

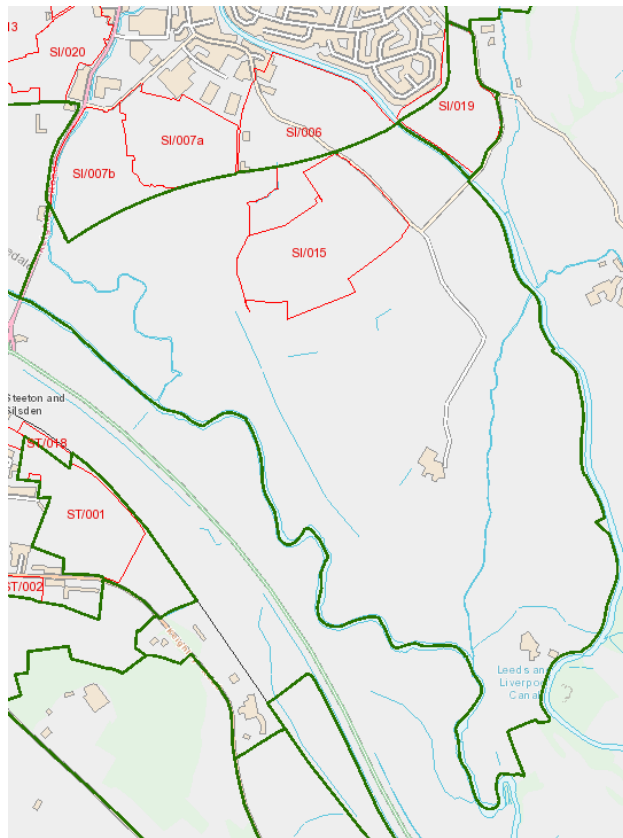
Site Specific Green Belt Assessment

Site Reference:	SI/006	Site Name:	Hainsworth Road	Size (ha):	11.29ha
Sub Area:	Airedale	Settlement:	Silsden		

Site Description:

The site consists of several agricultural adjoining the southern edge of Silsden, divided into two sections by Hainsworth Road. The majority of the site is located within the settlement boundary with a smaller section extending into the Green Belt. The site is split into Green Belt and non-Green Belt sections by the settlement boundary as defined in the Replacement Unitary Development Plan (2005). The section within the boundary was identified as safeguarded land for future housing development. The site's boundaries are formed by the Leeds & Liverpool Canal to the north, with residential, Hainsworth Road and farm track to the west (with employment and residential beyond). The eastern/south eastern boundary is the settlement boundary, within the southern boundary formed by field boundaries. This assessment relates to the Green Belt section of the site, which is located at the northern edge of Green Belt parcel 262.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	Bus stops located around 440m & 450m to the west on Keighley Road 2 services per hour to Keighley (southbound) and Ilkley (1 per hour) & Leeds Bradford Airport (1 per hour) (northbound).	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	262	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.	
No contribution	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 not located on the edge of a large built up area. Therefore, it makes no contribution to this purpose.	The site is connected to Silsden settlement boundary along its northern boundary. The northern (inner) boundary is entirely undefined, and does not follow any feature, except the settlement boundary. Any new boundary created as result of development would be formed by the site's existing eastern, southern and western boundaries. These consist of field boundaries made up of a post and wire fence, stone walls, track and a broken tree line. These provide boundaries that are less	The site consists of rural uses in the form of farmland. There is no built development within the site, except local electricity distribution lines that cross the northern and southern sections. Therefore it plays a major role in safeguarding the countryside from encroachment.	The site is attached to Silsden, a historic town. However, it is separated from the historic core by adjacent agricultural fields. Views from the site towards the historic core are obscured by vegetation and are limited. The site plays a low contribution to this purpose.	All sites are considered to score moderately against Purpose 5.	

	<p>defensible and lacking in durability.</p> <p>The site is located in a parcel that forms a largely essential gap between Silsden and Keighley. The topography of the site is flat and there is no inter-visibility between it and a neighbouring town. Limited development may be possible without the significant risk of the towns merging.</p> <p>There is no direct road connection between the site and a neighbouring town. As such, there is no opportunity for ribbon development to occur.</p> <p>The site makes a low contribution to this purpose.</p>			
No Contribution	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>)	Entirely Undefined	The northern (inner) boundary is entirely undefined, and does not follow any feature, except the settlement 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> :	Moderate: Less defensible boundary/Weak: boundaries lacking in durability	Should the site be developed and removed from the Green Belt, any new boundary created as result of would be formed by the site’s existing eastern, southern and western boundaries. These consist of field boundaries made up of a post and wire fence, stone walls, track and a broken tree line. These provide a mix of boundaries that are less defensible and lacking in durability.		

boundaries 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	A slightly stronger boundary could be formed using the existing eastern, southern and western boundaries of the site. However, these would be less defensible and lacking in durability.
Potential for Sprawl:	<p>The site is connected to Silsden along one boundary. This is entirely undefined, and does not follow any feature, except the settlement boundary. As such it is has a significant potential for sprawl. Any new boundary created as result of development would be less defensible and lacking in durability, increasing potential for sprawl. There is also no sense of containment as it is separated from the built up by agricultural land. As such it would not be a logical rounding off.</p> <p>Major</p>	
Impact on Openness:	<p>The site consists of rural uses in the form of farmland. There is no built development within the site, except local electricity distribution lines that cross the northern and southern sections. The topography of the site and the wider area is flat. There are a range of views to/from the site into/from the wider Green Belt and landscape. Some views are partially obscured by vegetation and topography, particularly from the north east. The site has a major 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>A Public Right of Way (Footpath – Silsden 48) run across the site from north west to south east. This connects Silsden with the wider Green Belt. The site is also adjacent to the Hainsworth Hedges Local Wildlife Site (LWS) and is partly identified as forming the part of the district’s habitat network. These represent opportunities for compensatory improvements to be made in order to enhance the environmental quality and accessibility of the Green Belt.</p>	
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a moderate role against the purposes of including it in 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. It also performs a low role in preserving the setting and special character of a historic town.</p> <p>Sprawl: Releasing the site from the Green Belt would result in a significant potential for sprawl. The site does not provide a logical rounding off to the existing settlement pattern.</p> <p>Openness: Development of this site would have a negative impact on the openness of the Green Belt</p> <p>Boundary Strength: There are limited opportunities available to create a stronger Green Belt boundary.</p> <p>Compensatory Improvements: There is some potential for mitigation measures through improvements to the public rights of way network, to provide enhanced accessibility to the wider countryside. In addition, there may also be some opportunities to improve the biodiversity and habitats network.</p>	

Overall Conclusion:

Based on planning judgement the site has a **major** potential impact on the Green Belt:

- The site is 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 are limited opportunities to create a stronger Green Belt boundary than the existing boundary;

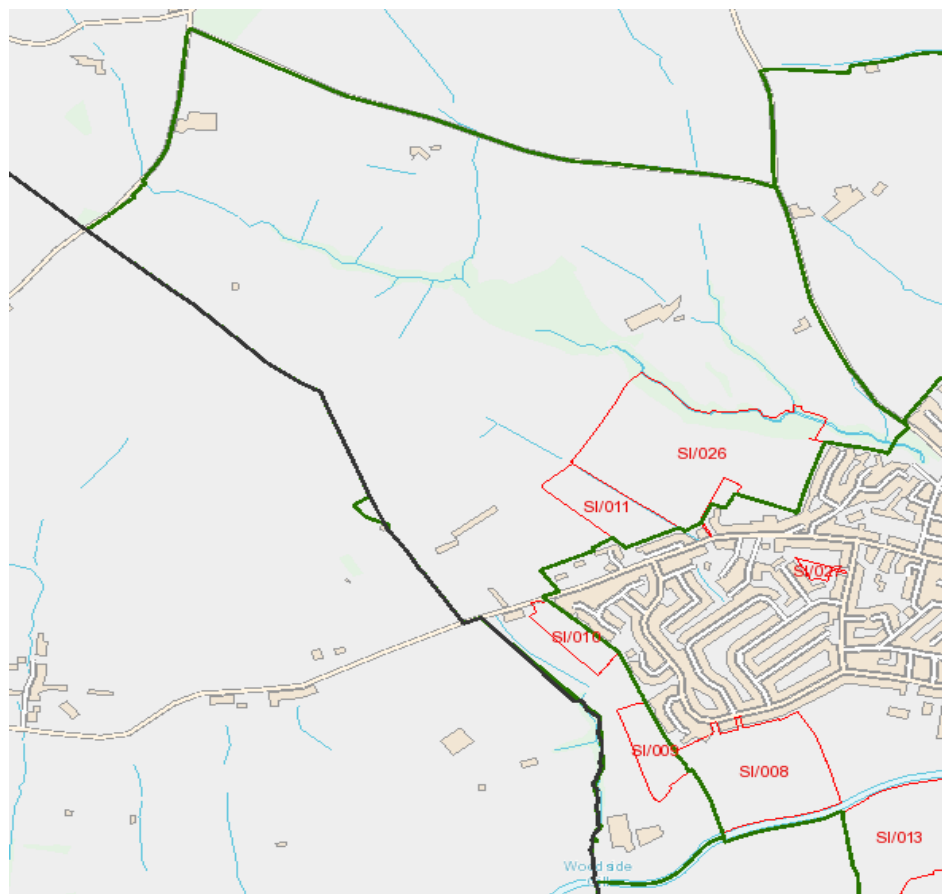
Site Specific Green Belt Assessment

Site Reference:	SI/009	Site Name:	Westerley Crescent	Size (ha):	1.48ha
Sub Area:	Airedale	Settlement:	Silsden		

Site Description:

The site consists of a moderate to steeply sloping agricultural field on the western edge of Silsden. A number of trees are present along the western boundary. The site is bounded to the north, south, south east and west by agricultural fields, whilst there is a farm complex immediately adjoining the south west boundary. The majority of the eastern boundary consists of residential development (Westerley Crescent). The site slopes from the northern boundary and be viewed from the surrounding area. It is within Green Belt parcel 265

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	Site is within 400m of bus stops, with 2 services per hour in each direction to Keighley and Ilkley (One service per hour extends to Leeds Bradford Airport)	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	265	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.	
No contribution	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.	
The site is not located on the edge of a large built up area. Therefore, it makes no contribution to this purpose.	The site is connected to the edge of Silsden along its eastern edge. The eastern (inner) boundary consists of residential gardens as well as a mixture of fencing and planting, which are lacking in durability. It also includes field boundary. The northern, western and southern (outer) boundaries are formed by a mix of dry stone walling, post and wire fencing and a broken tree line (western boundary), providing boundaries that are lacking in durability.	The site consists of rural uses in the form of farmland. There is no built development within the site, except sections of dry stone walling and fencing that form its boundaries. Therefore it plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core of Silsden by post World War 2 development. There are no views to/from the historic core. The site does not play a role in preserving the setting of special character of the historic town.	All sites are considered to score moderately against Purpose 5.	

	<p>A more defensible boundary could not be formed.</p> <p>The site is in a parcel which forms part of a gap between Silsden and Skipton in the neighbouring Craven District.</p> <p>The topography of the site is moderately sloping towards the south. There is no intervisibility between the towns. It forms a less essential gap between the towns as development may be possible without their merger.</p> <p>There is no direct road connecting this site with neighbouring settlements and therefore no opportunity for ribboning towards neighbouring towns</p>			
No contribution	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 is formed of the residential gardens (Westerley Close) and a field boundary. These can be considered to be a weak boundary, 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	Weak: boundaries lacking in durability	If the site were to be developed and removed from the Green Belt, the potential new boundary would be formed of the existing northern, western and southern boundaries. These consist of a mix of dry stone walling (in varying states of repair), post and wire fencing and a broken tree (western boundary). This would be less defensible and lacking in durability.		

boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)		
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 adjoins the built up area on its eastern boundaries edge, however, there is no sense of containment of the site within the urban area of Silsden. Releasing the site from the green belt would result in a significant potential for sprawl. The site does not provide a logical rounding off to the existing settlement pattern.</p> <p>Major</p>	
Impact on Openness:	<p>The site consists of open, undeveloped fields used for animal grazing with no built development present, with the exception of dry stone walling that forms part of its boundaries. Therefore, development would have a negative impact on the openness of the Green Belt. Due its topography, there are views from (and into) the site from/to the wider Green Belt, particularly to/from the south and south east. Views/to from the north are limited. The site is highly visible from Skipton Road, Westerley Crescent and the Leeds & Liverpool Canal.</p> <p>Major</p>	
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>Public Right of Way (Footpath) (Silsden 50) runs across the site from the eastern edge towards the south west corner. It also runs along the northern and eastern boundary. These link the site to Leeds & Liverpool Canal towpath (to the south) and Skipton Road (to the north), as well as the wider footpath network. This may provide an opportunity to enhance and/or improve access to the wider countryside. There may also be some opportunities to enhance or improve some priority habitats, part of the site lies within the bat alert area.</p>	
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a moderate role against the purposes of including it in 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. It also performs a low role in preserving the setting and special character of a historic town.</p> <p>Sprawl: Releasing the site from the Green Belt would result in a significant potential for sprawl. The site does not provide a logical rounding off to the existing settlement pattern.</p> <p>Openness: Development of this site would have a negative impact on the openness of the Green Belt</p> <p>Boundary Strength: There are no opportunities available to create a stronger Green Belt boundary.</p>	

	Compensatory Improvements: There is some potential for mitigation measures through improvements to the public rights of way network, to provide enhanced accessibility to the wider countryside. IN addition, there may also be some opportunities to improve priority habitats.
Overall Conclusion:	Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt: <ul style="list-style-type: none">• The site is 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 are no opportunities to create a stronger Green Belt boundary than the existing boundary;

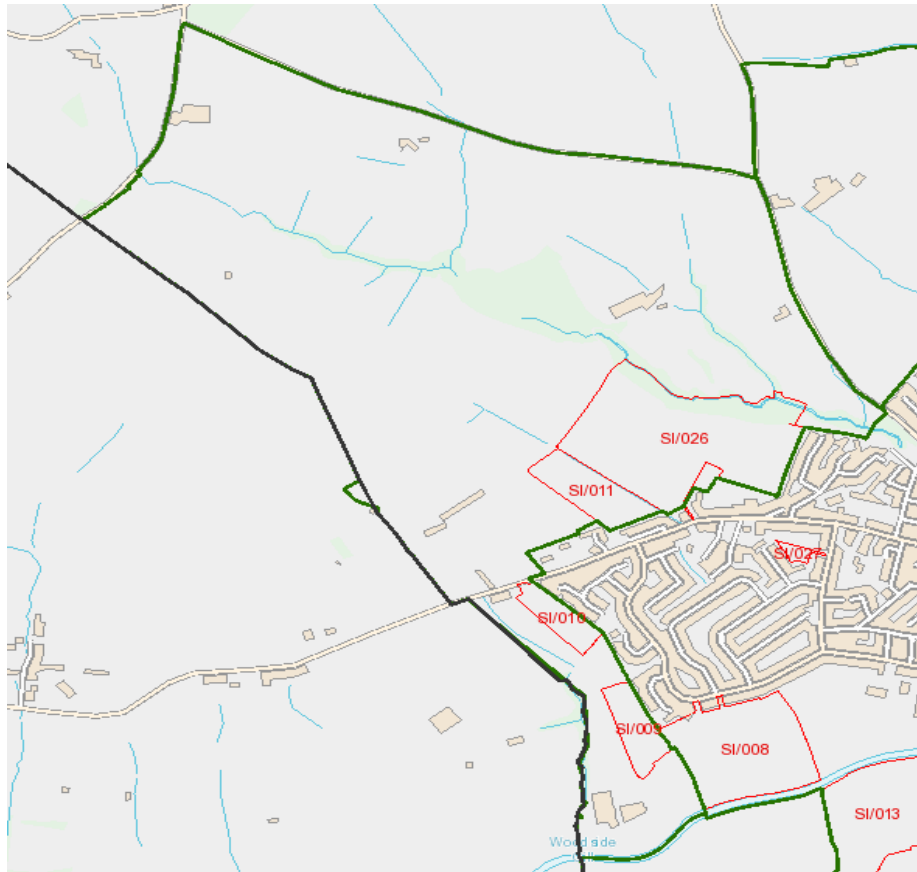
Site Specific Green Belt Assessment

Site Reference:	SI/010	Site Name:	Skipton Old Road	Size (ha):	1.15ha
Sub Area:	Airedale	Settlement:	Silsden		

Site Description:

The site consists of a sloping agricultural field on the western edge of Silsden, that is currently used for grazing. The site bounded to the east by residential development (Hawkcliffe View), whilst the land to the west and south consists of agricultural field. The northern boundary is formed by Skipton Road together with the rear gardens of two residential properties. The site slopes gently from north west towards the south east. An overhead electricity distribution line crosses the centre of the site from west to east.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	Site is within 400m of bus stops, with 2 services per hour in each direction to Keighley and Ilkley (One service per hour extends to Leeds Bradford Airport)	SA Score:	
Strategic Parcel Assessment Results:					
Parcel Reference:	265	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.	
No contribution	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.	
The site is not located on the edge of a large built up area. Therefore, it makes no contribution to this purpose	The site is connected to the edge of Silsden along its eastern boundary. The eastern (inner) boundary consists of residential gardens with various fences, which is lacking in durability (Hawkcliffe View) The northern boundary is formed by a mix of Skipton Road and the residential gardens which provide a mix of defensible and less defensible boundaries. The western boundary is mostly undefined, with the remains of dry stone walling at the southern	The site consists of rural uses in the form of farmland. There is no built development within the site, except the local electricity distribution line and pylons that cross it. Therefore it plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core of Silsden by post World War 2 development. There are no views to/from the historic core. The site does not play a role in preserving the setting of special character of the historic town	All sites are considered to score moderately against Purpose 5	

	<p>end, whilst the southern boundary is largely undefined with some trees and broken dry stone walling. Both are a mix of weak and entirely undefined boundaries.</p> <p>The site is in a parcel which forms part of a gap between Silden and Skipton in the neighbouring Craven District.</p> <p>The topography and landscape means there is no intervisibility between the towns. It forms a less essential gap between the towns as development may be possible without their merger.</p> <p>There is a direct road connecting the site with Kildwick in the neighbouring Craven district. There is some historic development along this road that pre-dates the Green Belt. Development on this site may result further ribbon development. Based on the site boundaries it unlikely that this would extend too far from the existing built up area</p>			
No contribution	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: (Strong: defensible boundary; Moderate: less defensible boundary; Weak:	Weak: boundaries lacking in durability	The existing (inner) Green Belt boundary consists of residential gardens (Hawkcliffe Road), which can be considered be weaker and lacking in durability.		

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)	Weak: boundaries lacking in durability/ Entirely Undefined	If the site were to be developed and removed from the Green Belt, there would be potential to create strong defensible boundary along part of the northern boundary using Skipton Road. However, a new strong defensible boundary along the west and south of the site may be more difficult to achieve. They currently for the most part weaker and undefined. There may be some potential to form a new boundary along the southern edge; however this would be weaker and lacking in durability. To the west a new boundary would need to be created. The site and the adjoining land to the west consist of an open agricultural field with no change in topography, landform or existing feature that could be used to create a new boundary.
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 the edge of Silsden along its eastern boundary; as such it is not strongly contained by it. The existing (inner) Green Belt boundary is formed of the rear gardens of existing residential properties along Hawkcliffe View. The existing (outer) boundaries to the north and south are, respectively, formed by Skipton Road and the gardens of two residential properties (a mix of defensible and weaker boundaries) and largely undefined with some trees and broken dry stone walling (a mix of weaker and undefined boundaries). To the west, the outer boundary is a mostly undefined with no defensible boundary that has the potential to be breached. Development of the site therefore has the potential for unrestricted sprawl into the wider Green Belt to the west.	
	Major	
Impact on Openness:	The site consists of rural uses in the form of farmland. There is no built development within the site, except the local electricity distribution line and pylons that cross it. There are views from the site from across the wider Green Belt, particularly to/from the south and south east; however views to the north and west are screened by trees and landform. Views into the site are less apparent due to woodland and tree planting. It is highly visible from Skipton Road. Development would result in negative impact on the openness of the Green Belt	
	Major	
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	Public Right of Way (Footpath) (Silsden 31) runs further to the west of the site. This provides a link from Skipton Road site to Leeds & Liverpool Canal (to the south) and countryside (to the north), as well as the wider footpath network. This may provide an opportunity to enhance and/or improve access to the wider countryside.	

<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: The site performs a moderate role against the purposes of including it in 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. It also performs a low role in preserving the setting and special character of a historic town.</p> <p>Sprawl: Releasing the site from the Green Belt would result in a potential for sprawl. The site does not provide a logical rounding off to the existing settlement pattern.</p> <p>Openness: Development of this site would have a negative impact on the openness of the Green Belt</p> <p>Boundary Strength: There are no opportunities available to create a stronger Green Belt boundary.</p> <p>Compensatory Improvements: There is some potential for mitigation measures through improvements to the public rights of way network, to provide enhanced accessibility to the wider countryside.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is 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 are no opportunities to create a stronger Green Belt boundary than the existing boundary

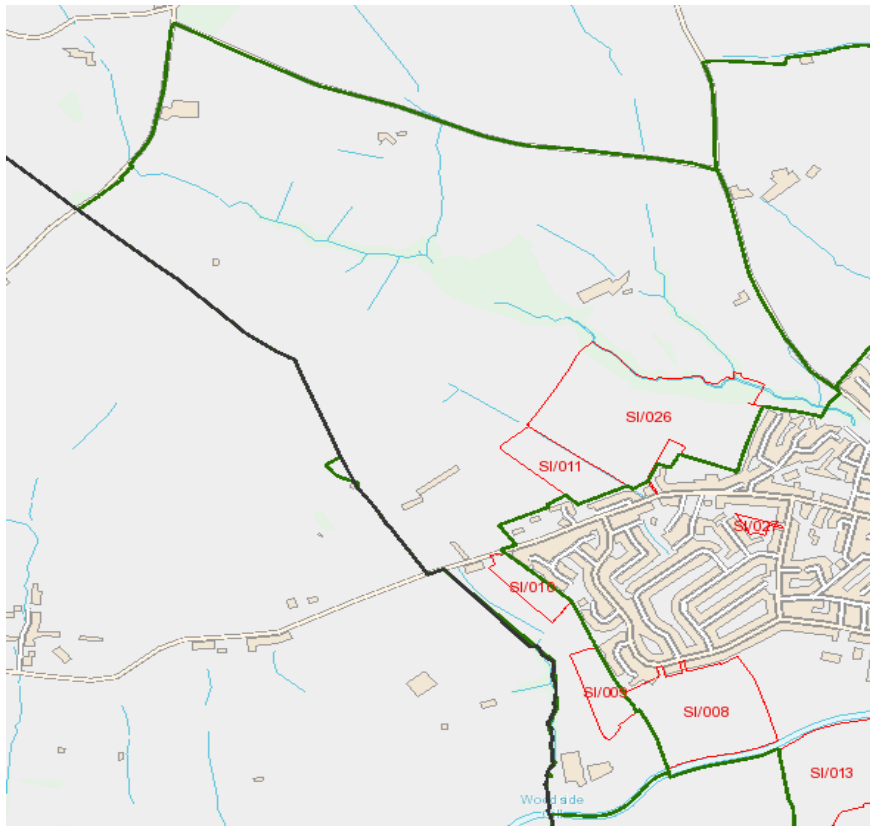
Site Specific Green Belt Assessment

Site Reference:	SI/011	Site Name:	Skipton Road	Size (ha):	2.14ha
Sub Area:	Airedale	Settlement:	Silsden		

Site Description:

The site consists of two moderately sloping agricultural fields adjacent to the north western edge of the Silsden built up area. The slopes runs downwards from the north west towards the south east (from the northern boundary). The fields are separated by a mature hedgerow. It is bounded to the north west and north east by hedgerows and tree beyond which are further agricultural fields. The south west boundary also consists of hedgerows and agricultural fields, however there is some residential development (Crossfield View) adjacent the southern most point of this boundary. The south east boundary adjoins residential development (Skipton Road). A foopath (Silsden 31) runs through the site within the north eastern boundary. A further footpath runs along the north west boundary. A watercourse, also runs with the north eastern boundary. It is within Green Belt parcel 265.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	Site is within 400m of bus stops, with 2 services per hour in each direction to Keighley and Ilkley (One service per hour extends to Leeds Bradford Airport)		SA Score:	TBC
Strategic Parcel Assessment Results:						
Parcel Reference:	265	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.		
No contribution	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.		
The site is not located on the edge of a large built up area. Therefore, it makes no contribution to this purpose.	The site is connected to Silsden on its south eastern edge. The existing south eastern (inner) Green Belt boundary is formed by the rear gardens of a number of residential properties on Skipton Road, which is lacking in durability. The north eastern, north western and south western (outer) boundaries consist of trees/hedgerows and drystone walling (these form field boundaries) as well as the rear gardens of residential properties on Crossfield View (south west boundary only). These are a mix of moderate (less defensible) and weak	The site consists of two agricultural fields with no built development, with exception of some dry stone walling that forms part of the boundary. Therefore it plays a major role in safeguarding the countryside from encroachment.	The site is attached to Silsden, 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.	All sites are considered to score moderately against Purpose 5.		

	<p>(lacking in durability) boundaries.</p> <p>The site is in a parcel which forms part of a gap between Silsden and Skipton (as well as Bradley and Kildwick) in the neighbouring Craven District.</p> <p>Due to the topography of the surrounding landscape, together with distance, there is no inter-visibility between the towns Any visual perception of them being merged would be limited. It forms a less essential gap between the towns as development may be possible without their merger.</p> <p>There is no direct road connecting this site with neighbouring settlements and therefore no opportunity for ribboning towards neighbouring towns.</p>			
No contribution	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 south eastern (inner) Green Belt boundary is formed by the rear gardens of a number of residential properties on Skipton Road, which is lacking in durability.		

<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 developed and removed from the Green Belt, there would be potential to create a more defensible boundary than the current one along the north eastern, north western and south western edges of the site. However, these would, nonetheless, be 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>N/A</p>	<p>The site boundary could not be re-drawn to produce potentially stronger or more logical Green Belt boundary.</p>
<p>Potential for Sprawl:</p>	<p>The site adjoins the built up area on its south eastern boundary edge, however, there is no sense of containment of the site within the urban area of Silsden. The existing south eastern (inner) Green Belt boundary is formed by the rear gardens of a number of residential properties on Skipton Road, which is lacking in durability. The north eastern, north western and south western (outer) boundaries consist of trees/hedgerows and drystone walling (these form field boundaries) as well as the rear gardens of residential properties on Crossfield View (south west boundary only). Releasing the site from the Green Belt would result in a significant potential for sprawl. The site does not provide a logical rounding off to the existing settlement pattern.</p> <p style="text-align: center;">Major</p>	
<p>Impact on Openness:</p>	<p>The site consists of two agricultural fields with no built development, with exception of some dry stone walling that forms part of the boundary. There are views from the highest point of the site over the wider Green Belt to the south and south east, whilst there are some more limited views into the site from the south. There site is visible from the surrounding footpaths. Development of the site would have a negative impact on the openness of the Green Belt in this location</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>Public Right of Way (Footpath) (Silsden 31) runs across the site within the north eastern boundary as well as along the north western edge. This links Skipton Road to the wider footpath network in the area surrounding the site. Another footpath (Silsden 30) at the northern most point of the site. This path provides access to Brackenhill Gyll Local Wildlife Site (around 230m to the north east of the site). This may provide an opportunity to enhance and/or improve access to the wider countryside. There may also be some opportunities to enhance or improve the local biodiversity network.</p>	

<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: The site performs a moderate role against the purposes of including it in 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. It also performs a low role in preserving the setting and special character of a historic town.</p> <p>Sprawl: Releasing the site from the Green Belt would result in a significant potential for sprawl. The site does not provide a logical rounding off to the existing settlement pattern.</p> <p>Openness: Development of the site would have a negative impact on the openness of the Green Belt in this location</p> <p>Boundary Strength: There is potential to create a stronger Green Belt boundary than the present one, however it would be classed as less defensible.</p> <p>Compensatory Improvements: There is some potential for mitigation measures through improvements to the public rights of way network, to provide enhanced accessibility to the wider countryside. In addition, there may also be some opportunities to improve the local biodiversity 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 performing 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 the openness. • There are no opportunities to create a stronger Green Belt boundary than the existing boundary

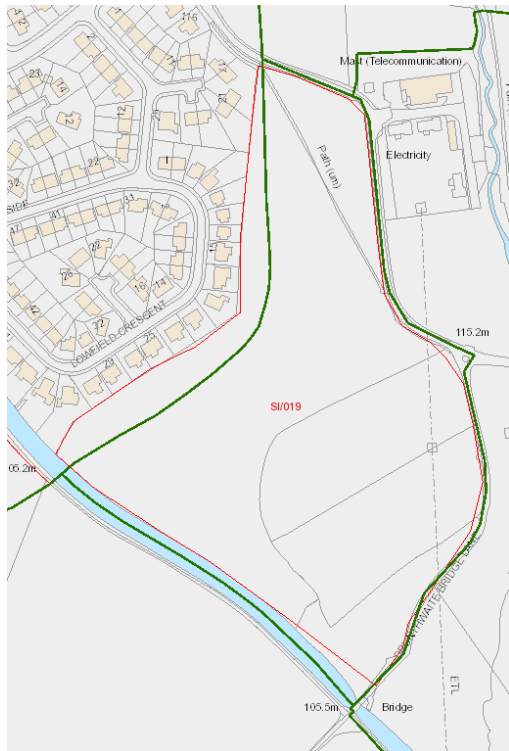
Site Specific Green Belt Assessment

Site Reference:	SI/019	Site Name:	Land off Holden Lane (90% within Green Belt – 5.18ha. The remainder is within the settlement boundary and is classed as Open Land in a Settlement in the RUDP)	Size (ha):	5.75ha
Sub Area:	Airedale	Settlement:	Silsden		

Site Description:

The site consists of four gently sloping agricultural fields on the eastern edge of Silsden. The slope runs downwards from north east to south west (from the northern/northern eastern boundary towards the Leeds & Liverpool Canal). It is bounded to the west by residential development (Lowfield Crescent and Waterside). The northern and eastern (part) boundaries are formed by Holden Lane, a minor road, beyond which lies agricultural fields and a major electricity sub-station. The remainder of the eastern boundary consists of Burnthwaite Bridge Lane, another minor road. The Leeds & Liverpool Canal (a Local Wildlife Site and a Conservation Area) is the southern boundary. The boundaries consist of dry stone walling. A high voltage electricity transmission line cross the eastern edge of the site run north to south from the adjacent sub-station, whilst lower voltage transmission line crosses the centre. A fenced in footpath (Silsden 43) runs across the northern section of the site from the north west corner to the eastern boundary. It occupies the entirety of Green Belt parcel 263.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	Site is within 400m of a bus stop, with a limited/less frequent service to Keighley via Silsden centre, Steeton and Airedale Hospital.	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	263	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.	
No contribution	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.	
The site is not located on the edge of a large built up area. Therefore, it makes no contribution to this purpose.	The site is connected to the edge of Silsden along its western boundary. The western (inner) Green Belt boundary consists of a dry stone walling which is lacking durability. The northern, eastern and southern (outer) boundaries are formed by a made road and the Leeds & Liverpool Canal, which are defensible boundaries. The site is located within a parcel that forms part of the land gap between Silsden and Keighley. There is no direct road access between the towns from the site. The site's topography is a gentle	The site consists of countryside use in the form of farmland, with except of the dry stone walling that forms the site and field boundaries as well as the high and low voltage electricity transmission lines and their pylon/posts.	The site is connected to Silsden (Leeds & Liverpool Canal) on its southern boundary, whilst there are moderate views into the historic core. As such the site plays a role in preserving the setting of special character of the historic town.	All sites are considered to score moderately against Purpose 5.	

	<p>slope to the south west and there are views of Keighley and Steeton, which creates a level of inter-visibility. However, development of the site would be possible without the risk of merging the towns due to the physical and perceptual distance. As such, this is a less essential gap.</p> <p>As highlighted above, there is road connecting the site with a neighbouring town, meaning there is no opportunity for ribboning.</p>			
No contribution	Low	Major	Major	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)	Weak: boundaries lacking in durability	The western (inner) Green Belt boundary consists of a dry stone walling which is lacking durability.		
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	If the site were to be developed and removed from the Green Belt, a more defensible boundary could be formed by the northern, eastern and southern boundaries. These consist of made roads (Holden Lane and Burnthwaite Bridge Road) and the Leeds & Liverpool Canal		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong:	N/A	There are no existing features within the site which could be used to define a stronger boundary than the proposed Green Belt boundary.		

defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; Entirely Undefined)		
Potential for Sprawl:	<p>The site adjoins the built up area of Silsden along one boundary only (western edge) and is therefore not contained by it. The existing (inner) Green Belt boundary is formed by dry stone wall beyond which lie the rear gardens of the properties on Lowfield Crescent and Waterside. This is a weak boundary that is lacking in durability. It could be easily breached by the development of the site and therefore would increase the risk of sprawl. However, the new boundaries created by the development of the site would be stronger and would restrict further sprawl into the wider Green Belt.</p>	
	Moderate	
Impact on Openness:	<p>The site consists of countryside use in the form of farmland, with the exception of the dry stone walling that forms the site and field boundaries as well as the high and low voltage electricity transmission lines and their pylons/posts. There are views from the site to the wider Green Belt in particular to/from the south, south east and south west. There are views into the site from the south, whilst those from the south east are partially obscured by woodland and planting. Views to/from the north are obscured by landscape and topography and planting, whilst those to the west and south west are obscured by development. Development would have a significant impact on the openness of the wider Green Belt.</p>	
	Major	
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>A public right of way in the form of a fenced in footpath (Silsden 43) runs across the northern section of the site from the north west corner to the eastern boundary as well as others within the wider Green Belt close to the site. There may be opportunities to enhance them to provide improved access to the Green Belt and the wider countryside. The site is also adjacent to the Leeds & Liverpool Canal Local Wildlife Site, potentially offering an opportunity to enhance the local biodiversity network.</p>	
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a major role against the purposes of including it in 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. It also performs a major role in preserving the setting and special character of a historic town.</p> <p>Sprawl: The site is connected to the built up area along only one boundary and is not contained by the existing settlement. The existing Green Belt boundary is less defensible and there is potential for sprawl. However, the proposed new Green Belt boundary would be slightly strong and may restrict further sprawl into the wider Green Belt.</p> <p>Openness: The site consists of countryside use in the form of farmland, with the exception of the dry stone walling that forms the site and field boundaries as well as the high and low voltage electricity transmission lines and their pylons/posts. There are views to/from the site to/from the wider Green Belt. Development would have a significant impact on the openness of the wider Green Belt.</p> <p>Boundary Strength: The new boundaries created from the development of this site would be slightly stronger than those of the existing ones.</p> <p>Compensatory Improvements: There is some potential for improvements to the public rights of way network and compensatory improvements to be made to the biodiversity assets (Local Wildlife Site) that is adjacent to the site</p>	
Overall Conclusion:	Based on planning judgement the site has <u>major</u> potential impact on the Green Belt.	

- The site is located in a **major** performing Green Belt parcel
- The site makes a **major** contribution to the purposes of including land within the Green Belt.
- The site has **moderate** potential for sprawl and would have a **major** impact on openness
- The site presents the opportunity to create a slightly stronger boundary than that of the existing one.

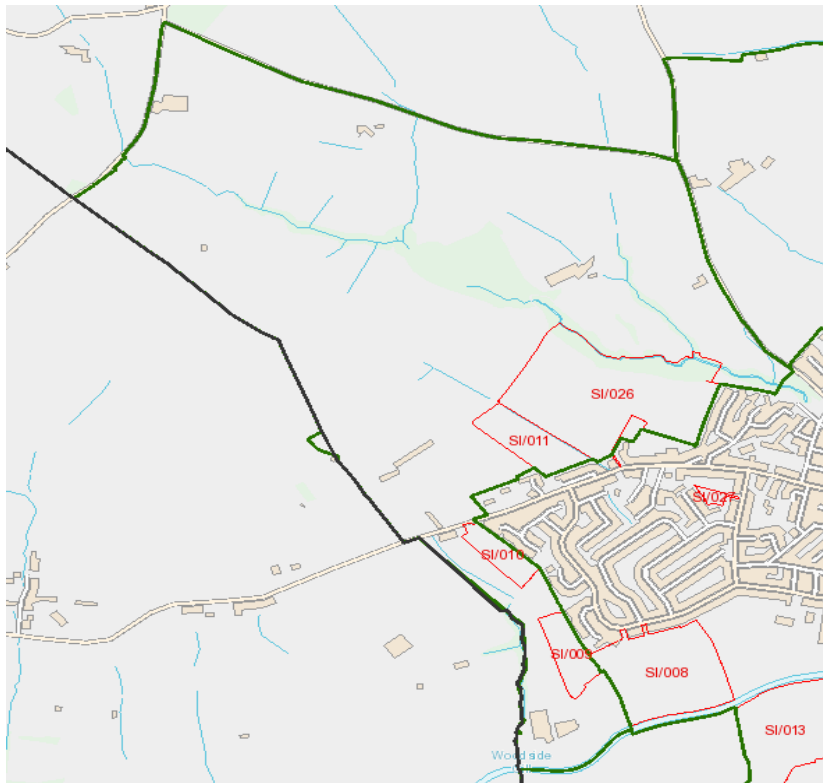
Site Specific Green Belt Assessment

Site Reference:	SI/026	Site Name:	Land off Skipton Road	Size (ha):	10.15
Sub Area:	Airedale	Settlement:	Silsden		

Site Description:

The site of five moderately sloping agricultural fields adjacent to the north western edge of the Silsden built up area. The slopes runs downwards from west to east, however at the northern boundary falls away very steeply to Bracken Hill Gill. The fields are divided by hedgerows and trees. The eastern and southern boundaries adjoin existing residential development (Bracken Ghyll Drive, High Green Drive and Skipton Road), whilst the northern boundary is formed by a watercourse and its valley (Bracken Ghyll). The north western and south western boundaries are bounded by agricultural fields. Brackenhill Ghyll Local Wildlife Site (LWS) is situated within and adjacent to the northern boundary, whilst the Throstle Nest Local Geological Site (LGS) is within and adjacent to the north east corner. Footpaths (Silsden 30 & 31) run along the south western and north western boundaries. The site is within Green Belt parcel 265.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	Site is within 400m of bus stops, with 2 services per hour in each direction to Keighley and Ilkley (One service per hour extends to Leeds Bradford Airport)	SA Score:	TBC
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Strategic Parcel Assessment Results:				
Parcel Reference:	265	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.
No contribution	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.
The site is not located on the edge of a large built up area. Therefore, it makes no contribution to this purpose.	<p>The site is connected to Silsden on its eastern and southern edges.</p> <p>The existing eastern and southern (inner) Green Belt boundaries are formed by the rear gardens of a number of residential properties on Bracken Ghyll Drive, High Green Drive and Skipton Road. These are considered to be weaker boundaries, lacking in durability.</p> <p>The northern, north western and south western (outer) boundaries consists of a watercourse and its wooded valley (Bracken Ghyll) (northern), and hedgerows, which are continuous in some places and broken in others. These are</p>	The site consists of several agricultural fields with no built development. Therefore it plays a major role in safeguarding the countryside from encroachment.	<p>The site is attached to Silsden, 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.</p> <p>The site does not play a supporting role in preserving the setting and special character of the settlement.</p>	All sites are considered to score moderately against Purpose 5.

	<p>considered to be moderate (less defensible) and weaker (lacking in durability) boundaries.</p> <p>The site is in a parcel which forms part of a gap between Silsden and Skipton (as well as Bradley and Kildwick) in the neighbouring Craven District.</p> <p>Due to the topography of the surrounding landscape, together with distance, there is no inter-visibility between the towns Any visual perception of them being merged would be limited. It forms a less essential gap between the towns as development may be possible without their merger.</p> <p>There is no direct road connecting this site with neighbouring settlements and therefore no opportunity for ribboning towards neighbouring towns.</p>			
No contribution	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: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Weak: boundaries lacking in durability	The existing eastern and southern (inner) Green Belt boundaries are formed by the rear gardens of a number of residential properties on Bracken Ghyll Drive, High Green Drive and Skipton Road. These are considered to be weaker boundaries, lacking in durability.		

<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>Moderate: less defensible boundary; Weak: lacking in durability</p>	<p>If the site were to be developed and removed from the Green Belt, the new boundaries that would be formed would consist of a stream and its wooded valley (Bracken Ghyll) and a mix of continuous and broken hedgerows. These are clearly recognisable features and would result in a boundary that is moderate (less defensible) and weaker (lacking in durability) in strength. The new boundary would be slightly stronger than that of the existing one.</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 a number of hedgerows within the site that form part of the boundaries between the fields, however they are unlikely to produce a stronger or more logical Green Belt boundary. They are a mix of continuous and broken hedges.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to Silsden along two boundaries (eastern and southern boundaries), and is therefore slightly contained by the existing urban area. The existing Green Belt boundary is lacking in durability and weaker in strength increasing the potential for sprawl. The potential new boundary would in part be slightly stronger, particularly along the northern edge of the site; however the other boundaries would be a mix of moderate and weaker boundaries that may allow opportunities for sprawl into the wider Green Belt. The development of the site would represent an extension of the settlement into the countryside rather than a logical rounding off.</p> <p style="text-align: center;">Major</p>	
<p>Impact on Openness:</p>	<p>The site consists of several agricultural fields that are divided field boundaries formed by continuous and broken hedgerows, with no built development present. It is a large site that extends out from the edge of the settlement. There is potential for views from the highest point of the site over the wider Green Belt to the south, however views are restricted to the north, west and east due to the presence of hedgerow, trees and landscape. The site is visible from the wider Green Belt from the south and east. It is also from the backdrop to the adjacent residential development. Therefore, development would have a significant impact on the openness of the site as well the wider 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>Public Rights of Way (Footpaths Silsden 30 and 31) run adjacent to the north western and south western boundaries of the sites. These link Skipton Road to wider countryside and the Brackehill Ghyll LWS. This may provide an opportunity to enhance and/or improve access to the wider countryside. Brackenhill Ghyll Local Wildlife Site (LWS) is situated within and adjacent to the northern boundary of, whilst the Thristle Nest Local Geological Site (LGS) is within and adjacent to the north east corner. Their presence offers the opportunity to enhance the local biodiversity and geodiversity network.</p>	

<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: The site performs a moderate role against the purposes of including it in 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. It also performs a low role in preserving the setting and special character of a historic town.</p> <p>Sprawl: Releasing the site from the Green Belt would result in potential for sprawl. The site does not provide a logical rounding off to the existing settlement pattern.</p> <p>Openness: Development of the site would have a negative impact on the openness of the Green Belt in this location</p> <p>Boundary Strength: There is potential to create a slightly stronger Green Belt boundary than the present one, however it would be classed as less defensible.</p> <p>Compensatory Improvements: There is some potential for mitigation measures through improvements to the public rights of way network, to provide enhanced accessibility to the wider countryside. In addition, there may also be some opportunities to improve the local biodiversity and geodiversity 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 performing Green Belt parcel. • The site makes a moderate 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 the openness. • There are limited opportunities to create a stronger Green Belt boundary than the existing boundary;

Isolated and Detached Site Assessment

Site Reference	Site Name	Isolated OR Detached	Comments	Map
SI/015	Land off Hainsworth Road	Detached	<p>This site is detached from the settlement of Silsden. As a standalone site it would not provide a sustainable development option in line with Core Strategy Policy SC5: Location of Development. As such the site has not been considered for allocation a full site specific Green Belt site assessment has not been carried out for this site.</p> <p>However, if the site was combined with SI/006 then a new assessment would need to be conducted for the larger combined site.</p>	