate	Low	Major	Moderate	Moderate
Overall Summary of Purpose Assessment:		Based on planning judgement the site performs a <u>moderate</u> role overall when assessed against the NPPF Green Belt purposes.		

<p>Boundary Strength - Existing (inner) Boundary: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Moderate: less defensible boundary</p>	<p>The existing (inner) Green Belt boundary is formed a dry stone wall beyond which are the residential gardens to the properties on Low Fell Close. This is a regular, consistent and continuous boundary that is moderate in strength (less defensible).</p>
<p>Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Weak: boundaries lacking in durability</p>	<p>The new boundaries created as a result of development would be formed by the existing northern, western and eastern boundaries. These consists of field boundaries, mainly marked by dry stone walls, as well as an area of woodland (adjacent to the north east boundary). This would provide a boundary which would be weaker in strength, lacking in durability.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>N/A</p>	<p>There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the settlement along one boundary (the southern). It is therefore, not strongly contained by the existing built up area. The existing (inner) Green Belt boundary is mainly a moderate, less defensible one. The site’s existing outer boundaries to the north, east and west are weaker and lacking in durability, thus unlikely to resist further sprawl. Development of the site, therefore, has major potential for sprawl into the wider Green Belt. The site would represent an extension of the settlement into the Green Belt, rather than a logical rounding off.</p> <p style="text-align: center;">Major</p>	
<p>Impact on Openness:</p>	<p>The site consists of countryside uses in the form of grassland. There is no built development within the site, with the exception of the dry stone walling that form the internal and external boundaries. There are views into the site from the wider Green Belt primarily from the west and north. From the site, there are views over Green Belt to the east, west and north. Longer distance views to the south are obscured by development and topography. In addition, it is immediately visible from Fell Lane. Development of site would result in a major impact on the openness of the Green Belt</p> <p style="text-align: center;">Major</p>	

<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>The site partially includes a Local Wildlife Site (Holme House Wood & Grasslands) and is within close proximity to areas of priority habitats. These may present an opportunity for enhancement of the local biodiversity and habitat networks, adjacent to the site. In addition, there is also a Public Right of Way (Footpath – Keighley 18), located around 290m to the east of the site. This connects Fell Lane to North Dene Road and provides access to the North Beck valley and the Local Wildlife Site as well as the adjacent countryside. Similarly, this may present an opportunities for enhancements to access the wider Green Belt.</p>
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment. It performs a moderate role in checking unrestricted sprawl and preserving the setting and special character of historic towns and a low role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is connected to the settlement along one boundary (the southern). It is therefore, not strongly contained by the existing built up area. The existing (inner) Green Belt boundary is mainly a moderate, less defensible one. The site’s existing outer boundaries to the north, east and west are weaker and lacking in durability, thus unlikely to resist further sprawl. Development of the site, therefore, has major potential for sprawl into the wider Green Belt.</p> <p>Openness: The site performs a major role in terms of the openness of the Green Belt with no built form on-site and views across to (and from) the wider landscape.</p> <p>Boundary Strength: The existing boundary is moderate in strength. A new boundary resulting from development would be weaker in strength, lacking in durability. It would not be possible to defined a new boundary that is stronger than the existing one.</p> <p>Mitigation: There are some opportunities for improvements to be made to the surrounding Green Belt, in particular in terms of improving the existing biodiversity and habitat network that is partly within and adjacent to the site as well as the nearby Public Rights of Way network.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a major Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a major potential for sprawl and would have a major impact on openness. • There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

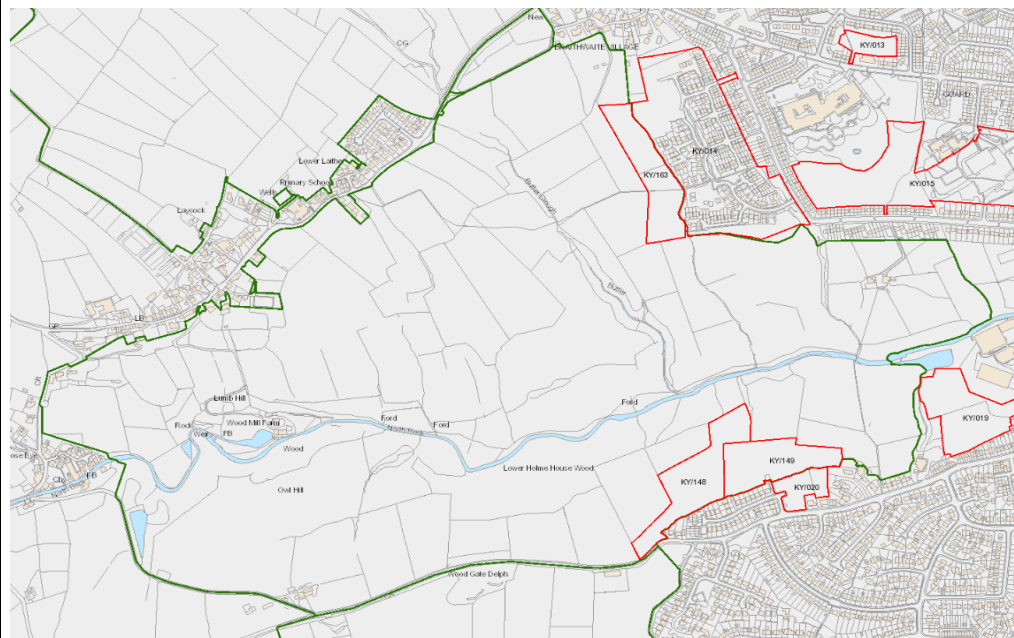
Site Specific Green Belt Assessment

Site Reference:	KY149	Site Name:	High Farm, Fell Lane	Size (ha):	1.58ha
Sub Area:	Airedale	Settlement:	Keighley		

Site Description:

The site consists of a moderately sloping, single agricultural field on the south edge of the North Beck valley, on the western boundary of the Keighley built up area. It is enclosed by dry stone walling 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. One of these fields has planning permission for residential development (SHLAA reference: KY/020) and forms part of the existing Low Fell Close development. However, it has yet to be completed. Further areas of agricultural land are situated to the north, east and west. The area to the west and north west is identified within the SHLAA (Ref: KY/148). The site is located on the southern edge of Green Parcel 194.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stop is located around 70m to the south east on Fell Lane. This provides 2 services per hour to Keighley Bus Station.	SA Score:	TBC
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Strategic Parcel Assessment Results:					
Parcel Reference:		194	Overall Rating:		Major
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Moderate	Low	Major	Major	Moderate	
Site Specific Assessment Results:					
Assessment Summary:					
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
<p>The site is connected to Keighley, a large built up area along one boundary (southern boundary). Therefore, it is not strongly contained by the existing urban area.</p> <p>The existing (inner) Green Belt boundary consist of dry stone walling, beyond which lies an established residential area (Low Fell Close), agricultural land residential gardens. The section of the boundary adjacent to the residential development is regular and consistent, whilst the remainder is less regular in shape. This provides a boundary that is moderate (less defensible) and</p>	<p>The site is located on the edge of Keighley, a defined town.</p> <p>The existing (inner) Green Belt boundary consist of dry stone walling, beyond which lies an established residential area (Low Fell Close), agricultural land residential gardens. The section of the boundary adjacent to the residential development is regular and consistent, whilst the remainder is less regular in shape. This provides a boundary that is moderate (less defensible) and weak (lacking in durability) in strength.</p>	<p>The site consists primarily of countryside uses in the form of grassland. The only built development is a pumping station and water storage tanks adjacent to the southern boundary.</p> <p>Therefore, the site makes a major contribution to this purpose.</p>	<p>The site is attached to Keighley, a defined historic town.</p> <p>There are views eastwards along the North Beck valley towards the historic core of the Keighley from the site.</p> <p>Therefore, this site makes a moderate contribution to this purpose.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>	

<p>weak (lacking in durability) in strength.</p> <p>The site makes a major contribution to this purpose.</p>	<p>The new boundaries created as a result of development would be formed by the existing northern, western and eastern boundaries.</p> <p>These consist primarily of field boundaries, mainly marked by dry stone walls. Part of the eastern boundary consists on hedgerow/residential garden. This would provide a boundary which would be weaker in strength, lacking in durability.</p> <p>The site is located within a parcel that forms a gap between Keighley and Oakworth. There is no intervisibility from the site towards Oakworth, due to topography of the surrounding landscape. Development may be possible without significant risk of towns merging, or the distance between them being reduced.</p> <p>There is no direct road access between the site and a neighbouring town.</p> <p>The site makes a low contribution to this purpose.</p>			
Major	Low	Major	Moderate	Moderate

Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes.	
Boundary Strength - Existing (inner) Boundary: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Moderate: less defensible boundary/ Weak: boundaries lacking in durability	The existing (inner) Green Belt boundary consist of dry stone walling, beyond which lies an established residential area (Low Fell Close), agricultural land residential gardens. The section of the boundary adjacent to the residential development is regular and consistent, whilst the remainder is less regular in shape. This provides a boundary that is moderate (less defensible) and weak (lacking in durability) in strength.
Boundary Strength – Potential new boundary (based on the full extent of the site): (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Weak: boundaries lacking in durability	The new boundaries created as a result of development would be formed by the existing northern, western and eastern boundaries. These consist primarily of field boundaries, mainly marked by dry stone walls. Part of the eastern boundary consists on hedgerow/residential garden. This would provide a boundary which would be weaker in strength, lacking in durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	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:	<p>The site is connected to the settlement along one boundary (the southern). It is therefore, not strongly contained by the existing built up area. The existing (inner) Green Belt boundary is a mix of strengths – moderate (less defensible) and weak (lacking in durability). As such, development may result in the unrestricted sprawl into the Green Belt. A new boundary that would be created as a result would be weaker in strength and unlikely to resist sprawl. Development would not be an extension of the settlement into the Green Belt rather than a logical rounding off.</p> <p>Major</p>	
Impact on Openness:	<p>The site consists of countryside uses in the form of grassland. There is no built development within the site, with the exception of a pumping station and the dry stone walling that form the majority of the boundary. There are views into the site from the wider Green Belt primarily from the west and north. From the site, there are views over Green Belt to the east, west and north. Longer distance views to the south are obscured by development and topography. In addition, it is immediately visible from Fell Lane. Development of site would result in a major impact on the openness of the Green Belt</p>	

	Major
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>The site is situated in close proximity a Local Wildlife Site (Holme House Wood & Grasslands) and areas of priority habitats. These may present an opportunity for enhancement of the local biodiversity and habitat networks, close to the site. In addition, there is also a Public Right of Way (Footpath – Keighley 18), located around 65m to the east of the site. This connects Fell Lane to North Dene Road and provides access to the North Beck valley and the Local Wildlife Site as well as the adjacent countryside. Similarly, this may present an opportunities for enhancements to access the wider Green Belt.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: This site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment. It performs a major role in checking unrestricted sprawl and preserving the setting and special character of historic towns as well as a low role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is connected to the settlement along one boundary and is not strongly contained by the existing built up area. The existing (inner) Green Belt boundary is a mix of strengths – moderate (less defensible) and weak (lacking in durability). As such, development may result in the unrestricted sprawl into the Green Belt. A new boundary that would be created as a result would be weaker in strength and unlikely to resist sprawl. Development of the site, therefore, has major potential for sprawl into the wider Green Belt.</p> <p>Openness: The site performs a major role in terms of the openness of the Green Belt with limited built development on-site and views across to (and from) the wider landscape.</p> <p>Boundary Strength: The existing boundary is moderate in strength. A new boundary resulting from development would be weaker in strength, lacking in durability. It would not be possible to define a new boundary that is stronger than the existing one.</p> <p>Mitigation: There are some opportunities for improvements to be made to the surrounding Green Belt, in particular in terms of improving the existing biodiversity and habitat network close to the site as well as the nearby Public Rights of Way network.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a major Green Belt parcel. • The site makes a major contribution to the purposes of including land in the Green Belt. • The site has a major potential for sprawl and would have a major impact on openness. • There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

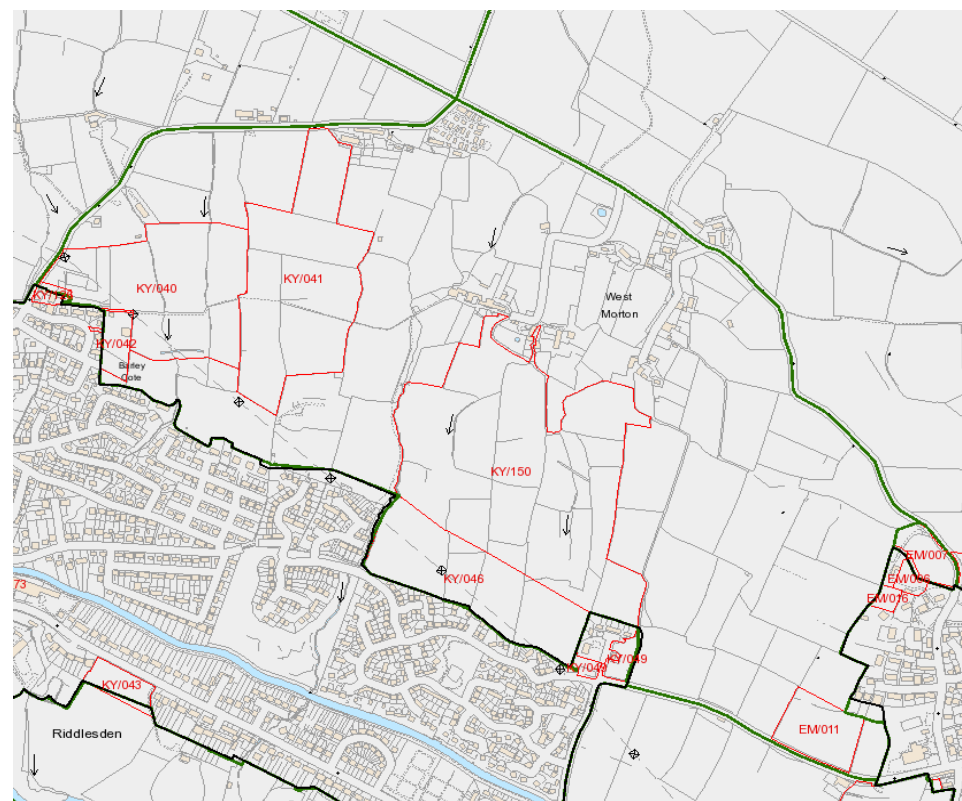
Site Specific Green Belt Assessment

Site Reference:	KY/150	Site Name:	Land south of West Morton	Size (ha):	15.89ha
Sub Area:	Airedale	Settlement:	Keighley (Riddlesden)		

Site Description:

The site consists of a number of sloping and undulating agricultural fields, situated on the northern slope of the Aire Valley, to the north of the suburb of Riddlesden and south of the washed over settlement of West Morton. The fields are divided by stone walls, whilst there are number of trees within and adjacent to the site boundaries. Several 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 south east towards the north west.. 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 south western and south easterns corners (Wensleydale Way & Carr Bank). It should be noted that the majority of the site is separated from the main built up area. The site is located within centre of Green Belt parcel 203.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stops are located around 150m to the south on both sides of Carr Lane. It provides an hourly service towards Keighley (inbound) and Cullingworth (outbound)	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	203	Overall Rating:	Major		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Moderate	Major	Major	Major	Moderate	
Site Specific Assessment Results:					
Assessment Summary:					
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
<p>The site is connected to Keighley, a large built up area, along its south-eastern boundary. As such, it is not contained by the existing built up area.</p> <p>The existing (inner) boundary is formed by the fences/walls of the residential gardens to dwelling situated on Carr Bank. This provides a boundary that is lacking in durability.</p>	<p>The site is located on the edge of Keighley, a defined town.</p> <p>The existing (inner) boundary is formed by the fences/walls of the residential gardens to dwelling situated on Carr Bank. This provides a boundary that is lacking in durability.</p> <p>The new boundaries that would be created as a result of development would formed of the site's existing outer boundaries – the northern,</p>	<p>The site consist of countryside uses in the form of grassland and trees/woodland areas. There is no built development with exception of those field boundaries formed by stone walls the section of former aqueduct that cross an undulating section of the site and the local electricity distribution line However, the site is open and rural in character.</p>	<p>The site is attached to Keighley, a historic town. It is separated from the historic core by post WWII development. There are moderate views from the site to the historic core.</p> <p>Therefore, the site makes a moderate contribution to this purpose.</p>	<p>All sites are considered to score moderately against Purpose 5</p>	

	<p>eastern, southern (remainder) and western.</p> <p>The northern boundary consists of field boundaries marked by tree belts (broken and unbroken) and stone walls, domestic gardens and a track. The eastern boundary consists of fields boundaries marked by stone walls and trees, whilst the remainder of the southern boundary is entirely undefined. The western boundary is formed by a watercourse (How Beck). These provide boundaries that are less defensible and lacking in durability as well as undefined.</p> <p>The site is located within a parcel that forms an essential gap between Keighley and East Morton. Due to topography there is no inter-invisibility between the site and East Morton. However, development would, due to the scale and location of the site, result in the a significant reduce in the actual distance between Keighley and East Morton.</p> <p>The site is forms a gap between Keighley and West Morton (a washed over settlement). Development of the site would result in their merger.</p>	<p>Therefore, the site makes a major contribution to this purpose.</p>		
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	There is no direct road connection from the site to a neighbouring town (East Morton). As such, there is no opportunity for ribbon development to occur.			
Moderate	Major	Major	Moderate	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary/ Moderate: less defensible boundary/ Weak: boundaries lacking in durability/ Entirely Undefined	The existing (inner) boundary is formed by the fences/walls of the residential gardens to dwelling situated on Carr Bank. This provides a boundary that is lacking in durability.		
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Moderate: less defensible boundary/ Weak: boundaries lacking in durability/ Entirely Undefined	The new boundaries that would be created as a result of development would be formed of the site's existing outer boundaries – the northern, eastern, southern (remainder) and western. The northern boundary consists of a mix of field boundaries marked by tree belts (broken and un-broken) and stone walls, domestic gardens and a track. The eastern boundary consists of fields boundaries marked by stone walls and trees, whilst the remainder of the southern boundary is entirely undefined and does not follow any specific feature. The western boundary is formed by a watercourse (How Beck). These provide boundaries that are less defensible and lacking in durability as well as undefined. A new southern boundary would need to be defined.		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)		There are no features within the site that allow a stronger or more logical Green Belt boundary to be formed.		

<p>Potential for Sprawl:</p>	<p>The site is connected to Keighley along one boundary and it not well contained by the existing built up area. The existing (inner) boundary is formed by the fences/walls of the residential gardens to dwelling situated on Carr Bank. This provides a boundary that is lacking in durability, therefore it has an increased potential for sprawl to occur into the Green Belt. New boundaries would be in part be slightly stronger in one place, however the remainder would still be lacking in durability and therefore would still present increased potential for sprawl. Development would result in the extension of the settlement into the countryside rather than a logical rounding off. Overall, development would have major potential for sprawl to take place.</p> <p>Major</p>
<p>Impact on Openness:</p>	<p>The site consist of countryside uses in the form of grassland and trees/woodland areas. There is no built development with exception of those field boundaries formed by stone walls the section of former aqueduct that cross an undulating section of the site and the local electricity distribution line However, the site is open and rural in character. It is a large site, located in a prominent position on the northern side of the Aire Valley as such are short and longer distances views into it from the wider Green Belt, particularly from the south, south east and west. It is high visible from Street Lane and Ilkley Road. Views from the site towards the wider landscape are also extensive. Development would have a major impact on the open-ness of the Green Belt.</p> <p>Major</p>
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>A Public Right of Way (Footpath - Keighley 95) runs diagonally across the north west corner of the site, whilst other footpaths (Keighley 95 & Keighley 93) run adjacent to the western and eastern boundaries. They connect West Morton with Carr Lane and Saxilby Road, and provide access to the wider countryside to the north of Keighley. These provide an opportunity to for compensatory improvements that will enhance to the Green Belt.</p>
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: This site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a major role in preventing neighbouring towns from merging into one another and a moderate role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to Keighley along one boundary and is not well contained by the existing built up area. The existing (inner) boundaries are lacking in durability and are potential susceptible to being breached, resulting in increased potential for sprawl. New boundaries as a whole would also be susceptible to sprawl.</p> <p>Openness: Development of the site would have a major impact on the openness of the Green Belt.</p> <p>Boundary Strength: Existing boundaries are lacking in durability. New boundaries resulting from development would slightly stronger, but in the main would be lacking in durability.</p> <p>Mitigation: There are opportunities for compensatory improvements that will enhance accessibility to the Green Belt.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in major Green Belt parcel. • The site makes a major contribution to the purposes of including land in the Green Belt. • The site has a major potential for sprawl and would have a major impact on openness. • There are no opportunities to create a stronger Green Belt boundary than the existing boundary.

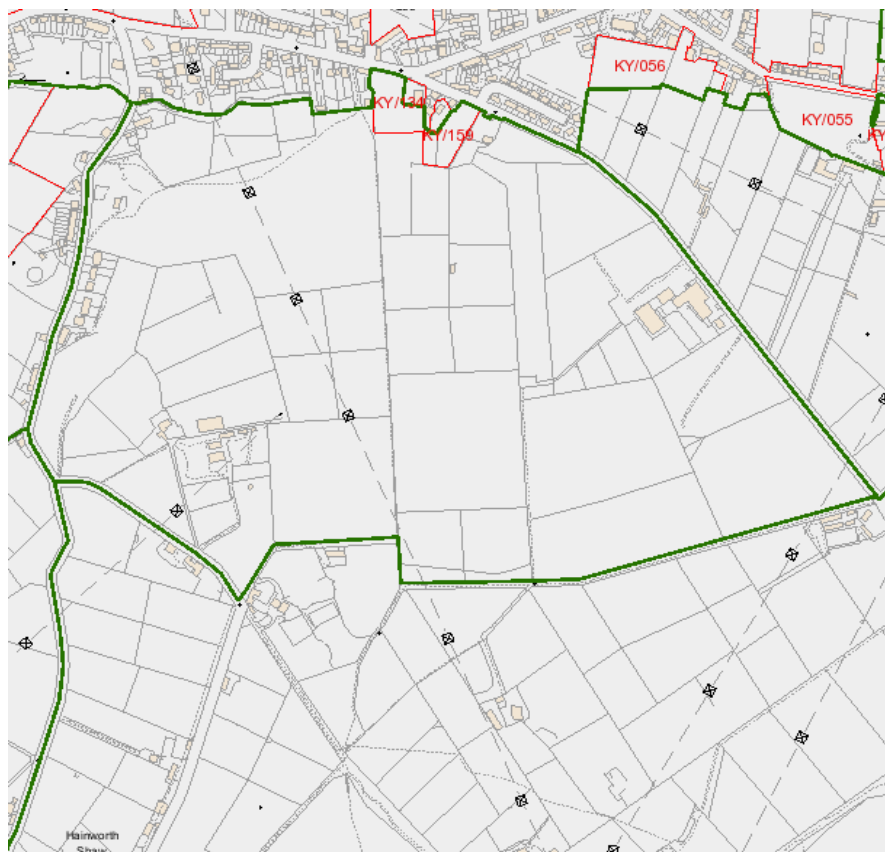
Site Specific Green Belt Assessment

Site Reference:	KY/159	Site Name:	The Bungalow Harden Road Long Lee	Size (ha):	0.52ha
Sub Area:	Airedale	Settlement:	Keighley		

Site Description:

The site consists of a sloping, agricultural 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 runs 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 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. It is located at the northern edge of Green Belt parcel 190.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stops are located around 300m to the north east on Long Lee Lane. These provide an hourly service in each direction between Keighley Bus Station and Thwaites Brow		SA Score:	TBC
Strategic Parcel Assessment Results:						
Parcel Reference:	190	Overall Rating:		Moderate		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Major	Moderate	Moderate	Low	Moderate		
Site Specific Assessment Results:						
Assessment Summary:						
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
<p>The site is connected to Keighley along its northern boundary. As such it is not well contained by the existing urban area.</p> <p>The existing (inner) Green Belt boundary consists of Harden Road, a stone wall, residential development/gardens and tree belts. This provides a boundary that is defensible and lacking in durability.</p> <p>Development of the northern (lower) section of the site would be considered to infill</p>	<p>The site is located on the edge of Keighley, a defined town.</p> <p>The existing (inner) Green Belt boundary consists of Harden Road, a stone wall, residential development/gardens and tree belts. This provides a boundary that is defensible and lacking in durability.</p> <p>A new boundary that would be created as a result of development would be formed the site's eastern, southern and western boundaries. These</p>	<p>The site consist of countryside uses in the form of rough grassland and woodland. There is no built development within the site, with the exception of a terminal pole for a local electricity distribution line.</p> <p>Therefore, the site makes a major contribution to this purpose.</p>	<p>The site is attached to Keighley, a historic town. It is separated from the historic core by development of varying ages. There are no views from the site into the historic core.</p>	<p>All sites are considered to score moderately against Purpose 5</p>		

<p>development between an existing residential development and a residential property</p>	<p>consist of a hedge (beyond which is a residential property and garden), a post and wire fence, and stone walls. This provide boundaries are lacking in durability.</p> <p>The site located with a parcel that forms a largely essential gap between Keighley and Harden and Keighley and Cullingworth. Due to the distance and topography of land between Harden and Keighley, there is no intervisibility between the settlements. Due the size of the site itself, it plays a lesser role in the prevention of neighbouring towns merging. As such limited development may be possible without significant risk of the settlements merging.</p> <p>The northern boundary of site is partial formed by Harden Road, which connects Keighley to Harden. There are some instances of ribbon development along this road, however this postdates the Green Belt designation. The means that the Green Belt has resisted ribbon development.</p> <p>Therefore, the site makes a low contribution towards this purpose.</p>			
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Moderate	Low	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary/ Weak: boundaries lacking in durability	The existing (inner) Green Belt boundary consists of Harden Road, a stone wall, residential development/gardens and tree belts. This provides a boundary that is defensible and lacking in durability.		
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Weak: boundaries lacking in durability	If the site was to be developed and removed from the Green Belt, the new boundaries that would be created as a result would be formed the site’s eastern, southern and western boundaries. These consist of a hedge (beyond which is a residential property and garden), a post and wire fence, and stone walls. This provide boundaries are lacking in durability.		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	N/A	There are no options with the site to create a potentially stronger or more logical Green Belt boundary.		
Potential for Sprawl:	<p>The site is connected to Keighley along one boundary and is not well contained by the existing urban area. It should be noted that the northern (lower) section is partially contained by development to the east and west. The existing (inner) Green Belt boundary consists of Harden Road, a stone wall, residential development/gardens and tree belts. This provides a boundary that is defensible and lacking in durability, with potential for sprawl. New boundaries resulting from development would be lacking in durability with significant potential for sprawl.</p> <p>If the northern section of the site were to be developed a new southern boundary would need to be defined by appropriate landscaping or strong boundary treatment to strength its role and limit the potential for sprawl. The northern section of the site represents a logical rounding off/infill of the existing settlement pattern, but development of the southern section would be considered as sprawl.</p>			

	Moderate
Impact on Openness:	The site consist of countryside uses in the form of rough grassland and woodland. There is no built development within the site, with the exception of a terminal pole for a local electricity distribution line. Due to topography there are limited views into the site from the wider landscape and Green Belt. Similarly, view from the site into the wider landscape are limited, except from the highest point within it. Development would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt.
	Moderate
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	A public right of ways (Footpath – Keighley 103) is located around 110m to the west of the site. This links Long Lee Lane to Harden Moor to the south and could be enhanced as part of a development to provide improved access to the wider country side beyond the site.
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and a low role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along one boundary and is not contained by the existing urban area. Development of the site has moderate potential for unrestricted sprawl into the wider Green Belt.</p> <p>Openness: Development would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt.</p> <p>Boundary Strength: Development of the site could only provide a weak boundary compared with the existing</p> <p>Compensatory Improvements: There is an opportunities to enhance a footpath to the west of the site.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located within a moderate Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a moderate potential for sprawl and would have a moderate impact on openness. • There are no limited opportunities to create a stronger Green Belt boundary than the existing boundary.

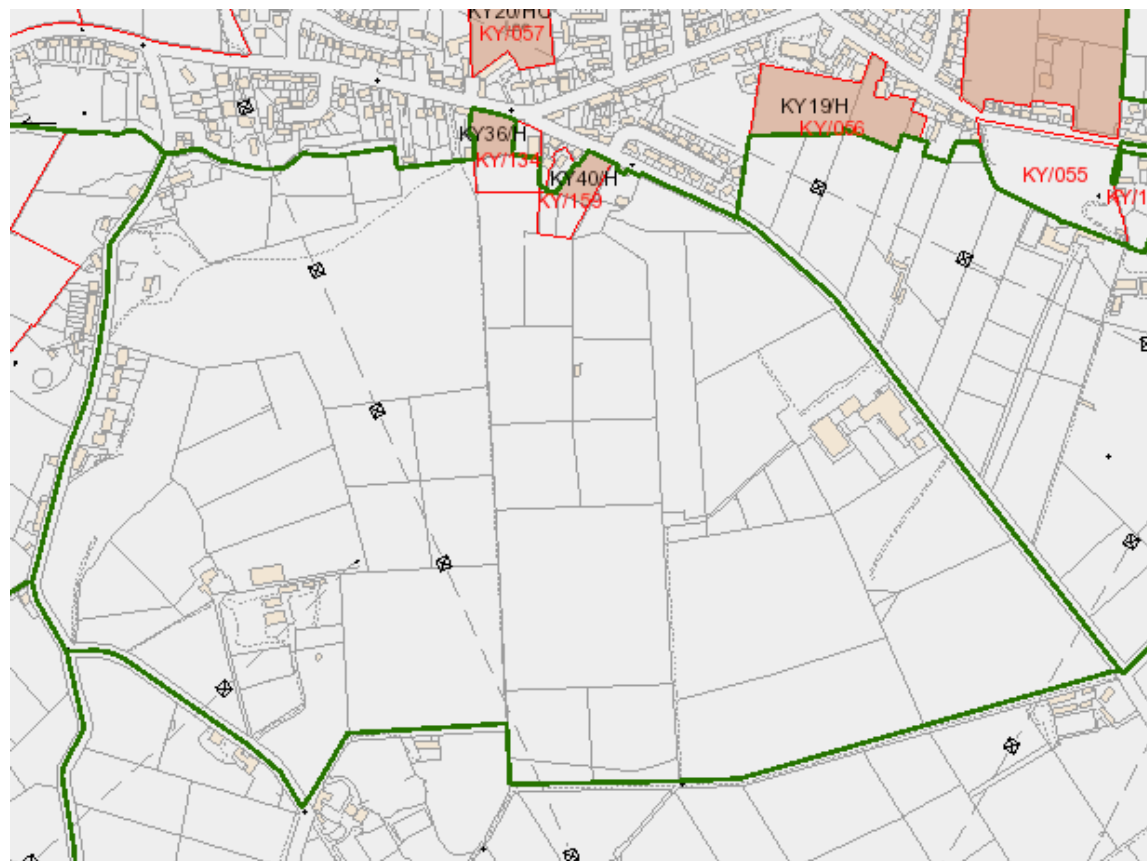
Site Specific Green Belt Assessment

Site Reference:	KY/159A	Site Name:	The Bungalow Harden Road Long Lee	Size (ha):	0.21ha
Sub Area:	Airedale	Settlement:	Keighley		

Site Description:

The site consists of an agricultural field located on the eastern edge of Keighley. It is a smaller section of SHLAA site KY/158, occupying the northern most part of the site, adjacent to the urban edge. 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. It is located at the northern edge of Green Belt parcel 190.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stops are located around 300m to the north east on Long Lee Lane. These provide an hourly service in each direction between Keighley Bus Station and Thwaites Brow		SA Score:	TBC
Strategic Parcel Assessment Results:						
Parcel Reference:	190	Overall Rating:		Moderate		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Major	Moderate	Moderate	Low	Moderate		
Site Specific Assessment Results:						
Assessment Summary:						
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
<p>The site is connected to Keighley along its northern and western boundaries. As such it is partially contained by the existing urban area.</p> <p>The existing (inner) Green Belt boundary consists of Harden Road and residential properties and gardens. This provides a boundary that is defensible and lacking in durability.</p> <p>Development of the site would be considered to infill development between an</p>	<p>The site is located on the edge of Keighley, a defined town.</p> <p>The existing (inner) Green Belt boundary consists of Harden Road and residential properties and gardens. This provides a boundary that is defensible and lacking in durability.</p> <p>A new boundary that would be created as a result of development would be formed the site's eastern and southern boundaries. The former consists of a hedge (beyond which is a</p>	<p>The site consist of countryside uses in the form of rough grassland. There is no built development within the site, with the exception of a terminal pole for a local electricity distribution line.</p> <p>Therefore, the site makes a major contribution to this purpose.</p>	<p>The site is attached to Keighley, a historic town. It is separated from the historic core by development of varying ages. There are no views from the site into the historic core.</p>	<p>All sites are considered to score moderately against Purpose 5</p>		

<p>existing residential development and a residential property</p>	<p>residential property and garden), whilst the latter is undefined and does follow any particular feature.</p> <p>The site located with a parcel that forms a largely essential gap between Keighley and Harden and Keighley and Cullingworth. Due to the distance and topography of land between Harden and Keighley, there is no intervisibility between the settlements. Due the size of the site itself, it plays a lesser role in the prevention of neighbouring towns merging. As such limited development may be possible without significant risk of the settlements merging.</p> <p>The northern boundary of site is partial formed by Harden Road, which connects Keighley to Harden. There are some instances of ribbon development along this road, however this pre-dates the Green Belt designation. The means that the Green Belt has resisted ribbon development.</p> <p>Therefore, the site makes a low contribution towards this purpose.</p>			
<p>Moderate</p>	<p>Low</p>	<p>Major</p>	<p>Low</p>	<p>Moderate</p>

Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.	
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary/ Weak: boundaries lacking in durability	The existing northern and western (inner) Green Belt boundary consists of Harden Road and residential properties and gardens. This provides a boundary that is defensible and lacking in durability.
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Weak: boundaries lacking in durability/ Entirely undefined	If the site was to be developed and removed from the Green Belt, the new boundaries that would be created as a result would be formed the site’s eastern and southern. The former consists of a hedge (beyond which is a residential property and garden) and as such considered to be, whilst the latter is entirely undefined. Therefore, a suitable boundary would need to be created through
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	N/A	There are no options within the site to create a potentially stronger or more logical Green Belt boundary.
Potential for Sprawl:	<p>The site is connected to Keighley along its northern and western boundaries and is partially contained by the existing urban area as there is development to the east and west. T The existing northern and western (inner) Green Belt boundary consists of Harden Road and residential properties and gardens. This provides a boundary that is defensible and lacking in durability, with potential for sprawl. New boundaries resulting from development would be lacking in durability with significant potential for sprawl.</p> <p>If the site were to be developed a new southern boundary would need to be defined by appropriate landscaping or strong boundary treatment to strength its role and limit the potential for sprawl. The site represents a logical rounding off/infill of the existing settlement pattern.</p> <p>Moderate</p>	

Impact on Openness:	<p>The site consist of countryside uses in the form of rough grassland and woodland. There is no built development within the site, with the exception of a terminal pole for a local electricity distribution line. Due to topography there are limited views into the site from the wider landscape and Green Belt. Similarly, views from the site into the wider landscape are limited. Development would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt.</p> <p>Moderate</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>A public right of ways (Footpath – Keighley 103) is located around 110m to the west of the site. This links Long Lee Lane to Harden Moor to the south and could be enhanced as part of a development to provide improved access to the wider country side beyond the site.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and a low role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along its northern and western boundaries and is partially contained by the existing urban area. There is development to its east and west. Development of the site has moderate potential for unrestricted sprawl into the wider Green Belt.</p> <p>Openness: Development would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt.</p> <p>Boundary Strength: Development of the site could only provide a weak boundary compared with the existing</p> <p>Compensatory Improvements: There is an opportunity to enhance a footpath to the west of the site.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located within a moderate Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a moderate potential for sprawl and would have a moderate impact on openness. • There are no/limited opportunities to create a stronger Green Belt boundary than the existing boundary.

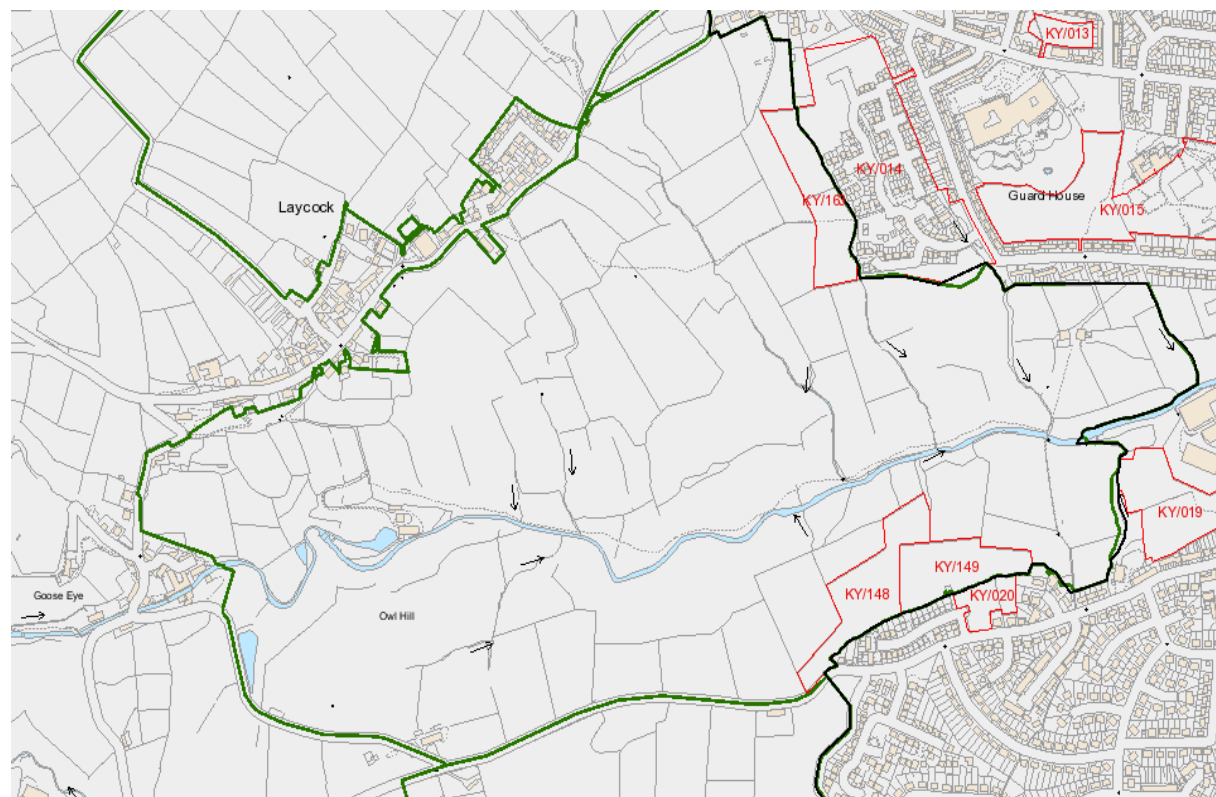
Site Specific Green Belt Assessment

Site Reference:	KY/163	Site Name:	Land off North Dene Avenue	Size (ha):	1.71ha
Sub Area:	Airedale	Settlement:	Keighley		

Site Description:

The site consists of two sloping agricultural fields used for grazing on the western edge of the Guard House/Braithwaite area of Keighley. It is bounded to the east by residential development which is currently be developed, with additional housing beyond on North Dene Road. An un-named watercourse together with a mix of 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. It occupies the eastern edge of Green Belt parcel 194.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stop is located around 190m to the east on North Dene Road. This provides 3 or 4 services per hour to Keighley Bus Station.		SA Score:	TBC
Strategic Parcel Assessment Results:						
Parcel Reference:	194	Overall Rating:		Major		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Moderate	Low	Major	Major	Major	Moderate	
Site Specific Assessment Results:						
Assessment Summary:						
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
<p>The site is connected to Keighley, a large built up area on its eastern boundary. As such it is not well contained by the existing urban area.</p> <p>The eastern boundary of the site is formed by a watercourse, stone walling, broken tree lines and fencing of the adjacent residential development – a mix of moderate (less defensible) and weak (lacking in durability) boundaries.</p>	<p>The site is located on the edge of Keighley, a defined town.</p> <p>The existing (inner) Green Belt (eastern) boundary of the site is formed by a watercourse, stone walling, broken tree lines and fencing of the adjacent residential development – a mix of moderate (less defensible) and weak (lacking in durability) boundaries.</p> <p>The new boundaries created as a result of development would be formed by the existing northern, western and southern</p>	<p>The site consists of countryside uses in the form of grassland, that is used primarily for grazing.</p> <p>There is no built development within the site, with the exception of the stone wall that partially divides it into two sections.</p> <p>Therefore, the site makes a major contribution to this purpose.</p>	<p>The site is attached to Keighley, a defined historic town. The historic core of Keighley (Braithwaite) is located around 130m to the north of the site, but not connected to it.</p> <p>There are views from the site into the historic core (Braithwaite).</p> <p>Therefore, the site makes a moderate contribution to this purpose.</p>	<p>All sites are considered to score moderately against Purpose 5</p>		

<p>Therefore, the site makes a moderate contribution to this purpose.</p>	<p>boundaries. These are formed by field boundaries, marked by dry stone walls. These are considered be boundaries lacking in durability and weak in strength.</p> <p>The site is within a parcel that forms a largely essential gap between Keighley and Oakworth. Due to topography, there is no inter-visibility between the site and a neighbouring town. In addition, the sites location at the eastern edge of the parcel mean that essentially plays no role in the merging of settlements. Development may be possible without the risk of towns merging or reducing the distance between them.</p> <p>There is no road connecting the site to a neighbouring town (Oakworth). As such, there is no opportunity for ribbon development towards it to take place.</p> <p>Therefore, the site makes a low contribution to this purpose.</p>			
Moderate	Low	Major	Moderate	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a <u>moderate</u> role overall when assessed against the NPPF Green Belt purposes.			

<p>Boundary Strength - Existing (inner) Boundary: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Moderate: less defensible boundary/ Weak: boundaries lacking in durability</p>	<p>The existing (inner) Green Belt (eastern) boundary of the site is formed by a watercourse, stone walling, broken tree lines and fencing of the adjacent residential development – a mix of moderate (less defensible) and weak (lacking in durability) boundaries.</p>
<p>Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Weak: boundaries lacking in durability</p>	<p>The new boundaries created as a result of development would be formed by the existing northern, western and southern boundaries. These are formed by field boundaries, marked by dry stone walls. These are considered be boundaries lacking in durability and weak in strength. As such they would be of a lesser strength the existing boundaries.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>N/A</p>	<p>There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the settlement along only one boundary and therefore is not contained by the existing urban area. It would represent an extension of the settlement into the Green Belt, rather than a logical rounding off. The existing (inner) Green Belt (eastern) boundary of the site is formed by a watercourse, stone walling, broken tree lines and fencing of the adjacent residential development – a mix of moderate (less defensible) and weak (lacking in durability) boundaries. These would be less likely to resist sprawl. Development of the site would result in boundaries that would be weaker and lacking in durability, which could be breached with the risk of sprawl.</p>	
<p>Impact on Openness:</p>	<p>The site consists of countryside uses in the form of grassland, that is used primarily for grazing. There is no built development present, with the exception of the stone wall that partially divides it into two sections. It is located in a prominent position on the northern edge of the North Beck valley, and can be viewed from the wider Green Belt, particularly from the south and west. It can also be partially viewed from Laycock Lane to the north west. From the site, there are views over the Green Belt to the south and south west.</p>	
	<p>Major</p>	
	<p>Major</p>	

<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>A Public Right of Way (Footpath – Keighley 21) runs from east to west across the southern portion of the site. This connects North Dene Avenue to Laycock (as washed over settlement) and to the wider countryside. Areas of priority habitat are also located adjacent to the site. These may offer the opportunity to enhance the existing public rights of way network to improve access to the Green Belt, as well as the local habitat network.</p>
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment. It performs a moderate role in checking unrestricted sprawl, and a moderate role in preserving the setting and special character of historic towns as well a low role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is connected to the settlement along only one boundary and is not strongly contained by the existing urban area. The existing boundary is moderate (less defensible) and weak in strength (lacking in durability). A new boundary would be of lesser strength. Development would have a major potential for sprawl.</p> <p>Openness: The site performs a major role in terms of the openness of the Green Belt with no built form on-site and views across to (and from) the wider landscape.</p> <p>Boundary Strength: The site would breach a moderate/weak existing Green Belt boundary. However, a new boundary formed as a result of development would be of a lesser strength.</p> <p>Mitigation: There are opportunities to improve the existing public rights of way network to enhance access to and within the Green Belt as well as the adjacent habitat network.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a major Green Belt parcel • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a major potential for sprawl and would have a major impact on openness. • There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

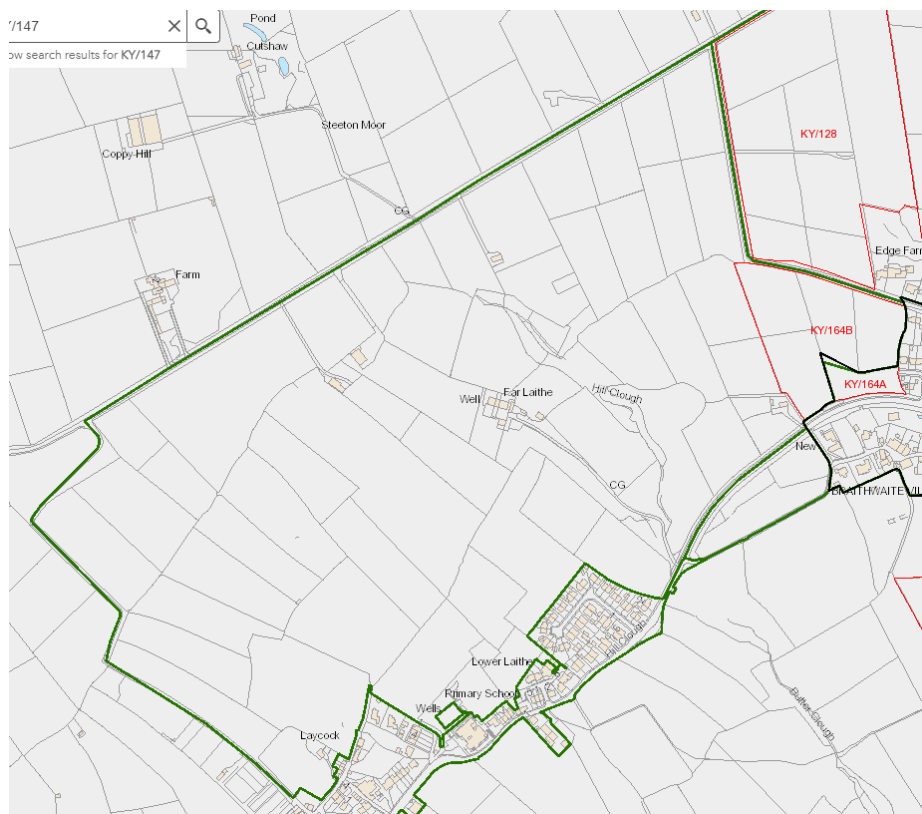
Site Specific Green Belt Assessment

Site Reference:	KY/164B	Site Name:	Land off Braithwaite Road	Size (ha):	2.59ha
Sub Area:	Airedale	Settlement:	Keighley		

Site Description:

The site consists of four sloping agricultural fields that are mainly used for grazing, on the western edge of the Keighley built up area. 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 north east by residential development (Edge Road & Ryan Grove). It adjoins SHLAA site KY/164A to the south east, which has outline planning permission for residential development, with agricultural 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 walling. The site is located at the south eastern corner of Green Belt parcel 214.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stops are located immediately adjacent to, and around 20m to the south west, on Braithwaite Road. These provide an hourly day time service in each direction between Keighley Bus Station and Laycock		SA Score:	TBC
Strategic Parcel Assessment Results:						
Parcel Reference:	214	Overall Rating:		Major		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Major	Major	Major	Major	Major	Moderate	
Site Specific Assessment Results:						
Assessment Summary:						
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
<p>The site is connected to Keighley, along its southern and eastern boundaries. However, it is not well contained by the existing built up area.</p> <p>The existing (inner) Green Belt boundary is formed by a road (Braithwaite Road) and field boundaries (stone walls) as well as residential development and gardens (Braithwaite Edge Road & Ryan Grove). This provides boundaries that defensible and lacking in durability.</p>	<p>The site is located on the edge of Keighley, a defined town</p> <p>The existing (inner) Green Belt boundary is formed by a road (Braithwaite Road) and field boundaries (stone walls) as well as residential development and gardens (Braithwaite Edge Road & Ryan Grove). This provides boundaries that defensible and lacking in durability.</p> <p>The new boundaries created as a result of development would be formed by the existing northern</p>	<p>The site consists of countryside uses in the form of grassland that is used for grazing.</p> <p>There is no built development within the site, except the stone walls that form the field boundaries.</p> <p>Therefore, the site makes a major contribution to this purpose.</p>	<p>The site is attached to Keighley, a historic town. The historic of core of Keighley (Braithwaite Village Conservation Area) is located immediately to the south, with site overlooking it.</p> <p>Views from the site into the historic core (the Conservation Area) are unobtainable due to woodland. The only part of this area that is visible Braithwaite Church.</p>	<p>All sites are considered to score moderately against Purpose 5</p>		

<p>Therefore, the site makes a major contribution to this purpose</p>	<p>and western boundaries. These are formed by a road (Braithwaite Edge Road) and field boundaries (marked by stone walls). These are boundaries that are defensible and lacking in durability.</p> <p>The site is within a parcel that forms a less gap between Keighley and Steeton. Due to distance between the settlements and topography, there is no inter-visibility between them. Development would not lead to the settlements merging or reduce the distance/connection between them.</p> <p>It also sits with a lap between Keighley and Laycock (a washed over settlement). Development would not reduce the gap between them.</p> <p>There is no direct road connection from the site to a neighbouring town. The southern boundary is formed by Braithwaite Road, however it does not link to it to a neighbouring town, with the exception of Laycock (a washed over settlement).</p>		<p>Therefore, the site makes a moderate contribution to this purpose.</p>	
<p>Major</p>	<p>Low</p>	<p>Major</p>	<p>Moderate</p>	<p>Moderate</p>

Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes.	
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary/ Weak: boundaries lacking in durability	The existing (inner) Green Belt boundary is formed by a road (Braithwaite Road) and field boundaries (stone walls) as well as residential development and gardens (Braithwaite Edge Road & Ryan Grove). This provides boundaries that defensible and lacking in durability.
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary/ Weak: boundaries lacking in durability	If the site was development and removed from the Green Belt, the new boundaries created as a result would be formed by the existing northern and western boundaries. These are formed by a road (Braithwaite Edge Road) and field boundaries (marked by stone walls). These are boundaries that are defensible and lacking in durability. This would be of a similar strength to the existing boundary.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)		There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary. Any new boundary would be of similar strength to the existing one.
Potential for Sprawl:	The site is connected to the settlement along two boundaries, but is not well contained by the existing urban area. It would represent an extension of the settlement into the Green Belt, rather than logical rounding off. The existing (inner) Green Belt boundary is formed by a road (Braithwaite Road) and field boundaries (stone walls) as well as residential development and gardens (Braithwaite Edge Road & Ryan Grove). This provides boundaries that defensible and lacking in durability.	
Impact on Openness:	The site consists of countryside uses in the form of grassland, that is used primarily for grazing. There is no built development present, with the exception of the stone walls that form the boundaries between each of the fields. It is located in a prominent position on the western edge of Keighley and above Braithwaite village, and can be viewed from the wider Green Belt, particularly from the north west, south, south east and south west. From the site, there are significant long distance views over the wider Green Belt and landscape. Development would have a major impact on the openness of the Green Belt.	

	Major
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	There are no opportunities within or immediate adjacent to the site for compensatory improvements. However, it is located within 500m of a Local Wildlife Site (Holme House Wood and Grasslands LWS), which is also identified as being part of the habitat network for the district. In addition, Redcar Tarn, situated around 500m to the north is also identified as part of the habitat network. These may provide opportunities for compensatory improvements to the biodiversity and habitat networks as well as the environmental quality of the Green Belt.
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a major role against the purpose of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment as well as a major role in checking unrestricted sprawl and a moderate role in preserving the setting and special character of historic towns. It performs a low role in preventing neighbouring towns from merging with one another.</p> <p>Sprawl: The site is connected to the settlement along two boundaries, but is not well contained by the existing urban area. The existing (inner) boundary is defensible and lacking in durability. A new boundary would be of similar strength. Development would have a major potential for sprawl.</p> <p>Openness: The site consists of countryside uses with no built development present. It is located in a prominent position of the edge of Keighley, whilst there are views to/from the wider Green Belt into and out of the site. Development would have a major impact on the openness of the Green Belt.</p> <p>Boundary Strength: The new boundaries that would be created as a result of development would be of similar strength to the existing one.</p> <p>Compensatory Improvements: There are potential opportunities for compensatory improvements to the biodiversity and habitat networks as well as the environmental quality of the Green Belt</p>
Overall Conclusion:	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a major Green Belt parcel • The site makes a major contribution to the purposes of including land in the Green Belt • The site has major potential for sprawl and would have a major impact on openness • There is an opportunity to create a Green Belt boundary of a similar strength to the existing one.

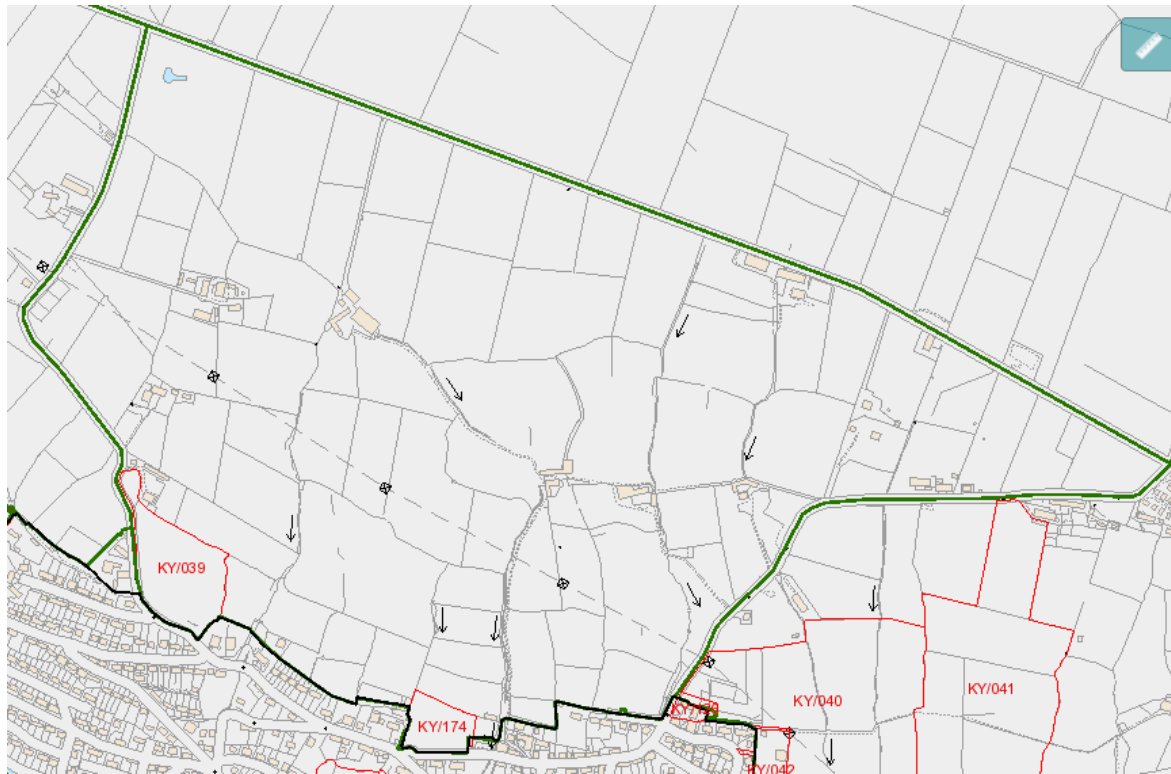
Site Specific Green Belt Assessment

Site Reference:	KY/174	Site Name:	Ilkley Road, Riddlesden	Size (ha):	0.8ha
Sub Area:	Airedale	Settlement:	Keighley (Riddlesden)		

Site Description:

The site consists of a partially level and moderately sloping agricultural field located on the northern edge of Riddlesden. 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 (84%) of the eastern edge is entirely 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. There are a number trees within the site. It is located within Green Belt parcel 202

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stop is located immediately adjacent to the south west corner of the site on Banks Lane. This provides an hourly service to Riddlesden which continues to Keighley Bus Station.	SA Score:	TBC
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Strategic Parcel Assessment Results:

Parcel Reference:	202	Overall Rating:	Moderate		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Major	Moderate	Moderate	Moderate	Moderate	

Site Specific Assessment Results:

Assessment Summary:

Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
The site is connected to Keighley (Riddlesden), a large built up area, on its southern, western and south eastern boundaries. As such it is partially contained within the settlement. The existing (inner) Green Belt boundaries consist of a made road (Ilkley Road), a private driveway and residential properties (Banks Lane) as well as woodland, electricity sub-station, public house car park. This provides a mix of	The site is connected to Keighley (Riddlesden) along its southern, western and south eastern boundaries. The existing (inner) Green Belt boundaries consist of a made road (Ilkley Road), a private driveway and residential properties (Banks Lane) as well as woodland, electricity sub-station, public house car park. This provides a mix of boundaries that are defensible	The site consists of countryside uses in the form of grassland. There is no built development within the site, with the exception of a local electricity distribution line that runs across it. As it plays a major role in safeguarding the countryside from encroachment.	The site is attached to Keighley, a defined historic town. However, it is separated from the historic core of the town by post WWII development and modern infrastructure. There are moderate views into the historic core.	All sites are considered to score moderately against Purpose 5.	



<p>boundaries that are defensible (strong) and weaker (lacking in durability) in strength.</p> <p>Therefore, the site makes a major contribution to this purpose.</p>	<p>(strong) and weaker (lacking in durability) in strength.</p> <p>The new boundaries created as a result of development would be formed by the existing north western, northern and north eastern boundaries. The north western and northern boundaries are dry stone walls (of varying states of repair) that form field boundaries. The northern eastern boundary is entirely undefined and does not follow any particular feature. This would result in a boundary that is weaker (lacking in durability) and undefined.</p> <p>The site is located in a parcel that forms part of the land gap between Keighley (Riddlesden), West Morton (a washed over settlement), East Morton and Ilkley. There is direct road access between the settlements from the site along Ilkley Road.</p> <p>There is no intervisibility between the site and nearby towns. Development of the site may be possible without a significant risk of merging Keighley and Ilkley. It is a less essential gap.</p>			
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	<p>Ilkley Road, which forms the southern boundary of the site, connects Keighley (Riddlesden) to West Morton (a washed over settlement), and East Morton. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.</p>			
Major	Low	Major	Moderate	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	<p>Strong: defensible boundary/ Moderate: less defensible boundary/ Weak: boundaries lacking in durability/ Entirely Undefined</p>	<p>The existing (inner) Green Belt boundaries consist of a made road (Ilkley Road), a private driveway and residential properties (Banks Lane) as well as woodland, electricity sub-station, public house car park. This provides a mix of boundaries that are defensible (strong) and weaker (lacking in durability) in strength.</p>		
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	<p>Strong: defensible boundary/ Moderate: less defensible boundary/ Weak: boundaries lacking in durability/ Entirely Undefined</p>	<p>The new boundaries created as a result of development would be formed by the existing north western, northern and north eastern boundaries. The north western and northern boundaries are dry stone walls (of varying states of repair) that form field boundaries. The northern eastern boundary is entirely undefined and does not follow any particular feature. This would result in a boundary that is weaker (lacking in durability) and undefined.</p>		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially	N/A	<p>There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.</p>		


<p>stronger or more logical Green Belt boundary?: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)</p>		
<p>Potential for Sprawl:</p>	<p>The site is connected to the settlement along three boundaries (the southern, eastern and south western) and is partially contained by the existing urban area. The existing Green Belt boundary consists of a made road (Ilkley Road), a private driveway and residential properties (Banks Lane) as well as woodland, electricity sub-station, public house car park. This provides a mix of boundaries that are defensible (strong) and weaker (lacking in durability) in strength.</p> <p>The new Green Belt boundaries created by the development of the site would be weaker in strength and in part entirely undefined increasing the risk of sprawl. The development of the site would represent a reasonable rounding off of the settlement. Development would have a moderate potential for sprawl.</p> <p>Moderate</p>	
<p>Impact on Openness:</p>	<p>There is no built form within the site. It consists of open grassland used for animal grazing. There are views from the site to the wider Green Belt, in particular towards the south, east and west. Views to the north are limited due to topography. In addition, there are views into the site from the Green Belt, in particular from the southern edge of the Aire Valley. Development would have a significant impact on the openness of the site, but lesser impact on the openness of the wider Green Belt</p> <p>Moderate</p>	
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>A public right of way (footpath – Keighley 7) is located around 50m to the east of the site. This connects Ilkley Road to the wider countryside to the north of Keighley and Ilkley Moor, and may offer the opportunity to provide greater access and improvements to the wider Green Belt.</p>	


<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and a moderate role in preserving the setting and special character of historic towns.</p> <p>Sprawl: This site presents moderate potential for further sprawl into the countryside.</p> <p>Openness: Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt.</p> <p>Boundary Strength: There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.</p> <p>Compensatory Improvements: A public right of way (footpath – Keighley 7) that may offer the opportunity to provide greater access and improvements to the wider Green Belt. There are no identified biodiversity assets close to the site which limit the opportunity for environmental enhancement in the immediate vicinity.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a moderate performing Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a moderate potential for sprawl and would have a moderate impact on the openness. • The site does not present an opportunity to create a stronger boundary than that of the existing one. • There are possibly opportunities to improve and enhance the existing rights of way network in the adjacent areas of Green Belt.

Sites Detached/Isolated from Settlement – Keighley

Site Reference	Site Name	Isolated or Detached	Comments	Map
KY/041	Ilkley Road, Riddlesden	Detached	<p>This site is detached from the settlement of Keighley. There is a significant gap between the site and the settlement boundary.</p> <p>As a standalone site, it would not result in a pattern of sustainable development, and it is therefore considered development of the site would have a major potential impact on the purposes of Green Belt and risk unrestricted sprawl. As such, it has not been considered for allocation, therefore a full site specific Green Belt assessment has not been carried out.</p> <p>However, if the site was combined with KY/040, then a new assessment would need to be conducted for the larger combined site.</p>	
KY/107	Aire Valley Road	Detached	<p>This site is detached from the settlement of Keighley. There is a significant gap between the site and the settlement boundary.</p> <p>As a standalone site, it would not result in a pattern of sustainable development, and it is therefore considered development of the site would have a major potential impact on the purposes of Green Belt and risk unrestricted sprawl. As such, it has not been considered for allocation, therefore a full site specific Green Belt assessment has not been carried out.</p> <p>The site could not be combined with another site/piece of land to make a logical site allocation option for Keighley.</p>	

Site Reference	Site Name	Isolated or Detached	Comments	Map
KY/109	Harewood Hill Farm, Goose Cote Lane	Detached	<p>This site is detached from the settlement of Keighley. There is a significant gap between the site and the settlement boundary.</p> <p>As a standalone site, it would not result in a pattern of sustainable development, and it is therefore considered development of the site would have a major potential impact on the purposes of Green Belt and risk unrestricted sprawl. As such, it has not been considered for allocation, therefore a full site specific Green Belt assessment has not been carried out.</p> <p>However, if the site was combined with KY/105, then a new assessment would need to be conducted for the larger combined site.</p>	
KY/122	Keelham Lane, Low Utley	Isolated	<p>This is an isolated site in the Green Belt and is not connected to the settlement of Keighley.</p> <p>There is a gap formed by driveway and railway line between the site and the settlement boundary. As a standalone site it would not result in pattern of sustainable development and it is therefore considered development of the site would have a major potential impact on the purposes of green belt and risk unrestricted sprawl. Therefore, a full site specific Green Belt assessment has not been carried out.</p> <p>The site could not be combined with another site to make a logical site allocation option for Keighley.</p>	

Site Reference	Site Name	Isolated or Detached	Comments	Map
KY/123	Halifax Road	Isolated	<p>This is an isolated site in the Green Belt and is not connected to the settlement of Keighley. This is despite it being close to and opposite other houses.</p> <p>There is a gap between the site and the settlement boundary. As a standalone site it would not result in pattern of sustainable development and it is therefore considered development of the site would have a major potential impact on the purposes of green belt and risk unrestricted sprawl. Therefore, a full site specific Green Belt assessment has not been carried out.</p> <p>The site could not be combined with another site to make a logical site allocation option for Keighley.</p>	 An aerial photograph showing a residential area with a road on the left. A specific plot of land is outlined with a red dashed line and labeled 'KY/123'. The site is surrounded by greenery and trees, indicating it is in a green belt. Other houses and buildings are visible nearby, but there is a clear gap between the site and the main settlement.

Site Reference	Site Name	Isolated or Detached	Comments	Map
KY/128	Edge House Farm, Braithwaite Edge Road	Isolated	<p>This is an isolated site in the Green Belt and is not connected to the settlement of Keighley.</p> <p>There is a gap between the site and the settlement boundary. As a standalone site it would not result in pattern of sustainable development and it is therefore considered development of the site would have a major potential impact on the purposes of green belt and risk unrestricted sprawl. Therefore, a full site specific Green Belt assessment has not been carried out.</p> <p>However, if the site was combined with KY/009 and KY/010 then a new assessment would need to be conducted for the larger combined site.</p>	 An aerial photograph showing a large green field area. A red outline delineates a specific site, labeled 'KY/128' in red text. The site is situated in a rural area, separated from a cluster of buildings and a road (the settlement of Keighley) by a gap. The surrounding area includes other green fields and some trees.

Site Reference	Site Name	Isolated or Detached	Comments	Map
KY/157	Halifax Road	Isolated	<p>This is an isolated site in the Green Belt and is not connected to the settlements of Keighley or Haworth (Cross Roads). This is despite it adjoining a number of residential dwellings at its northern/north eastern edge. These are washed over by the Green Belt.</p> <p>There is a gap between the site and the settlement boundaries. As a standalone site it would not result in pattern of sustainable development and it is therefore considered development of the site would have a major potential impact on the purposes of green belt and risk unrestricted sprawl. Therefore, a full site specific Green Belt assessment has not been carried out.</p> <p>The site could not be combined with another site to make a logical site allocation option for Keighley.</p>	