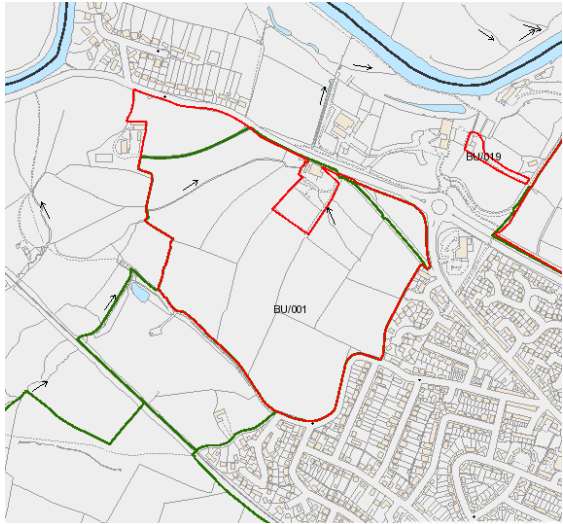



Burley in Wharfedale Site Specific Green Belt Assessment

Site Specific Green Belt Assessment					
Site Reference:	BU 001	Site Name:	Sun Lane, Ilkley Road	Size (ha):	26.59
Sub Area:	Wharfedale	Settlement:	Burley		
Site Description:					
<p>Open pasture fields located to the west of the settlement. The site is directly adjacent to the A65: Ilkley Road to the north. To the south the site is bounded by Sun Lane, adjacent to Sun Lane Local Nature Reserve. The site is conected to the settlment along the western boundary, which is comprised of the existing built up area of Burley-in-Wharfedale. To the west of the site the sites boudaries are comprised of field boudnaries with open countryside beyond. There is former converted farm and residential enclave washed over by Green Belt to the northwest of the site. The site is within Green belt parcel 112</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Green Field	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	112	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	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.
No contribution. The site does not adjoin a defined large built-up area	The existing inner Green Belt boundary is formed of the made road of Sun Lane, which provides a strong defensible boundary and rear gardens of Wellfield Lane, which are weak boundaries lacking in durability. Based on existing (outer) boundaries the site would	The site consists of open fields adjoining the urban area. The site comprises of countryside uses with no built form. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core of Burley. It does not play a role in supporting the character or views into and out of the historic core.	All sites are considered to score moderately against Purpose 5.

Burley in Wharfedale Site Specific Green Belt Assessment

	<p>provide a mix of stronger defensible boundaries (A65) to the north, moderate less defensible boundaries (Strongly defined footpaths and tracks) to the south and weak boundaries (field boundaries) to the west, which would provide similar durability to the existing (inner) boundary.</p> <p>The site sits in a Green Belt Parcel, which forms a largely essential gap between Burley and Ilkley where limited development may be possible without significant risk of towns merging. There is direct road access along the A65 between the towns but there is no intervisibility between the towns. The Green Belt has resisted ribbon development towards a neighbouring town.</p> <p>The green belt in this location plays a moderate role in preventing neighbouring towns from merging.</p>			
No Contribution	Moderate	Major	Low	Moderate

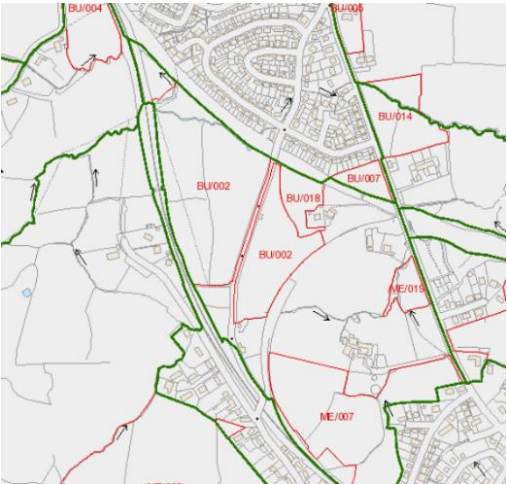

<p>Overall Summary of Purpose Assessment:</p>	<p>Based on planning judgement the site performs a <u>moderate</u> role overall when assessed against the NPPF Green Belt purposes.</p>	
<p>Boundary Strength - Existing Boundary: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Moderate: less defensible boundary (Mix of <u>Strong</u>: defensible boundary and <u>Weak</u>: boundaries lacking in durability)</p>	<p>The existing (inner) Green Belt boundary is comprised of a made road (Sun Lane) and the rear gardens of properties on Wellfield Lane. This is a mix of strong boundaries which are defensible and likely to be durable and weaker boundaries which are 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 (Mix of <u>Strong</u>: defensible boundary, <u>Moderate</u>: less defensible boundary and <u>Weak</u>: boundaries lacking in durability)</p>	<p>If the site were developed and removed from the Green Belt, there would be potential to create strong defensible boundaries along the northern boundary of the site using the main road of Ilkley Road (A65).</p> <p>The outer western boundary is currently comprised of fences and field boundaries and existing development (not strongly defined) to the west, which are weak boundaries lacking in durability. To the south west Sun Lane Nature Reserve is a ‘Recognisable and less durable’ features which would be a moderate boundary.</p> <p>A new strong defensible boundary along the west of the site may be difficult to achieve. It is currently a large boundary made up in part of field boundaries and fences which are less defensible and lacking durability. Therefore, a new defensible boundary would need to be created along this part of the site edge.</p> <p>The site and adjoining Green Belt land to the west comprise of open pasture fields and there is no major change in topography, landform or existing landscape features which could be used to create a new boundary. The use of landscape buffers maybe appropriate given the local context.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially</p>	<p>Moderate: less defensible boundary and weak boundaries lacking in durability</p>	<p>There are no existing strongly defined features within the site which would provide stronger green belt boundaries. However, there are some clearly defined features within the site including strongly defined footpaths and tracks and regular field boundaries comprised of trees and hedgerows, where these represent a</p>

Burley in Wharfedale Site Specific Green Belt Assessment

<p>stronger or more logical Green Belt boundary?: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)</p>		<p>continuous boundary. These could potentially provide an equally strong/more logical green belt boundary within the site than the existing outer boundary.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the urban area of Burley along one boundary on the western side of the settlement. The site is therefore not strongly contained by the existing urban area. The site would breach a moderate less defensible mixed boundary comprised of a made road and rear gardens of existing development.</p> <p>The site's existing outer boundaries to the north along Ilkley Road is strong and durable and would likely resist further sprawl. To the west the site's existing outer boundary is currently a weak boundary lacking in durability. The site would be an extension of Burley to the west along the A65 and would join with existing residential development (Southway) washed over by the Green belt to the west. The development would extend beyond the existing settlement boundaries to the west.</p> <p>Development of the site therefore has moderate potential for unrestricted sprawl into the wider Green Belt to the west of the site.</p>	
<p>Impact on Openness:</p>	<p>This site consists of undeveloped/open fields. There is no built form on the site. Due to topography and existing landscape features there are views from (and into) the site across the wider Green Belt and beyond. The site is partly visible from the main road of the A65 although partly screened by trees/vegetation. The site is also partly visible from the adjacent minor road of Sun Lane. Development of the site would have major negative 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>There is a public right of way along Sun Lane and green infrastructure corridors directly adjacent to the south west of the site, which may present an opportunity to provide greater access and improvements to the wider Green Belt. There are also a number of biodiversity assets within the Green Belt to the south (including the Sun Lane Nature reserve) in close proximity which could be enhanced through improvements to the surrounding Green Belt land.</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 low role in preserving the setting and special character of historic towns and 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. Development of the site would breach a moderate (mixed) inner boundary. There is potential for a new stronger defensible boundary to be created to the north and south if this site was to be developed which would be likely to resist sprawl. However, the existing outer boundary to the west is weak and lacking durability and would therefore require a new defensible boundary to be created. The site would therefore have moderate potential for further 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 site’s existing (inner) boundary is a moderate (mixed) existing green belt boundary. The site’s southern and northern site boundaries could form a new stronger Green Belt boundary using the existing roads/landscape features. However, the western boundaries are weak boundaries lacking in durability and would require a new defensible green belt boundary to be created.</p> <p>Mitigation: There are opportunities for improvements to be made to the surrounding Green Belt – particularly in terms of improving the existing rights of way and GI links that are near/adjacent and the biodiversity assets that are in close proximity in the surrounding Green Belt land.</p>
<p>Overall Conclusion:</p>	<p>The site is located in a <u>moderate</u> green belt parcel and:</p> <p>Based on planning judgement the site has a <u>moderate</u> potential impact on the Green Belt.</p>

Burley in Wharfedale Site Specific Green Belt Assessment

Site Specific Green Belt Assessment					
Site Reference:	BU/002	Site Name:	Menston Old Lane	Size (ha):	10.51
Sub Area:	Wharfedale	Settlement:	Burley		
Site Description:					
<p>This site is made up of open fields either side of Menston Old Road used for grazing. The site is located to the south of the settlement. The boundaries of the site are made up field boundaries in the form of trees/hedgerows. The railway line and old railway line run to the north and western boundary of the site. Open countryside is situated to the south, east and west of the site with residential uses to the north. The site is located to the north of Green Belt Parcel 217.</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Green Field	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	217	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	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.
No contribution. The site does not adjoin a defined large built-up area	The existing inner Green Belt boundary is formed of contiguous woodland, which is a moderate less defensible boundary. Based on existing boundaries the site would provide a mix of a strong defensible boundary to the west (railway line) and weak boundaries lacking in durability to the south (field	The site consists of open fields adjoining the urban area. The site comprises of countryside uses with no built form. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core of Burley. It does not play a role in supporting the character or views into and out of the historic core	All sites are considered to score moderately against Purpose 5.

Burley in Wharfedale Site Specific Green Belt Assessment



	<p>boundaries, tree lines, existing development).</p> <p>The site sits in a Green Belt parcel which forms an essential gap between Burley-in-Wharfedale and Menston where development would significantly reduce the perceived or actual distance between towns. Menston Old Road provides direct road access between the villages. The Green Belt has resisted ribbon development towards a neighbouring town.</p>			
No Contribution	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 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 is formed of contiguous woodland following the route of the disused railway line, which is a moderate less defensible boundary.		
Boundary Strength – Potential new boundary (based on the full extent	Moderate: less defensible boundary	If the site were developed and removed from the Green Belt, there would be potential to create strong defensible boundaries along the western boundary of the site using the railway line. The outer southern and eastern boundary is currently		

Burley in Wharfedale Site Specific Green Belt Assessment

<p>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>(Mix of Strong: defensible boundary, and Weak: boundaries lacking in durability)</p>	<p>comprised of fences and field boundaries, which are weak boundaries lacking in durability.</p> <p>A new strong durable defensible boundary along the south and east of the site would be difficult to achieve. It is currently a large irregular boundary made up in part of field boundaries and fences, which are less defensible and lacking durability. Therefore, a new boundary would need to be created along this part of the site edge.</p> <p>The site and adjoining Green Belt land to the south and east comprise of open pasture fields and there is no major change in topography, landform or existing landscape features which could be used to create a new boundary. The use of landscape buffers is unlikely to be appropriate in this location.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Moderate</u>: less defensible boundary)</p>	<p>Potential</p>	<p>Removal of the land to the east of Menston old Road would allow a strong defensible boundary to be created along the eastern boundary which would be a stronger more logical green belt boundary than currently proposed. However, the southern boundary would still be weak.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the urban area of Burley along only one boundary on the southern side of the settlement. The site is therefore not strongly contained by the existing urban area. Development of the site would breach a moderate existing inner boundary. The site’s existing outer boundaries to the west along the railway line is strong and durable and would likely resist further sprawl. To the south and east the site’s outer boundary is weak with no defensible boundary, which has the potential to be breached. Development would also result in ribbon development along both sides of Menston Old Lane towards. Development of the site therefore has major potential for unrestricted sprawl into the wider Green Belt to the south and east of the site.</p>	
<p>Impact on Openness:</p>	<p>This site consists of undeveloped/open fields. There is no built form on the site. Due to topography and existing landscape features there are views from (and into) the site across the wider Green Belt and beyond. The site is</p>	

	<p>highly visible from the main road (Menston Old Road) and railway line. Development of the site would have a major negative impact on the openness 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 is a public right of way along the west of the site which connects to the wider green belt beyond the railway line, and the site is within a green infrastructure opportunity corridor, which may present an opportunity to provide greater access and improvements to the wider Green Belt. There are also a number of habitat networks within the green belt in close proximity which could be enhanced through improvements to the surrounding Green Belt land.</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 low role in preserving the setting and special character of historic towns and 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. Development of the site would breach a moderate existing inner boundary. There is potential for a new stronger defensible boundary to be created to the west if this site was to be developed which would be likely to resist sprawl. However, the existing outer boundary to the south and east is weak and lacking durability. Development would also comprise ribbon development along Menston Old Lane which connects Burley with Menston. The site would therefore have major potential for further 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 (inner) Green Belt boundary is formed of a moderate boundary comprised of contiguous woodland. The western boundary could form a new strong Green Belt boundary using the railway line. The southern and eastern boundaries are weak and irregular and lacking in durability. The use of landscape buffers is unlikely to be appropriate in this location given the existing landscape character</p> <p>Mitigation: There are opportunities for improvements to be made to the surrounding Green Belt – particularly in terms of improving the existing rights of way and GI corridors that are near/adjacent and the habitat networks that are in close proximity in the surrounding Green Belt land.</p>
<p>Overall Conclusion:</p>	<p>The site is located in a <u>moderate</u> green belt parcel and:</p> <p>Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.</p>

Burley in Wharfedale Site Specific Green Belt Assessment

Site Specific Green Belt Assessment					
Site Reference:	BU 004	Site Name:	Hag Farm Road, Burley-in-Wharfedale	Size (ha):	2.68
Sub Area:	Wharfedale	Settlement:	Burley		
Site Description:					
<p>This site is made up of open fields used for grazing located to the west of the settlement. The boundaries of the site are made up field boundaries in the form of trees/hedgerows and Hag Road to the west. The railway line runs to the east of the site. Open countryside is situated to the south, with residential uses to the west of the site. The site is located to the north of Green Belt Parcel 106.</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
 <p>A map showing the site boundary (BU/004) in red. The site is located to the west of a residential area. Other parcels shown include BU/010, BU/002, and BU/003. The map also shows a railway line and various roads.</p>			 <p>An aerial photograph showing the site boundary (BU/004) in red. The site is a large open field area, surrounded by residential development and green spaces. The railway line is visible to the east of the site.</p>		
PDL Status:	Green Field	Accessibility:	TBC	SA Score:	TBC

Burley in Wharfedale Site Specific Green Belt Assessment

Strategic Parcel Assessment Results:				
Parcel Reference:	106	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	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.
No contribution. The site does not adjoin a defined large built-up area	The existing inner Green Belt boundary is formed of land adjacent the railway line which is a strong defensible boundary. Based on existing boundaries the site would provide a mix of strong defensible and weak boundary to the west (Hag Lane and poorly defined existing development) and	The site consists of open fields adjoining the urban area. The site comprises of countryside uses with no built form. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core of Burley. It does not play a role in supporting the character or views into and out of the historic core	All sites are considered to score moderately against Purpose 5.

Burley in Wharfedale Site Specific Green Belt Assessment

	<p>weak boundaries lacking in durability to the south (field boundaries, tree lines, existing development).</p> <p>The site sits in a Green Belt parcel which forms a largely essential gap between Burley-in-Wharfedale and Menston where limited development may be possible without significant risk of towns merging. There is no direct road access between the villages.</p>			
No contribution.	moderate	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.			
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>)	Strong: defensible boundary	The existing inner Green Belt boundary is formed of land adjacent the railway line which forms a strong defensible boundary.		
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary;	<p>Moderate: less defensible boundary</p> <p>(Mix of Strong: defensible boundary, and Weak:</p>	If the site were developed and removed from the Green Belt, there would be potential to create strong defensible boundaries along the majority of the western boundary of the site using Hag Road.		

Burley in Wharfedale Site Specific Green Belt Assessment

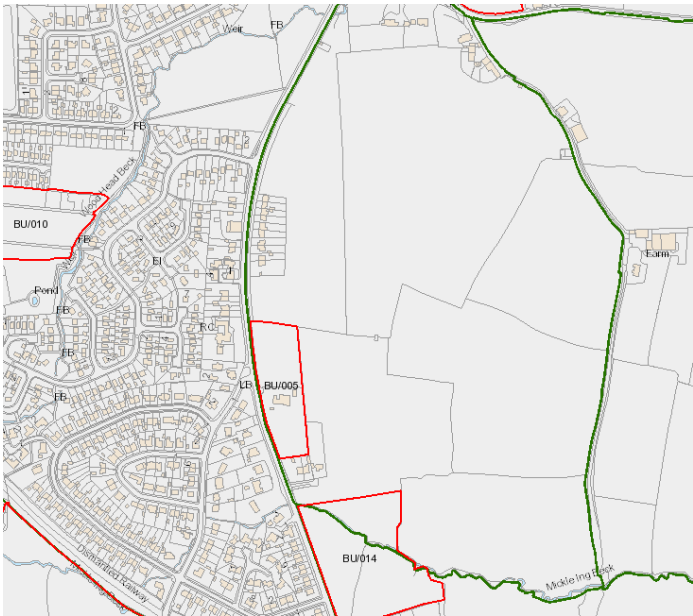

<p><u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>boundaries lacking in durability)</p>	<p>The outer southern and small part of the eastern and western boundary is currently comprised of trees and existing development with soft, irregular or inconsistent boundaries, which are weak boundaries lacking in durability.</p> <p>A new strong durable defensible boundary along the south of the site would be more difficult to achieve. It is currently an irregular boundary made up trees which are less defensible and lacking durability. Therefore, a new boundary would need to be created along this part of the site edge.</p> <p>The site and adjoining Green Belt land to the south and east comprise of existing development washed over by the green belt and open pasture fields and there is no major change in topography or landform. There are existing landscape features (trees) which could be used to create a new boundary. The use of landscape buffers is may therefore maybe appropriate in this location.</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 features within the site which could form a stronger or more logical green belt boundary.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the urban area of Burley along only one boundary on the western side of the settlement. The site is therefore not strongly contained by the existing urban area. Development of the site would breach a strong existing inner boundary (Railway line). The site's existing outer boundaries to the west along Hag Road is strong and durable and would likely resist further sprawl. Development of the site may result in future pressure to remove the existing development enclave washed over by green belt to the west of the site. To the south and part of the east and west the site's existing (outer) boundary is weak with no defensible boundary, which has low potential to resist unrestricted sprawl. . However there maybe potential to create a new boundary using existing</p>	

	<p>landscape features. Development of the site therefore has moderate potential for unrestricted sprawl into the wider Green Belt to the south and west of the site.</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. Due to topography and existing landscape features there are only limited views from (and into) the site across the wider Green Belt and beyond. The site is visible from the minor private road (Hag Lane) and railway line. Development of the site would have a moderate negative impact on the openness of the Green Belt in this location.</p> <p>Moderate</p>
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>There is a public right of way through and to the west of the site which connects to the wider green belt, and the site is within a green infrastructure corridor, which may present an opportunity to provide greater access and improvements to the wider Green Belt. There are also a number of habitat networks within the green belt in close proximity which could be enhanced through improvements to the surrounding Green Belt land.</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 low role in preserving the setting and special character of historic towns and 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. Development of the site would breach a strong existing inner boundary (Railway line). There is potential for a new strong defensible boundary to be created to the west if this site was to be developed which would be likely to resist sprawl. However, the existing outer boundary to the south and part of the west and east is weak and lacking durability. The site would therefore have moderate potential for further sprawl into the wider Green Belt.</p> <p>Openness: The site performs a moderate role in terms of the openness of the Green Belt with no built form on-site and limited views across to (and from) the wider landscape.</p> <p>Boundary Strength: The existing (inner) Green Belt boundary is formed of a strong boundary comprised the railway line. The majority of western boundary could form a new strong Green Belt boundary. The southern and part of the western and eastern boundaries are weak, irregular and lacking in durability. The use of landscape buffers may be appropriate in this location given the existing landscape character</p>

Burley in Wharfedale Site Specific Green Belt Assessment

	Mitigation: There are opportunities for improvements to be made to the surrounding Green Belt – particularly in terms of improving the existing rights of way and GI corridors that are near/adjacent and the habitat networks that are in close proximity in the surrounding Green Belt land.
Overall Conclusion:	The site is located in a <u>moderate</u> green belt parcel and: Based on planning judgement the site has a <u>moderate</u> potential impact on the Green Belt.

Burley in Wharfedale Site Specific Green Belt Assessment

Site Specific Green Belt Assessment					
Site Reference:	BU/005	Site Name:	Banner Grange, Bradford Road	Size (ha):	1.09
Sub Area:	Wharfedale	Settlement:	Burley		
Site Description:					
<p>This site is made up of open fields used for grazing and an adjacent detached house in own grounds and is attached to the eastern edge of the settlement. To the west of the site is the A65 and residential uses of the settlement boundary. There are open fields to the east. The boundaries of the site are made up a main road, boundary fences and hedgerows and fences. The site is located to the west of Green Belt parcel 104.</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
 <p>A detailed map showing the site boundary (BU/005) in red. The map includes surrounding parcels (BU/010, BU/014), roads (Bradford Road, A65), and features like 'Mickle Ing Beck' and 'Earm'. The site is located to the east of the settlement boundary.</p>			 <p>An aerial photograph showing the site boundary (BU/005) in red. The site is located to the east of a residential area, adjacent to a main road (Bradford Road). The site consists of open fields and a detached house.</p>		
PDL Status:	Mix	Accessibility:	TBC	SA Score:	TBC

Burley in Wharfedale Site Specific Green Belt Assessment

Strategic Parcel Assessment Results:				
Parcel Reference:	104	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	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.
No Contribution. The site does not adjoin a defined large built-up area	The existing (inner) Green Belt boundary is formed by a main Road (A65) which is a strong defensible boundary. Based on existing boundaries the site would provide weak boundaries to the north east and south in the form of fences, field boundaries and existing development with soft, irregular or inconsistent boundaries.	The site consists of an open field and adjoining large detached residential property and gardens. The site is made up of a mixture of countryside and non-rural uses and contains some built form. The site therefore plays a moderate role in safeguarding the	The site is separated from the historic core of Burley 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.

Burley in Wharfedale Site Specific Green Belt Assessment

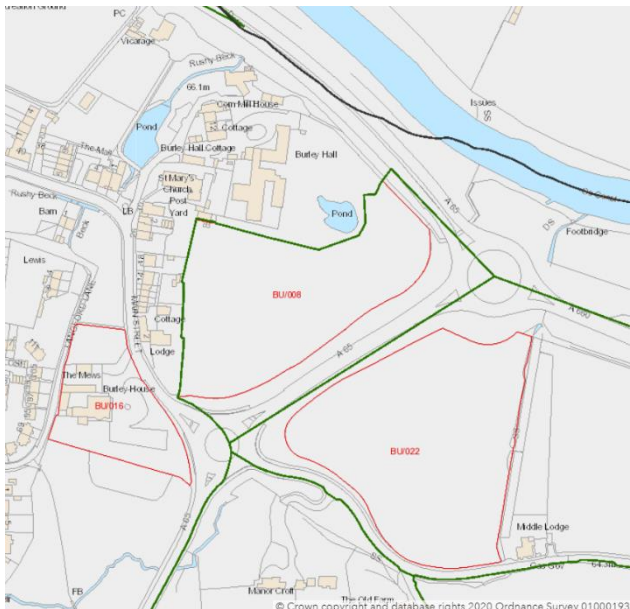

	<p>The site is located in a largely essential gap between Burley-in-Wharfedale, Menston and Otley (Leeds District) where development may be possible without merging the towns.</p> <p>The site is directly adjacent Bradford Road connecting Burley to Menston there is some potential for ribbon development along this road.</p>	countryside from encroachment.		
No contribution	Moderate	Moderate	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.			
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>)	Strong: defensible boundary	The existing inner Green Belt boundary is made up of the main road (Bradford Road). This is a strong boundary which is defensible and likely to be durable		
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible	Weak: boundaries lacking in durability	If the site were developed and removed from the Green Belt, it would breach a strong boundary. The outer boundaries are currently comprised of trees, fences and field boundaries and existing development with soft, irregular or inconsistent boundaries, which are weak boundaries lacking in durability.		

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<p>boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>		<p>A new strong durable defensible boundary would be difficult to achieve. It is currently an irregular boundary made up trees and field boundaries which are less defensible and lacking durability. Therefore, a new boundary would need to be created along this part of the site edge.</p> <p>The site and adjoining Green Belt land to the north south and east comprise of existing development washed over by the green belt and open pasture fields and there is no major change in topography or landform. There are no existing landscape features which could be used to create a new boundary. The use of landscape buffers is therefore unlikely be to be appropriate in this location.</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 features within the site, which could form a stronger or more logical green belt boundary.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the settlement along one boundary on the eastern side of the settlement. The site is therefore poorly contained by the existing urban area. Development of the site would breach a strong existing (inner) boundary and the existing site boundaries to north, east and south are weak boundaries lacking durability comprising fences, field boundaries and boundaries of existing development which are unlikely to restrict sprawl.</p> <p>The site would be an extension of Burley to the east and would breach a strong (inner) defensible boundary. The development would extend beyond the existing settlement boundaries to the east and would not constitute a logical rounding off of the settlement. The site is considered to have major potential for sprawl.</p> <p style="background-color: red; color: black; padding: 2px;">Major</p>	

<p>Impact on Openness:</p>	<p>This site consists of undeveloped/open fields and residential development and curtilage. There is built form on the site. There are views into the site from a major gateway road (Bradford Road) into the settlement and views across the site to open fields and the wider Green Belt to the east. Development of the site would have a moderate negative impact on the openness of the Green Belt in this location and impact on the openness of the wider greenbelt.</p>
<p>Opportunities for mitigation / improvement:</p>	<p>There are no public rights of way through the site, there are PROW to the east in the wider green belt which may present an opportunity to provide greater access and improvements to the wider Green Belt. There is also GI corridor to the south of 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. It performs a low role in preserving the setting and special character of historic towns and moderate role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is only connected to the settlement along one boundary and is not strongly contained by the existing urban area. Development of the site would breach a strong existing (inner) boundary (Bradford Road). There is major potential for further sprawl into the wider Green Belt if this site were developed along the eastern edge where there are only weak less defensible features.</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 views across to the wider green belt.</p> <p>Boundary Strength: The existing (inner) Green Belt boundary is formed of a strong boundary in the form of a major road (A65). The existing (outer) boundaries are weak and lacking durability with limited potential to create a new strong Green Belt boundary along the outer edge of the site. The use of landscape buffers is unlikely to be appropriate in this location given the existing landscape character.</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 rights of way and enhancing GI corridors in proximity in the surrounding Green Belt land to the south.</p>
<p>Overall Conclusion:</p>	<p>The site is located <u>major</u> green belt parcel and: Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.</p>

Burley in Wharfedale Site Specific Green Belt Assessment

Site Specific Green Belt Assessment					
Site Reference:	BU 008	Site Name:	Main Street/A65	Size (ha):	2.01
Sub Area:	Wharfedale	Settlement:	Burley		
Site Description:					
<p>This site is made up of open fields used for grazing, surrounded by mature hedging adjacent to Burley Hall and within conservation area. The site is attached to the east of the settlement and is the only section of green belt to the west of the of the A65. To the east the site is adjacent the A65 with open fields beyond. There are residential uses to the west. The boundaries of the site are made up of a number of main road, boundary fences and hedgerows and fences. The site is located to the within of Green Belt parcel 102.</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Green Field	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	102	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 existing (inner) Green Belt boundary is formed rear gardens of existing development with soft, irregular or inconsistent boundaries, which is a weak boundary lacking in durability defensible boundary. Based on existing boundaries the site would provide strong boundaries	The site comprises of a countryside use in the form of grassland with no built form.	The site lies within the historic core of Burley-in-Wharfedale with views of the historic core from the parcel.	All sites are considered to score moderately against Purpose 5

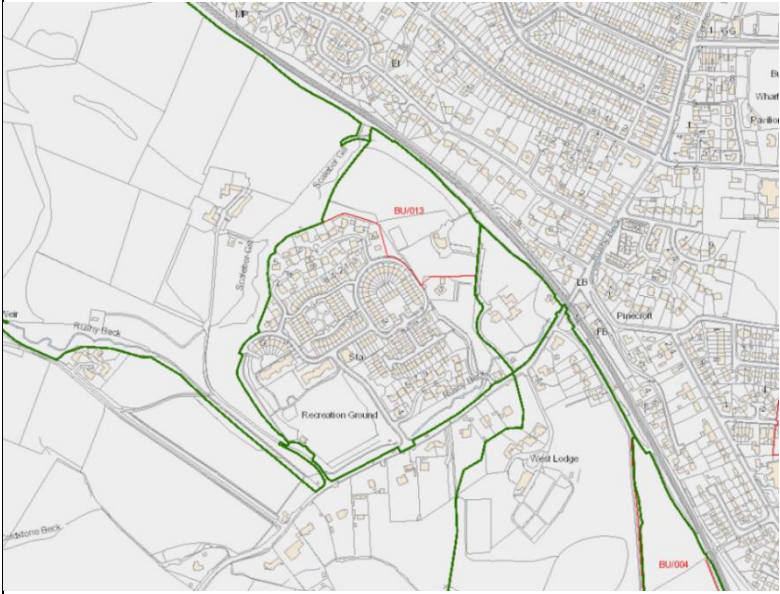

Burley in Wharfedale Site Specific Green Belt Assessment

	to the east and south in the form of the main road (A65). The site forms a less essential gap between Burley and Otley where development may be possible without significant risk of merging.			
No contribution	Low	Major	Major	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 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 made up of existing development with soft, irregular or inconsistent boundaries, which are weak boundaries 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	If the site were developed and removed from the Green Belt, it would result in a stronger defensible boundary. The outer boundaries are currently comprised of the main road (A65). A new strong durable defensible boundary would be achievable.		
Boundary Strength – could an alternative site	N/A	There are no features within the site which could form a stronger or more logical green belt boundary.		

<p>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>Potential for Sprawl:</p>	<p>The site is connected to the settlement along two boundaries on the eastern side of the settlement. The site is therefore not strongly contained by the existing urban area. Development of the site would breach a weak existing (inner) boundary and the existing (outer) site boundaries to east and south are strong comprising main roads (A65).</p> <p>The site would be a small extension of Burley to the east and result in a stronger logical defensible boundary which is likely to be durable. The development would only extend a relatively small way beyond the existing settlement boundaries to the east and could constitute a logical rounding off of the settlement. The site is considered to have low potential for sprawl.</p> <p style="background-color: #008000; color: white; padding: 5px;">low</p>	
<p>Impact on Openness:</p>	<p>This site consists of undeveloped/open fields. There is no built form on the site. There are some views into the site from a major gateway road (A65) into the settlement and some views across the site to open fields and the wider green belt to the east, as the site is partly screened by existing boundary vegetation. Development of the site would have a moderate negative impact on the openness of the Green Belt in this location and impact on the openness of the wider greenbelt.</p> <p style="background-color: #FFD700; padding: 5px;">Moderate</p>	
<p>Opportunities for compensatory improvement to the environmental quality</p>	<p>There is a public right of way through the site to the north, into the wider green belt which may present an opportunity to provide greater access and improvements to the wider Green Belt. There is also GI corridor to the east and habitat networks to the east in the wider green belt in close proximity of the site.</p>	

<p>and accessibility of 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. It performs a major role in 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: There is low potential for further sprawl into the wider Green Belt if this site were developed. Development of the site would breach a weak existing (inner) boundary and there is a strong defensible (outer) boundary along the eastern edge, which is likely to be durable and resist further sprawl.</p> <p>Openness: The site performs a moderate role in terms of the openness of the Green Belt with no built form on-site and some views across to the wider green belt.</p> <p>Boundary Strength: The existing (inner) Green Belt boundary is formed of a weak boundary in the form of existing development (rear gardens). There is potential to create a new strong Green Belt boundary along the outer edge of the site using a major road (A65). The use of landscape buffers is likely to be appropriate in this location given the existing landscape character</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 rights of way and enhancing GI corridors in proximity in the surrounding Green Belt land to the north and east</p>
<p>Overall Conclusion:</p>	<p>The site is located in a <u>major</u> green belt parcel and:</p> <p>Based on planning judgement the site has a <u>moderate</u> potential impact on the Green Belt.</p>

Burley in Wharfedale Site Specific Green Belt Assessment

Site Specific Green Belt Assessment					
Site Reference:	BU/013	Site Name:	Scalebor House, Moor Lane	Size (ha):	3.15061
Sub Area:	Wharfedale	Settlement:	Burley		
Site Description:					
<p>This site is made up of large house and gardens with adjacent open grassland, surrounded by mature trees and hedging located between the railway line and redeveloped former hospital site (currently washed over by green belt). The site is attached to the west of the settlement. There are residential uses to the west, south and east and open fields located to the north west. The boundaries of the site are made up of a number of a band of mature trees to the north, railway line to the east and existing development/access road to the south and west. The site is located to the within of Green Belt parcel 109.</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Mix	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	109	Overall Rating:	Low	
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	Low	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.
No Contribution. The site does not adjoin a defined large built-up area	The existing (inner) Green Belt boundary is formed of the railway line which is a strong defensible boundary, which is likely to be durable. Based on existing boundaries the site would provide moderate less defensible boundaries in the form of the existing development, with soft, irregular or inconsistent	The site comprises a mix of non-rural uses in the form of a housing and curtilage with grassland.	The site is separated from the historic core of Burley 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

Burley in Wharfedale Site Specific Green Belt Assessment

	<p>boundaries, woodland, trees representing a continuous boundary and made road.</p> <p>The site forms a less essential gap between Burley and East Morton and Burley in Woodhead where development may be possible without significant risk of merging. There is no opportunity for the town to ribbon towards a neighbouring town within this site.</p>			
No Contribution	Low	low	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 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 is made up of the railway line. This is a strong boundary which is defensible and likely to be durable		
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible	Moderate: less defensible boundary (mix of strong, moderate and weak boundaries)	If the site were developed and removed from the Green Belt, it would breach a strong boundary. The outer boundaries are currently comprised of woodland/trees representing a continuous boundary, made road and existing development, which is a mix of strong, moderate and weak boundaries lacking in durability. A new defensible boundary may be possible to achieve. To the north is comprised of protected woodland/trees representing a continuous boundary. To the west and		

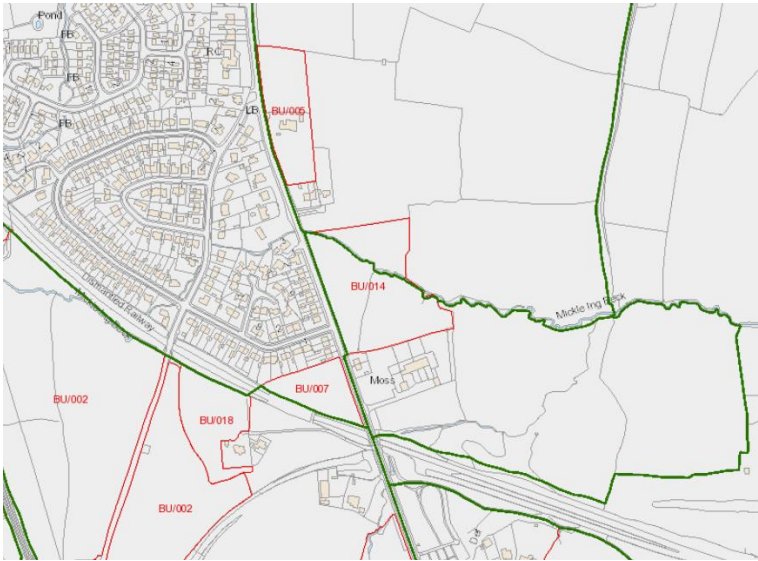

Burley in Wharfedale Site Specific Green Belt Assessment

<p>boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>		<p>south it is currently a mixed boundary made up trees, made road and existing development, which are moderate and are less defensible. Therefore, a new boundary would need to be created along this part of the site edge.</p> <p>The site and adjoining Green Belt land to the north, south and east comprise of existing development washed over by the green belt and open pasture fields and there is no major change in topography. There are existing landscape features in the form woodland/trees which could be used to create a new boundary. The use of landscape buffers is therefore likely be to be appropriate in this location.</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 features within the site which could form a stronger or more logical green belt boundary.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the settlement along one boundary on the western side of the settlement. The site is therefore poorly contained by the existing urban area. Development of the site would breach a strong existing boundary (railway line) and the existing site boundaries to west, north and south are moderate less defensible boundaries comprising existing development and woodland/trees, where the use of landscape buffers maybe acceptable.</p> <p>The site would be an extension of Burley to the west and based on existing boundaries would result in a moderate less defensible boundary. The development would connect the settlement to the west washed over by greenbelt, which If the site were developed could lead to pressure to remove the existing washed over development from the green belt to form a logical rounding off of the settlement. This area is contained by Moor Lane to the south and landscape features in the form of continuous established</p>	

	<p>woodland/trees/Rushy Beck, which could resist further unrestricted sprawl. The site is considered to have moderate potential for sprawl.</p>
	<p>Moderate</p>
<p>Impact on Openness:</p>	<p>This site consists of undeveloped/open grassland and existing large house and residential curtilage. There are very limited views into and across the site to the wider green belt, as the site is screened by existing boundary vegetation. Development of the site would have a low negative impact on the openness of the Green Belt in this location and impact on the openness of the wider greenbelt.</p>
	<p>Low</p>
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>There are public rights of way in close proximity to the west and south of the site into the wider green belt which may present an opportunity to provide greater access and improvements to the wider Green Belt. There is also GI corridor to the and habitat networks running across the site and into the wider green belt which may provide opportunities for environmental improvement of green belt land in close proximity to the site.</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 low role in safeguarding the countryside from encroachment. It performs a low role in 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 poorly contained by the existing urban area. Development would breach a strong existing inner boundary and the site has a moderate outer boundary edge, which has potential to resist further sprawl. There is moderate potential for further sprawl into the wider Green Belt if this site were developed.</p> <p>Openness: The site performs a low role in terms of the openness of the Green Belt with built form on-site and very limited views across to the wider green belt.</p> <p>Boundary Strength: The existing (inner) Green Belt boundary is formed of a strong boundary in the form of the railway line. The site has an existing mixed moderate (outer) boundary. There is potential to create a new Green Belt boundary along the outer edge of the site existing landscape features. The use of landscape buffers is likely to be appropriate in this location given the existing landscape character.</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 rights of way and enhancing GI corridors and habitat networks in proximity in the surrounding Green Belt land to the north, south and west.</p>

Overall Conclusion:	The site is located in a <u>low</u> green belt parcel and: Based on planning judgement the site has a <u>low</u> potential impact on the Green Belt.
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Burley in Wharfedale Site Specific Green Belt Assessment

Site Specific Green Belt Assessment					
Site Reference:	BU014	Site Name:	Bradford Road	Size (ha):	2.27
Sub Area:	Wharfedale	Settlement:	Burley		
Site Description:					
<p>This site is made up of open undulating fields to the east side of Bradford Road with a beck and mature trees running through the site. To the west of the site is the A65 and residential uses of the settlement boundary. There are open fields to the east. The boundaries of the site are made up of main road, boundary fences and hedgerows. The site is located to the west of Green Belt parcel 105 and part of 104 to the south.</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Green Field	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	105	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	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.
No Contribution. The site does not adjoin a defined large built-up area	The existing inner Green Belt boundary is formed by a main Road (A65) which is a strong defensible boundary. Based on existing boundaries the site would provide weak boundaries to the North, East and South in the form of fences, field boundaries and trees. The site is located in an essential gap between	The site consists of an open field with no built form. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core of Burley 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.

Burley in Wharfedale Site Specific Green Belt Assessment

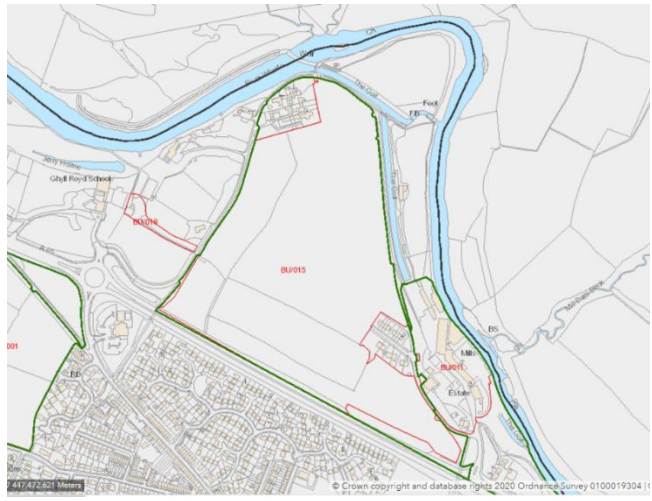

	<p>Burley-in-Wharfedale, Menston and Otley (Leeds District) where development would significantly reduce the perceived or actual distance between towns</p> <p>The site is directly adjacent Bradford Road connecting Burley to Menston and there is some potential for ribbon development along this road.</p>			
No contribution	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 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 is made up of the main road (Bradford Road). This is a strong boundary which is defensible and likely to be durable		
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> :	Weak: boundaries lacking in durability/ Entirely Undefined	<p>If the site were developed and removed from the Green Belt, it would breach a strong boundary. The outer boundaries are currently comprised of trees, fences and field boundaries, which are weak boundaries lacking in durability.</p> <p>A new strong durable defensible boundary would be difficult to achieve. It is currently an irregular boundary made up trees and field boundaries which are less defensible and lacking durability. Therefore, a new boundary would need to be</p>		

Burley in Wharfedale Site Specific Green Belt Assessment

<p>boundaries lacking in durability; <u>Entirely Undefined</u>)</p>		<p>created along this part of the site edge. If the site were developed it could lead to pressure to remove the existing washed over development from the green belt</p> <p>The site and adjoining Green Belt land to the north south and east comprise of existing development washed over by the green belt and open pasture fields and there is no major change in topography or landform. There are no existing landscape features which could be used to create a new boundary. The use of landscape buffers is therefore unlikely be to be appropriate in this location.</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 features within the site which could form a stronger or more logical green belt boundary.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the settlement along one boundary on the eastern side of the settlement. The site is therefore poorly contained by the existing urban area. Development of the site would breach a strong existing (inner) boundary (Bradford Road). The existing site boundaries to north, east and south are weak boundaries lacking in durability comprising fences, field boundaries and boundaries of existing development.</p> <p>The site would be an extension of Burley to the east and would breach a strong defensible boundary. The development would extend beyond the existing settlement boundaries to the east and would not constitute a logical rounding off of the settlement. The site is considered to have major potential for sprawl.</p> <p style="background-color: red; color: black; text-align: center;">Major</p>	
<p>Impact on Openness:</p>	<p>This site consists of undeveloped/open fields. There is no built form on the site. There are views into the site from a major gateway road (Bradford Road) into the settlement and views across the site to open fields and the wider</p>	

	<p>green belt to the east. Development of the site would have a major negative impact on the openness of the Green Belt in this location and impact on the openness of the wider greenbelt.</p> <p style="background-color: red; color: black; text-align: center;">Major</p>
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>There are no public rights of way through the site, there are PROW to the east in the wider green belt which may present an opportunity to provide greater access and improvements to the wider Green Belt. There is also GI corridor through the site and opportunities to enhance the environmental quality of the wider 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. It performs a low role in preserving the setting and special character of historic towns and major role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is poorly contained by the existing urban area. Development of the site would breach a strong existing inner boundary (Bradford Road). There is major potential for further sprawl into the wider Green Belt if this site were developed along the eastern edge where there are only weak less defensible boundaries.</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 the wider green belt.</p> <p>Boundary Strength: The existing (inner) Green Belt boundary is formed of a strong defensible boundary in the form of a major road (A65). The outer boundaries are weak boundaries lacking in durability. There is low potential to create a new strong Green Belt boundary along the outer edge of the site. The use of landscape buffers is unlikely to be appropriate in this location given the existing landscape character.</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 rights of way and enhancing GI corridors in proximity in the surrounding Green Belt land to the east.</p>
<p>Overall Conclusion:</p>	<p>The site is located in a <u>major</u> green belt parcel and:</p> <p>Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.</p>

Burley in Wharfedale Site Specific Green Belt Assessment

Site Specific Green Belt Assessment					
Site Reference:	BU015	Site Name:	Green Pasture Lane	Size (ha):	1.82
Sub Area:	Wharfedale	Settlement:	Burley		
Site Description:					
<p>The site consists of large area of open level fields adjacent to the A65 and Greenholme Mills with the main built up residential area of the village beyond the road to the south. There are residential uses to the north, south, east and west and employment uses to the east. The river Wharfe is located to the north of the site. The boundaries of the site are made up of main road to the south (A65) and minor roads west and east (leather Bank and Great Pasture Lane), boundary trees and hedgerows and existing development. The site is located with Green Belt Parcel 114.</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
 <p>A detailed map showing the site boundary in red, the parcel boundary in green, and the surrounding area including the river Wharfe and roads like A65. The site is labeled BU015.</p>			 <p>An aerial photograph showing the site boundary in red, the parcel boundary in green, and the surrounding area including the river Wharfe and roads like A65. The site is labeled BU015.</p>		
PDL Status:	Green Field	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	114	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.	No Contribution	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.
No Contribution. The site does not adjoin a defined large built-up area	No Contribution. The site does not form a land gap between an identified neighbouring town	The site consists of open grazing fields with countryside uses with no built form. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core by the main road (A65) with very limited views into the historic core. It is close to but plays a limited role in supporting the character or views into and out of the historic core due to screening. The site is adjacent the listed buildings of Greenholme Mills however these are	All sites are considered to score moderately against Purpose 5

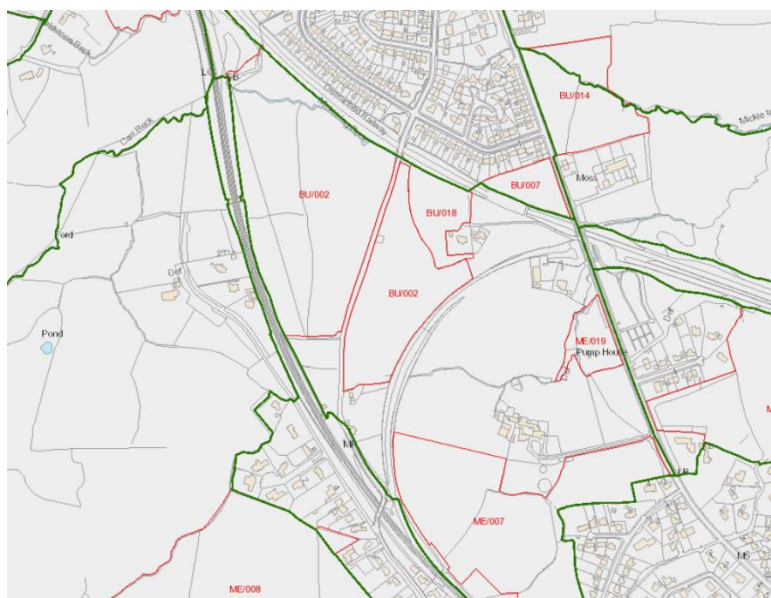

Burley in Wharfedale Site Specific Green Belt Assessment

			outside the settlement boundary.	
No contribution	No contribution	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>)	Strong: defensible boundary	The existing inner Green Belt boundary is made up of the main road (A65). This is a strong boundary which is defensible and likely to be durable		
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 (mix of strong and weak boundaries)	<p>If the site were developed and removed from the Green Belt, it would breach a strong existing boundary (A65). The outer boundaries are a mix of strong boundaries comprised of Roads and a main river (Wharfe), and existing development, which are weak boundaries lacking in durability.</p> <p>A new moderate defensible boundary would be possible to achieve. The existing outer boundary is currently made of a mix of strong boundaries to the west, north and east, parts of which are less defensible and lacking durability. Therefore, a new boundary would need to be created along part of the site edge.</p> <p>The site and adjoining Green Belt land to the north, south and east comprise of open pasture fields adjacent existing development washed over by the green belt and there is no major change in topography. There are defined existing landscape features (River Wharfe) which could be used to create a strong new boundary. The use of landscape buffers may therefore be appropriate in this location.</p>		
Boundary Strength – could an alternative site boundary be drawn to	N/A	There are no features within the site which could form a stronger or more logical green belt boundary		

<p>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>Potential for Sprawl:</p>	<p>The site is connected to the settlement along one boundary on the northern side of the settlement. The site is therefore poorly contained by the existing urban area. The existing site boundaries to west, north and south are moderate comprising existing development, roads, main river and woodland/trees.</p> <p>The site would be an extension of Burley to the north and would result in a moderate less defensible boundary. The development would connect the settlement to the existing development to the west washed over by greenbelt which may also require removing from the green belt to form a logical rounding off of the settlement. This area is contained by roads (Leather Bank and landscape features in the form of the main River Wharfe continuous, which would resist further unrestricted sprawl. The site is considered to have moderate potential for sprawl.</p> <p style="text-align: center;">Moderate</p>	
<p>Impact on Openness:</p>	<p>This site consists of a large area of undeveloped/open fields. There is no built form on the site. There are some views into the site from a major gateway road (A65) and minor roads (Leather Bank/Great Pasture Lane (although the site is largely screened from the main road by topography/vegetation and there are views across the site to open fields and the wider green belt to the north. Development of the site would have a major negative impact on the openness of the Green Belt in this location and impact on the openness of the wider greenbelt.</p> <p style="text-align: center;">Major</p>	
<p>Opportunities for compensatory improvement to the environmental quality</p>	<p>There is a public rights of way directly adjacent the site to the east leading to the wider green belt which may present an opportunity to provide greater access and improvements to the wider Green Belt. There is also GI corridor through the site and opportunities to enhance the environmental quality of the wider green belt directly adjacent the site including access to the River Wharfe.</p>	

<p>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 major role in safeguarding the countryside from encroachment. It performs a low role in preserving the setting and special character of historic towns and no contribution in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: Development of the site would breach a strong defensible existing (inner) boundary (Bradford Road). There is moderate potential for further sprawl into the wider Green Belt if this site were developed along the eastern edge where there are some weak less defensible boundary features. There are major landscape features and roads, which would likely resist further unrestricted sprawl to the north and west.</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 the wider green belt.</p> <p>Boundary Strength: The existing (inner) Green Belt boundary is formed of a strong boundary in the form of the main road (A65). The site’s existing (outer boundaries) are moderate (mixed) boundaries comprised of strong and weak boundaries. There is potential to create a new strong Green Belt boundary along the outer edge of the site. The use of landscape features and buffers may be appropriate in this location given the existing landscape character.</p> <p>Mitigation: There are opportunities for improvements to be made to the surrounding Green Belt – particularly in terms of linking to the existing rights of way and enhancing GI corridors adjacent and in proximity in the surrounding Green Belt land.</p>
<p>Overall Conclusion:</p>	<p>The site is located in a <u>major</u> green belt parcel and:</p> <p>Based on planning judgement the site has a <u>moderate</u> potential impact on the Green Belt.</p>

Burley in Wharfedale Site Specific Green Belt Assessment

Site Specific Green Belt Assessment					
Site Reference:	BU 018	Site Name:	Land Off Menston Old Lane	Size (ha):	0.99
Sub Area:	Wharfedale	Settlement:	Burley		
Site Description:					
<p>This site is made up of open fields either side of Menston Old Road used for grazing located to the south of the settlement. The boundaries of the site are made up field boundaries in the form of trees/hedgerows and existing development of converted residential building. The old railway line run to the north boundary of the site. Open countryside is situated to the south, east and west of the site with existing development to the eastern boundary. The site is located to the north of Green Belt Parcel 217.</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Green Field	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	217	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	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.
No contribution. The site does not adjoin a defined large built-up area	The existing inner Green Belt boundary is formed of contiguous woodland which is a moderate less defensible boundary. Based on existing boundaries the site would provide weak boundaries lacking in durability to the south, east and west (field boundaries, tree lines, existing development).	The site consists of open fields adjoining the urban area. The site comprises of countryside uses with no built form. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core of Burley. It does not play a role in supporting the character or views into and out of the historic core	All sites are considered to score moderately against Purpose 5.

Burley in Wharfedale Site Specific Green Belt Assessment


	The site sits in a Green Belt parcel which forms an essential gap between Burley-in-Wharfedale and Menston where development would significantly reduce the perceived or actual distance between towns. Menston Old Road provides direct road access between the villages.			
No contribution.	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 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 is formed of contiguous woodland following the route of the disused railway line, which is a moderate less 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	Weak: boundaries lacking in durability	If the site were developed and removed from the Green Belt, there would be limited potential to create strong defensible boundaries. The outer, western southern and eastern boundary is currently comprised of fences and field boundaries and poorly defined existing development which are weak boundaries lacking in durability. A new strong durable defensible boundary along outer boundaries of the site would be difficult to achieve. It is currently a large irregular boundary made up in part of field boundaries and fences which are less defensible and lacking		

Burley in Wharfedale Site Specific Green Belt Assessment

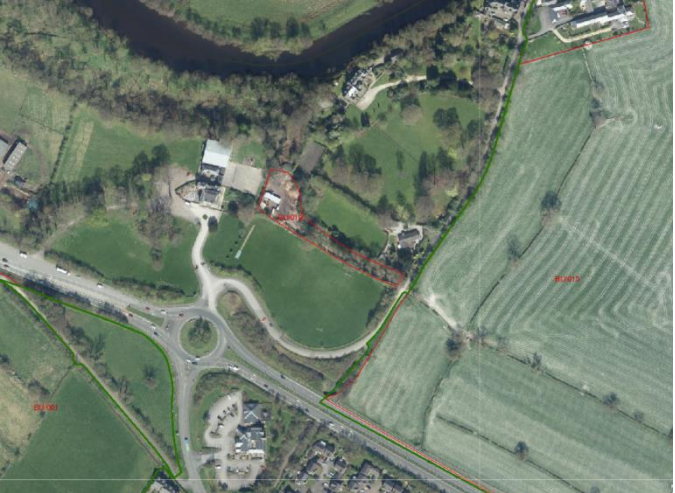
<p>durability; <u>Entirely Undefined</u>)</p>		<p>durability. Therefore, a new boundary would need to be created along this part of the site edge.</p> <p>The site and adjoining Green Belt land to the south and east comprise of open pasture fields and there is no major change in topography, landform or existing landscape features which could be used to create a new boundary. The use of landscape buffers is unlikely to be appropriate in this location.</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 feature within the site that could provide a stronger or more logical green belt boundary</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the urban area of Burley along only one boundary on the southern side of the settlement. The site is therefore not strongly contained by the existing urban area. The site’s existing outer boundaries to the west, south and east are weak with no defensible boundary, which has the potential to be breached. There is no major change in topography landform or landscape features which could resist further sprawl. Development of the site therefore has major potential for unrestricted sprawl into the wider Green Belt to the south and east and west of the site.</p>	
<p>Impact on Openness:</p>	<p>This site consists of undeveloped/open fields. There is no built form on the site. Due to topography and existing landscape features there are views from (and into) the site across the wider Green Belt and beyond. The site is visible from the main road (Menston Old Road). Development of the site would have a major negative impact on the openness of the Green Belt in this location.</p>	
	<p>Major</p>	
	<p>Major</p>	

<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>There is a public right of way along the west of the site which connects to the wider green belt beyond the railway line, and the site is within a green infrastructure opportunity corridor, which may present an opportunity to provide greater access and improvements to the wider Green Belt. There are also a number of habitat networks within the green belt in close proximity which could be enhanced through improvements to the surrounding Green Belt land.</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 low role in preserving the setting and special character of historic towns and 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. Development of the site would breach a moderate existing (inner) boundary. There is low potential for a new stronger defensible boundary to be created if this site was to be developed, which would be likely to resist sprawl. The existing outer boundary to the south, east and east is weak and lacking durability. The site would therefore have major potential for further 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 (inner) Green Belt boundary is formed of a moderate boundary. The site’s existing outer boundaries are weak and irregular and lacking in durability. The use of landscape buffers is unlikely to be appropriate in this location given the existing landscape character</p> <p>Mitigation: There are opportunities for improvements to be made to the surrounding Green Belt – particularly in terms of improving the existing rights of way and GI corridors that are near/adjacent and the habitat networks that are in close proximity in the surrounding Green Belt land.</p>
<p>Overall Conclusion:</p>	<p>The site is located in a <u>major</u> green belt parcel and:</p> <p>Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.</p>

Isolated and Detached Site Assessment

Site Reference	Site Name	Isolated OR Detached	Comments	Map
BU/017	Crag Top Farm, Burley Woodhead	Isolated	<p>The site is isolated from the main urban area of Burley. It is not attached to another Green Belt site adjoining the settlement.</p> <p>Development of the site would result in an isolated area of green belt being removed. This 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.</p> <p>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 Burley.</p> <p>Overall Conclusion The site is not located within a green belt parcel and based on planning judgement the site has a major potential impact on the Green Belt</p>	 <p>The map is an aerial photograph of a rural area. A specific area of land is outlined with a red border, indicating the site location. The surrounding area consists of green fields, some trees, and a few buildings. A road or path is visible near the site.</p>

Burley in Wharfedale Site Specific Green Belt Assessment

Site Reference	Site Name	Isolated OR Detached	Comments	Map
BU 019	Land Off Leather Bank	Detached	<p>The site is detached from the main urban area of Burley.</p> <p>Development of the site would result in an area of green belt that is detached from the main settlement boundary. It is therefore considered development of the site would have a major potential impact on the purposes of green belt and risk unrestricted sprawl.</p> <p>Therefore, a full site specific Green Belt assessment has not been carried out.</p> <p>The site could only come forward as part of a larger green belt release alongside the adjacent site BU/015.</p> <p>Overall Conclusion The site is located in a moderate green belt parcel and based on planning judgement the site has a major potential impact on the Green Belt.</p>	

Burley in Wharfedale Site Specific Green Belt Assessment

Site Reference	Site Name	Isolated OR Detached	Comments	Map
BU/022	Land South of A660 and Otley Road	Detached	<p>The site is detached from the main urban area of Burley.</p> <p>Development of the site would result in an area of green belt that is detached from the main settlement boundary. It is therefore considered development of the site would have a major potential impact on the purposes of green belt and risk unrestricted sprawl.</p> <p>Therefore, a full site specific Green Belt assessment has not been carried out.</p> <p>The site could only come forward as part of a larger green belt release alongside the adjacent site BU/008.</p> <p>Overall Conclusion The site is located in a moderate green belt parcel and based on planning judgement the site has a major potential impact on the Green Belt</p>	