

Ilkley Site Specific Green Belt Assessment

Site Specific Green Belt Assessment					
Site Reference:	IL/09	Site Name:	Ben Rhydding Drive, Wheatley Grove	Size (ha):	7.18
Sub Area:	Wharfedale	Settlement:	Ilkley		
Site Description:					
<p>The site consists of a large sloping field with central copse and trees on boundaries. The site slopes downwards from south to north. There are steeper areas of land to the south of the site. The site has residential development on three sides and there is a golf course to south. There is a residential enclave washed over by green belt to the east. The site is located between this enclave and the edge of the current eastern edge of Ilkley urban area which it adjoins. The boundaries of the site are made up of a number of roads, dry stone wall, garden boundaries to the east and boundary fence to golf club. The site is formed of Green Belt parcel 181.</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
PDL Status:	Green Field	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	181	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Moderate	Low	Major	Low	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
<p>The western boundary is connected to Ilkley which is defined as a large built up area. The site is connected to Ilkley along two boundaries and is therefore not strongly contained by the existing urban area.</p> <p>The site has a moderate existing (inner) boundary to the urban area.</p>	<p>The existing inner Green Belt boundary is a moderate less defensible boundary.</p> <p>Based on existing outer boundaries the site would provide a mix of stronger defensible boundaries (Ben Rhydding Drive) moderate less defensible boundaries (existing strongly defined development) and weak green belt boundaries</p>	<p>The site consists of open fields adjoining the urban area. The site comprises of countryside uses no built form.</p> <p>The site therefore plays a major role in safeguarding the countryside from encroachment.</p>	<p>The site is separated from the historic core of Ilkley. 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.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>

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<p>Therefore, the parcel makes a moderate contribution to this criterion.</p>	<p>lacking durability (field boundaries), which would provide similar durability.</p> <p>The site is located in a gap between Ilkley and Burley-in-Wharfedale. The site is within a parcel that forms a less essential gap between the towns as development may be possible without merging the towns. There is no road directly connecting this site to a neighbouring town.</p>			
<p>moderate</p>	<p>low</p>	<p>Major</p>	<p>Low</p>	<p>Moderate</p>
<p>Overall Summary of Purpose Assessment: Based on planning judgement the site performs a <u>moderate</u> role overall when assessed against the NPPF Green Belt purposes.</p>				
<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</p> <p>(Mix of Strong: defensible boundary and Weak: boundaries lacking in durability)</p>	<p>The existing (inner) Green Belt boundary is formed of a mix of strong and weaker boundaries in the form of made roads to the north and west and rear gardens of existing development along Woodroyd gardens/Wheatley grove.</p>		

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<p>Boundary Strength – Potential new boundary: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Moderate: less defensible boundary (Mix of strong defensible boundaries, moderate: less defensible boundaries and Weak: 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 Ben Rhydding Drive. The east of the site is currently made up a dry stone wall and existing development washed over by the green belt which is moderate (less defensible). Therefore, a new boundary would need to be created along this part of the site edge.</p> <p>The boundary to the south is currently weak consisting of a fence to the golf club with change in landscape type / features and small change in topography. However, this boundary is relatively short and the change in topography and existing landscape features could be used to create a new boundary. The introduction of landscape buffers to create a defensible boundary may be therefore be appropriate in this location given the local context.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>N/A</p>	<p>There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the settlement along one boundary on the eastern side of the settlement. The site is therefore not strongly contained by the existing urban area.</p> <p>The existing (inner) Green Belt boundary is a moderate less defensible boundary formed of a mix of strong and weaker boundaries in the form of made roads to the north and west and rear gardens of existing development along Woodroyd gardens/Wheatley grove. The site's existing outer boundaries to the north along Ben Rhydding</p>	

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	<p>Drive is strong and durable and would likely resist further sprawl. To the east and south the site's outer boundaries are moderate less defensible boundaries. Development of the site therefore has moderate potential for unrestricted sprawl into the wider Green Belt to the west of the site.</p> <p>The site would be an extension of Ilkley to the east along Ben Rhydding Drive and Wheatley Grove and would join with existing residential development washed over by the Green belt to the east. The development would not extend beyond the existing settlement boundaries to the south or north and would constitute a logical rounding off of the settlement to the east.</p> <p>moderate</p>
<p>Impact on Openness:</p>	<p>This site consists of undeveloped/open fields. There is no built form on the site. There are views into the site from Ben Rhydding Drive and Wheatley Grove but there are limited views to the south across the wider green belt due to topography changes. Development of the site would have a local negative impact on the openness of the Green Belt in this location but moderate impact on the openness of the wider greenbelt.</p> <p>moderate</p>
<p>Opportunities for mitigation / improvement: Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>There is a public right of way to the south of the site, which may present an opportunity to provide greater access and improvements to the wider Green Belt. The site is located near the SPA/SAC and SSSI. There is also an area of Green Belt directly adjoining the site to the south and east which forms part of the Priority Habitat network and may offer opportunities for enhancements.</p>
<p>Summary – Impact on the Green Belt: Overall Conclusion:</p>	<p>Purposes: This site performs moderately against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in checking towns from merging and preserving the setting and special character of historic towns. It makes a moderate contribution to restricting the sprawl of large built up area.</p> <p>Sprawl: The site is connected to the settlement along only one boundary and is not strongly contained by the existing settlement area. Development of the site would breach a moderate (mix of strong and weak) existing (inner) boundary. The site's existing (outer) northern boundary is strong and likely to resist further sprawl. There is moderate potential for further sprawl into the wider Green Belt if this site were developed along the southern boundary and eastern edge, where the existing boundaries are moderate less defensible boundaries.</p>

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	<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 the wider green belt.</p> <p>Boundary Strength: The existing (inner) Green Belt boundary is a moderate less defensible boundary formed of a mix of strong and weaker boundaries. The northern boundary could form a new strong Green Belt boundary using the existing road. The existing (outer) southern boundary and eastern boundaries are moderate less defensible features. There is potential to create a new Green Belt boundary along the southern and eastern edge of the site using existing features or changes in topography which could be used to create a new boundary. The use of landscape buffers may 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 near and enhancing ecological and habitat assets in close proximity in the surrounding Green Belt land to the south.</p>
<p>Overall Conclusion:</p>	<p>The site is located moderate green belt parcel and:</p> <p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p>

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Site Specific Green Belt Assessment					
Site Reference:	IL/011B	Site Name:	Skipton Road, East	Size (ha):	1.18
Sub Area:	Wharfedale	Settlement:	Ilkley		
Site Description:					
<p>The site comprises vacant former railway sidings adjacent the A65 to the north and is contained by mature trees along its northern boundary. The site adjoins Ilkley to the West of the settlement. There are residential uses washed over by green belt to the West, open countryside to the North and the main built up area to the South. The boundaries of the site are made up of a main road to the South and mature trees along boundaries to the North and West. The site is located to the south of Green Belt parcel 172.</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC

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Strategic Parcel Assessment Results:				
Parcel Reference:	172	Overall Rating:	Major	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Major	Moderate	Moderate	Major	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
<p>The southern boundary is connected to Ilkley which is defined as a large built up area.</p> <p>The site is connected to Ilkley along one boundary and is therefore poorly contained.</p> <p>The site has a strong existing (inner) boundary to the urban area (A65),</p>	<p>The site is located in a gap between Ilkley and Addingham.</p> <p>The site is within a parcel that forms a less essential gap between the towns where limited development may be possible possible without merging the towns. There is a road (A65) where, the Green Belt has resisted ribbon development</p>	<p>The site consists of open land adjoining the urban area. The site has no built form.</p> <p>The site therefore plays a major role in safeguarding the countryside from encroachment.</p>	<p>The site is not adjacent the Ilkley historic core. It does not play a role in supporting the character or views into and out of the historic core as there are no views from the site to the historic core.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>

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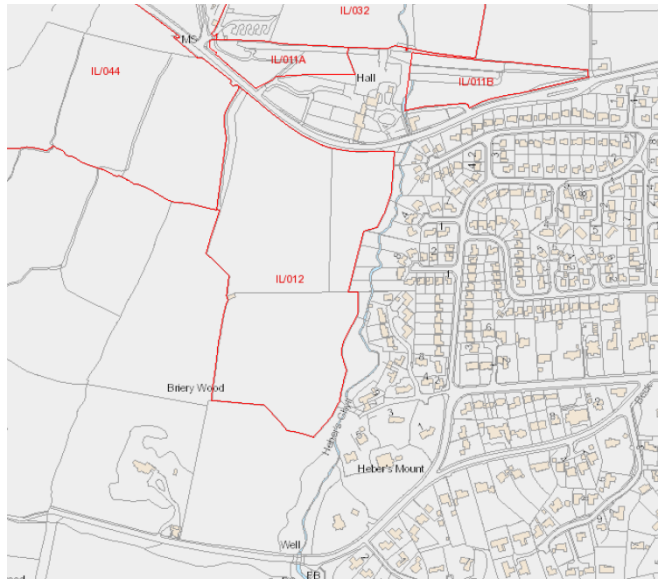

<p>which is defensible. Therefore, the parcel makes a major contribution to this criterion.</p>	<p>towards a neighbouring town but no intervisability between the towns.</p> <p>The green belt in this location plays a moderate role in preventing neighbouring towns from merging.</p>			
Major	Moderate	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a <u>major</u> role overall when assessed against the NPPF Green Belt purposes.			
<p>Boundary Strength - Existing Boundary: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Strong: defensible boundary</p>	<p>The existing inner Green Belt boundary is made up of a main road (Skipton Road A65). This is a strong boundary which is defensible and likely to be durable.</p>		
<p>Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Moderate: less defensible boundary</p>	<p>If the site were developed and removed from the Green Belt, the existing boundary along the north and west of the site is currently made up of a band of mature trees which is moderate (less defensible). Therefore, a new boundary would need to be created along this part of the site edge. Existing landscape features could be used to create a new boundary along this edge. The introduction of landscape buffers to create a defensible boundary may therefore be appropriate in this location given the local context.</p>		

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<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>N/A</p>	<p>There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the urban area of Ilkley along 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 (A65). The site’s existing outer boundaries to the north and west is a moderate less defensible boundary, which could potentially use existing features (recognised landscape features) to create a new green belt boundary along this edge.</p> <p>The site would be an extension of Ilkley to the north and along the A65. The site would not extend beyond the existing settlement boundaries west and north. Development of the site is considered to have a moderate potential for unrestricted sprawl into the wider Green Belt to the east of the site.</p>	
<p>Impact on Openness:</p>	<p>This site consists of vacant underused land. There is no built form on the site. Due to topography and existing landscape features there are limited views from (and into) the site across the wider Green Belt and beyond. The site is highly visible from the main road of the A65. Development of the site would have a local negative impact on the openness of the Green Belt in this location but limited impact on the openness of the wider greenbelt.</p>	
<p>Opportunities for compensatory improvement to the</p>	<p>There is a green infrastructure corridor located to the north in proximity to the site, which may present an opportunity to provide greater access and improvements to the wider Green Belt. There are also a number of</p>	

<p>environmental quality and accessibility of the Green Belt:</p>	<p>biodiversity assets within the green belt to the north and South (habitat network) 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 major role in checking unrestricted sprawl, 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. There is potential for a moderate defensible boundary to be created to the north and west if this site was to be developed with potential for a new boundary to be created using existing features which has potential to resist unrestricted sprawl. The site would therefore have moderate potential 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 a strong boundary formed of a main road. The site’s northern and western site boundaries could form a moderate Green Belt boundary with potential for a new boundary to be created using existing features.</p> <p>Mitigation: There are opportunities for improvements to be made to the surrounding Green Belt – particularly in terms of improving GI links to the wider Green Belt to the north and 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>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>

Ilkley Site Specific Green Belt Assessment

Site Specific Green Belt Assessment					
Site Reference:	IL/012	Site Name:	Skipton Road	Size (ha):	7.82
Sub Area:	Wharfedale	Settlement:	Ilkley		
Site Description:					
<p>The site consists of open sloping fields adjacent the A65 Skipton Road to the north. The site slopes downwards from south to north and is bounded by mature trees to eastern, southern and western boundaries. There are residential uses to the east and north across the main road and open pasture fields to the west. The site adjoins the western edge of the settlement. The site is formed of Green Belt parcel 178.</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
 <p>A detailed map showing parcel boundaries in a residential area. The site boundary for IL/012 is highlighted in red. Other parcels shown include IL/044, IL/032, IL/011A, IL/011B, and IL/012. Landmarks like 'Briery Wood' and 'Heber's Mount' are also labeled.</p>			 <p>An aerial photograph showing the site boundary for IL/012, outlined in red. The site is a large green field sloping downwards. Surrounding areas include residential developments and other parcels like IL/044, IL/032, IL/011A, and IL/011B.</p>		
PDL Status:	Green Field	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	178	Overall Rating:	Major	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Moderate	Low	Major	Major	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
<p>The parcel is connected to Ilkley which is defined as a large built up area along one boundary and is therefore not strongly contained by the existing urban area.</p> <p>The existing green belt boundary is formed of woodland, trees and hedgerows where these represent a continuous</p>	<p>The existing inner Green Belt boundary is a moderate less defensible boundary.</p> <p>Based on existing outer boundaries the site would provide a mix of stronger defensible boundaries (main road) to the north, moderate less defensible boundaries (Woodland, trees and hedgerows where these represent a continuous</p>	<p>The site consists of open fields adjoining the urban area. The site comprises of countryside uses no built form</p> <p>The site therefore plays a major role in safeguarding the countryside from encroachment.</p>	<p>The site is adjacent to the historic core on the south-eastern boundary with moderate views to the historic core.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>

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<p>boundary, which is a moderate less defensible boundary.</p> <p>Therefore, the parcel makes a moderate contribution to this criterion.</p>	<p>boundary,) to the west and south and weak green belt boundaries lacking durability (field boundaries), to the west which would provide similar durability.</p> <p>The site is located in a gap between Ilkley and Addingham. The site is within a parcel that forms a less essential gap between the towns where development may be possible without merging the towns. There is direct road access connecting this site to a neighbouring town with no intervisibility. The Green Belt has resisted ribbon development towards a neighbouring town.</p> <p>Therefore, the parcel makes a moderate contribution to this criterion</p>			
Moderate	moderate	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.			

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<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</p>	<p>The existing (inner) green belt boundary is formed of woodland, trees and hedgerows where these represent a continuous boundary, which is a moderate less</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 A65. The west of the site is currently made up of a moderate less defensible boundary comprised woodland, trees and hedgerows where these represent a continuous boundary,) to the west and south and a weak green belt boundaries lacking durability (field boundaries) to the west. Therefore, a new boundary would need to be created along this part of the site edge.</p> <p>The boundary to the west is currently weak in part consisting of a field boundary. However, this boundary is relatively short and existing landscape features such as woodland could be used to create a new boundary. The introduction of landscape buffers to create a defensible boundary may therefore be appropriate in this location given the local context.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>N/A</p>	<p>There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary</p>

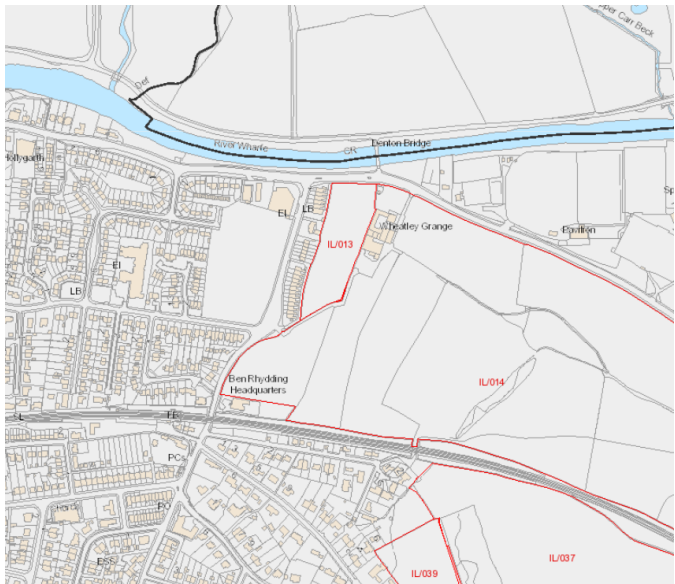

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<p>Potential for Sprawl:</p>	<p>The site is connected to the settlement along one boundary on the western side of the settlement. The site is therefore not strongly contained by the existing urban area. Development of the site would breach a moderate existing (inner) green belt boundary. The site's existing outer boundaries to the north along the A65 is strong and durable and would likely resist further sprawl. To the west and south the site's outer boundaries are moderate less defensible boundaries. Development of the site therefore has moderate potential for unrestricted sprawl into the wider Green Belt to the west of the site.</p> <p>The site would be an extension of Ilkley to the west along the A65. The development would extend beyond the existing settlement boundaries to the west.</p> <p>Moderate</p>
<p>Impact on Openness:</p>	<p>This site consists of undeveloped/open fields. There is no built form on the site. There are views into the site from the main road (A65). Due to topography and existing landscape features there are limited views to the open countryside to the south and but significant views to the wider green belt to the west. 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 directly adjacent to the west of the site, which may present an opportunity to provide greater access and improvements to the wider Green Belt. The site is located near the SPA/SAC and SSSI. There is also an area of GB directly adjoining the site to the south and east which forms part of the Priority Habitat network and may offer opportunities for enhancements.</p>
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: This site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a moderate role in preventing towns from merging and major role in preserving the setting and special character of historic towns. It makes a major contribution to restricting the sprawl of large built up area.</p> <p>Sprawl: The site is connected to the settlement along only one boundary and is not strongly contained by the existing settlement area. Development of the site would breach a moderate existing (inner) green belt boundary. The existing (outer) northern boundary is strong and likely to resist further sprawl. There is moderate potential for further sprawl into the wider Green Belt if this site were developed along the western boundary, where the existing boundaries are moderate less defensible boundaries and weaker boundaries lacking durability.</p>

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	<p>Openness: The site performs a major role in terms of the openness of the Green Belt with no built form on-site and moderate views across to the wider green belt.</p> <p>Boundary Strength: The existing (inner) Green Belt boundary is a moderate less defensible boundary. The northern boundary could form a new strong Green Belt boundary using the existing main road. The existing outer southern boundary and western boundaries are moderate less defensible features. There is potential to create a new Green Belt boundary along the southern and western boundaries of the site using existing features or changes in topography which could be used to create a new boundary. The use of landscape buffers may 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 near and enhancing ecological and habitat assets in close proximity in the surrounding Green Belt land to the south.</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>

Ilkley Site Specific Green Belt Assessment

Site Specific Green Belt Assessment					
Site Reference:	IL/013	Site Name:	Wheatley Lane, Ben Rhydding	Size (ha):	1.28
Sub Area:	Wharfedale	Settlement:	Ilkley		
Site Description:					
<p>Open pasture field located to the east of the settlement, between rear gardens of properties on Wheatley Lane and the listed farm buildings to the east. The site is directly adjacent to the A65 to the north. To the south, the site is bound by a farm track with open pasture fields beyond. The site is connected to the settlement along its western boundary, which is comprised of the existing development. The site is located within Green belt parcel 177</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Green Field	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	177	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Moderate	Moderate	Major	Moderate	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
<p>The western boundary is connected to Ilkley which is defined as a large built up area.</p> <p>The site is connected to Ilkley along one boundary and is therefore poorly contained</p> <p>The site has a weak existing (inner) boundary to the urban area which is</p>	<p>The existing inner Green Belt boundary is a weak boundary lacking durability (existing farm development with soft, irregular or inconsistent boundaries.)</p> <p>Based on existing outer boundaries the site would provide a mix of stronger defensible boundaries (A65), moderate boundaries (strongly defined tracks) and</p>	<p>The site consists of open fields adjoining the urban area. The site comprises of countryside uses no built form</p> <p>The site therefore plays a major role in safeguarding the countryside from encroachment.</p>	<p>The site is separated from the Ilkley historic core (Ben Rhydding). It does not play a role in supporting the character or views into and out of the historic core as there are no views from the parcel to the historic core.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>

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<p>comprised existing development with soft, irregular or inconsistent boundaries. Therefore, the site makes a moderate contribution to this criterion.</p>	<p>weak green belt boundaries (field boundaries and existing farm development with soft, irregular or inconsistent boundaries), which would provide similar durability.</p> <p>The site is within a parcel that forms a less essential gap between Ilkley and Burley-in-Wharfedale where limited development may be possible without merging the towns. The site is adjacent a road (A65) where the Green Belt has resisted ribbon development towards a neighbouring town but there is no inter visibility between the towns. There is a perception and visual separation of leaving and entering Ilkley along the main road due to the Green Belt designation between the towns (Burley).</p> <p>The green belt in this location plays a moderate role in preventing neighbouring towns from merging.</p>			
Moderate	Moderate	Major	Low	Moderate

Ilkley Site Specific Green Belt Assessment

Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a <u>moderate</u> role overall when assessed against the NPPF Green Belt purposes.	
Boundary Strength - Existing Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Weak: boundaries lacking in durability	The existing inner Green Belt boundary is a weak boundary lacking durability in the form of rear gardens existing development with soft, irregular or inconsistent boundaries.
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Moderate: less defensible boundary (mix of strong defensible boundary, moderate less defensible boundary and Weak: boundaries lacking in durability)	<p>If the site were developed and removed from the Green Belt, there would be potential to create a mix of stronger defensible boundaries to the north (A65), moderate boundaries (strongly defined tracks) and weak green belt boundaries (field boundaries and existing farm development with soft, irregular or inconsistent boundaries) to the south and east, which would provide similar durability to the existing inner green belt boundary.</p> <p>The site and adjoining Green Belt land to the 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>
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	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.

Ilkley Site Specific Green Belt Assessment

<p>in durability; Entirely Undefined)</p>		
<p>Potential for Sprawl:</p>	<p>The site is connected to the urban area of Ilkley along one boundary on the eastern side of the settlement. The site is therefore not strongly contained by the existing urban area.</p> <p>Development of the site would breach a weak existing (inner) green belt boundary. The site’s existing outer boundaries to the north along the A65 is a strong defensible boundary that would likely resist further sprawl. To the south and east the boundary is a moderate less defensible mixed boundary which could potentially use existing features (road and existing development) to create a new boundary along this edge.</p> <p>The site would be an extension of Ilkley to the east along the A65 and would join with the farm buildings washed over by the Green belt to the east. The development would not extend beyond the existing settlement boundaries to the south.</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 field. 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 of the A65 and there is a perception and visual separation of leaving and entering Ilkley along the main road (A65) due to the Green Belt designation between the towns (Burley). The site is also partly visible from Wheatley Lane. Development of the site would have a major impact on the openness of the Green Belt.</p>	
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>There are green infrastructure corridors running through 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 East and South (including the local nature reserve (Ben Rhydding Gravel Pits) and habitat networks) 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 moderate role in checking unrestricted sprawl, minor 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 weak existing (inner) green belt boundary. There is potential for a new strong defensible boundary to be created to the north if this site was to be developed, which would be likely to resist sprawl. The existing outer boundary to the east is a moderate less defensible boundary with potential for a new boundary to be created using existing features. The site would therefore have moderate potential to restrict sprawl into the wider Green Belt to the east.</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 a weak boundary lacking durability. The site's northern site boundary could form a new strong Green Belt boundary. the existing eastern boundary is a moderate boundary, which 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 GI links to the wider Green Belt to the east that are through the site 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>

Strategic Parcel Assessment Results:				
Parcel Reference:	177	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Moderate	Moderate	Major	Moderate	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
<p>The southern boundary is connected to Ilkley which is defined as a large built up area.</p> <p>The site is connected to Ilkley along one boundary and is therefore poorly contained.</p> <p>The site has a strong existing (inner) boundary to the urban area, which</p>	<p>The site is located in a gap between Ilkley and Burley.</p> <p>The site is within a parcel that forms a less essential gap between the towns where limited development may be possible without merging the towns.</p> <p>The existing (inner) western boundary is a strong</p>	<p>The site consists of open fields adjoining the urban area. The site comprises of countryside uses with some built form in countryside use in the form of listed farm buildings.</p> <p>The site therefore plays a major role in safeguarding the countryside from encroachment.</p>	<p>The site is adjacent to Ilkley historic core (Ben Rhydding) on its south western corner. It does not play a key role in supporting the character or views into and out of the historic core as there are no views from the site to the historic core.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>

Ilkley Site Specific Green Belt Assessment

<p>is defensible. Therefore, the parcel makes a major contribution to this criterion.</p>	<p>defensible boundary. The site's outer boundaries are moderate less defensible boundaries which are comprised of a mix of strong and moderate boundaries. The site would have less durability than the existing inner boundary.</p> <p>There is direct road access along the A65 between the towns where, the Green Belt has resisted ribbon development towards a neighbouring town but no inter visibility between the towns.</p> <p>The green belt in this location plays a moderate role in preventing neighbouring towns from merging.</p>			
<p>Major</p>	<p>Moderate</p>	<p>Major</p>	<p>Moderate</p>	<p>Moderate</p>
<p>Overall Summary of Purpose Assessment:</p>		<p>Based on planning judgement the site performs a <u>major</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;</p>	<p>Strong: defensible boundary</p>	<p>The existing inner Green Belt boundary is made up of main roads (Wheatley Lane). This is a strong boundary which is defensible and likely to be durable.</p>		

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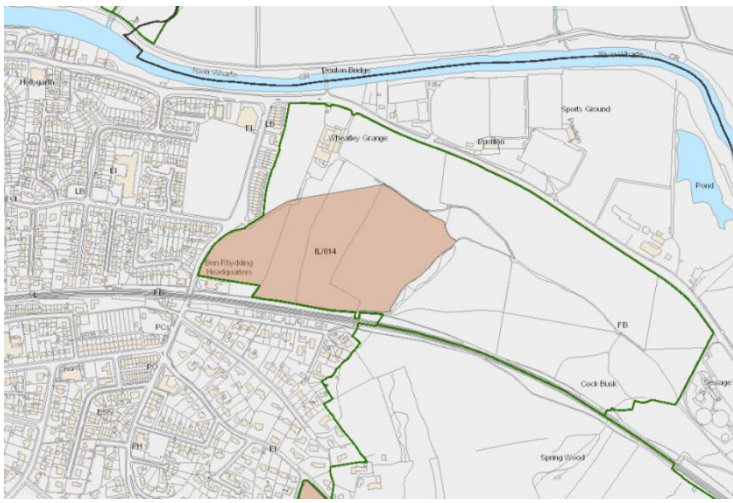

<p><u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>		
<p>Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Moderate: less defensible boundary (mix of strong defensible boundary, moderate less defensible boundary)</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 and southern boundary of the site using the main road (Coutances Way A65) and railway line to the south. The boundary along the east of the site is currently made up of an unmade road and continuous band of mature trees which is moderate (less defensible). Therefore, a new boundary would need to be created along this part of the site edge. Existing landscape features could be used to create a new boundary along this edge. The introduction of landscape buffers to create a defensible boundary may be therefore be appropriate in this location given the local context.</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>Moderate: less defensible boundary</p>	<p>There are several recognisable landscape features within the site including woodland, trees and hedgerows where these represent a continuous boundary, which could also be used to define a new green belt boundary within the site.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the urban area of Ilkley along one boundary 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 strong existing (inner) green belt boundary. The site’s existing outer boundaries to the north along the A65 is strong and durable and would likely resist further sprawl. To the south the site’s outer boundary is also strong with a defensible boundary in the form of the railway line, which is a durable feature likely to resist further sprawl. To the east the boundary is a moderate less defensible mixed boundary, which could potentially use existing features (unmade road and recognised landscape features) to create a new boundary along this edge.</p>	

	<p>The site would be an extension of Ilkley to the east along the A65. The site would extend beyond the existing settlement boundaries to the east</p> <p>Development of the site therefore has moderate potential for unrestricted sprawl into the wider Green Belt to the east of the site.</p> <p style="background-color: yellow;">moderate</p>
<p>Impact on Openness:</p>	<p>This site consists of undeveloped/open fields. There is limited built form on the site in the form of existing farm buildings in rural use. 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 highly visible from the main road of the A65. The site is also visible from the adjacent road of Wheatley Lane and the railway line. Development of the site would have major negative impact on the openness of the Green Belt.</p> <p style="background-color: red;">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 through the site connecting to the wider green belt to the east, and green infrastructure corridors directly running through 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 East and South (including the local nature reserve (Ben Rhydding Gravel Pits) and habitat networks) 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 moderate role in checking unrestricted sprawl, 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) green belt boundary. There is potential for a new strong defensible boundary to be created to the north and south if this site was to be developed, which would be likely to resist sprawl. The existing outer boundary to the east is a moderate less defensible boundary with potential for a new boundary to be created using existing features. The site would therefore have moderate potential 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 limited built form on-site and views across to (and from) the wider landscape.</p>

Ilkley Site Specific Green Belt Assessment

	<p>Boundary Strength: The existing (inner) Green Belt boundary is a strong boundary formed of a made road. The site's northern and southern site boundaries could form a new strong defensible Green Belt boundary. However, the existing eastern boundary is a moderate boundary, which 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 to the wider Green Belt to the east that are through the site and the biodiversity assets that are in close proximity in the surrounding Green Belt land.</p>
Overall Conclusion:	<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>

Ilkley Site Specific Green Belt Assessment

Site Specific Green Belt Assessment					
Site Reference:	IL/3H (IL/014 PO revised site boundary)	Site Name:	Coutances Way	Size (ha):	25.65
Sub Area:	Wharfedale	Settlement:	Ilkley		
Site Description:					
<p>This site is made up of a large area of fields used for grazing which slope down to the A65. There are residential uses to the west, scout hut and train line to the south and open fields to the north. The site adjoins Ilkley to the east of the settlement. The boundaries of the site are made up the train line to the south, field boundaries to the north and, unmade road, and Wheatley Lane to the West and, band of mature trees to the east. The site is located to the west of Green Belt Parcel 177.</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Green field	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	177	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Moderate	Moderate	Major	Moderate	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
<p>The site boundary is connected to Ilkley which is defined as a large built up area.</p> <p>The site is connected to Ilkley along one boundary and is therefore poorly contained.</p> <p>The site has a strong existing (inner) boundary to the urban area, which</p>	<p>The site is located in a gap between Ilkley and Burley.</p> <p>The site is within a parcel that forms a less essential gap between the towns where limited development may be possible without merging the towns.</p> <p>The existing (inner) western boundary is a strong defensible boundary. The</p>	<p>The site consists of open fields adjoining the urban area. The site comprises of countryside uses with no built form.</p> <p>The site therefore plays a major role in safeguarding the countryside from encroachment.</p>	<p>The site is adjacent to Ilkley historic core (Ben Rhydding) on its south western corner. It does not play a key role in supporting the character or views into and out of the historic core as there are no views from the site to the historic core.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>

Ilkley Site Specific Green Belt Assessment

<p>is defensible. Therefore, the parcel makes a major contribution to this criterion.</p>	<p>site's outer boundaries are moderate and less defensible boundaries which are comprised of weak and moderate boundaries. The site would have less durability than the existing inner boundary.</p> <p>There no direct road access or inter visibility between the towns.</p> <p>The green belt in this location plays a moderate role in preventing neighbouring towns from merging.</p>			
<p>Major</p>	<p>Moderate</p>	<p>Major</p>	<p>Moderate</p>	<p>Moderate</p>
<p>Overall Summary of Purpose Assessment:</p>		<p>Based on planning judgement the site performs a <u>major</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>Strong: defensible boundary</p>	<p>The existing inner Green Belt boundary is made up of main roads (Wheatley Lane). This is a strong boundary which is defensible and likely to be durable.</p>		
<p>Boundary Strength – Potential new boundary (based on the full extent</p>	<p>Moderate: less defensible boundary</p>	<p>If the site were developed and removed from the Green Belt, there would be potential to create strong defensible boundaries along the southern boundary of the site using the main and railway line to the south. The boundary along the east</p>		

Ilkley 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, moderate less defensible boundary)</p>	<p>of the site is currently made up of continuous band of mature trees which is a moderate (less defensible) boundary. The boundary to the north is weak comprised of field boundaries and unmade road and entirely undefined in part, Therefore, a new boundary would need to be created along this part of the site edge. Existing features could be used to create a new boundary along this edge. The introduction of landscape buffers to create a defensible boundary may be appropriate in this location given the local context.</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 strong existing features within the site which could be used to form a new green belt boundary</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the urban area of Ilkley along one boundary on the eastern side of the settlement. The site is therefore not strongly contained by the existing urban area. The existing (inner) Green Belt boundary is a strong boundary formed of a made road. The site’s existing outer boundaries to the north is weak unlikely resist further sprawl. To the south the site’s outer boundary is strong with a defensible boundary in the form of the railway line which is a durable feature likely to resist further sprawl. To the east the boundary is a moderate less defensible mixed boundary, which could potentially use existing features (recognised landscape features) to create a new boundary along this edge.</p> <p>The site would be an extension of Ilkley to the east along the A65. The site would not extend beyond the existing settlement boundaries to the east.</p> <p>Development of the site therefore has moderate potential for unrestricted sprawl into the wider Green Belt</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 views from (and into) the site across the wider Green Belt and beyond. The site is visible from the main road of the A65. The site is also visible from the adjacent road of Wheatley Lane and the railway line. Development of the site would have major negative impact on the openness of the Green Belt.</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 is a public right of way through the site connecting to the wider green belt to the east, and green infrastructure corridors directly running through 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 East and South (including the local nature reserve (Ben Rhydding Gravel Pits) and habitat networks) 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 and in checking unrestricted sprawl. It performs a moderate role 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. There is potential for a new strong defensible boundary to be created to the south if this site was to be developed, which would be likely to resist sprawl. The existing outer boundary to the east is a moderate less defensible boundary with potential for a new boundary to be created using existing features the boundary to the north is weak and would require a new boundary to be created. The site would therefore have moderate potential 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 limited built form on-site and views across to (and from) the wider landscape.</p> <p>Boundary Strength: The site would breach a strong existing green belt boundary. The southern site boundaries could form a new strong Green Belt boundary. However, the existing eastern boundary is a moderate boundary and northern boundary is weak, which 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 to the wider Green Belt to the east that are through the site 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>major</u> potential impact on the Green Belt.</p>

Ilkley Site Specific Green Belt Assessment

Site Specific Green Belt Assessment					
Site Reference:	IL/016	Site Name:	Hadfield Farm, Skipton Road, Ilkley	Size (ha):	23.84
Sub Area:	Wharfedale		Settlement:	Ilkley	
Site Description:					
<p>The site consists of large area of open pasture fields used for grazing to the south of the river Wharfe, which slope down from south to north. Part of site contains a limited number of isolated residential dwellings. The site adjoins Ilkley to the west of the settlement. The boundaries of the site are made a mixture of a main road (A65) and field boundaries and existing development to the south, unmade road, field boundaries and Rugby club to the east, the river Wharfe, area of woodland and field boundaries to the north and unmade road and tree line to the west. The site is located within Green Belt Parcel 172.</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
PDL Status:	Green Field	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	172	Overall Rating:	Major	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Major	Moderate	Moderate	Major	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
<p>The site is connected to Ilkley which is defined as a large built up area.</p> <p>The existing inner southern boundary is formed by the A65, which is a strong defensible Boundary.</p> <p>Therefore, the parcel makes a major contribution to this</p>	<p>The site is located in a gap between Ilkley and Addingham.</p> <p>The site is within a parcel that forms a less essential gap between the towns where limited development may be possible without merging the towns.</p>	<p>The site consists of a large area of open fields adjoining the urban area. The site comprises of countryside uses with limited built form in residential use in the form of converted farm buildings.</p> <p>The site therefore plays a major role in safeguarding</p>	<p>The site is not adjacent to Ilkley historic core. Due to topography and landscape features there are limited views into the historic core.</p> <p>It therefore plays a moderate a role in supporting the character or views into and out of the historic core.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>

Ilkley Site Specific Green Belt Assessment

<p>criterion.</p>	<p>The existing inner southern boundary is a strong defensible Boundary. The site's outer boundaries are moderate less defensible boundaries which are comprised of a mix of strong, moderate and weak boundaries. The site would have less durability than the existing inner green belt boundary.</p> <p>There is direct road access along the A65 between the towns where, the Green Belt has resisted ribbon development towards a neighbouring town but no intervisibility between the towns.</p>	<p>the countryside from encroachment.</p>		
<p>Major</p>	<p>Moderate</p>	<p>Major</p>	<p>Moderate</p>	<p>Moderate</p>
<p>Overall Summary of Purpose Assessment:</p>		<p>Based on planning judgement the site performs a <u>major</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>Strong: defensible boundary</p>	<p>The existing inner Green Belt boundary is made up of a main road (A65 Skipton Road). This is a strong boundary which is defensible and likely to be durable.</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 strong defensible boundaries, moderate less defensible boundaries and weak 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 parts of the northern boundary of the site using the strongly defined landscape feature of the river Wharfe and woodland. The boundary along the east and west of the site are currently made up of existing development, made roads and field boundaries (moderate less defensible boundary). The southern boundary is comprised field boundaries with irregular shape which are weak boundaries lacking durability. Therefore, a new boundary would need to be created along these parts of the site edge. Existing landscape features could be used to create a new boundary along the western boundary. However, a defensible boundary along the southern and eastern boundaries would be potentially difficult to achieve and the use of landscape buffers may not be appropriate in these locations.</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>Moderate: less defensible boundary (mix of strong defensible and moderate less defensible boundaries)</p>	<p>There are no features within the site that could provide a stronger greenbelt boundary. There are several recognisable landscape features beyond the site boundary in close proximity (River Wharfe) where these represent a continuous boundary and strong boundaries to the south (A65) within adjacent sites which could potentially be used to define a new green belt boundary beyond the site.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the urban area of Ilkley along one boundary on the western edge of the settlement. The site is therefore not strongly contained by the existing urban area. The existing (inner) Green Belt boundary is a strong boundary formed of a main road. Development of the site would breach a strong existing Green Belt boundary. The site’s existing outer boundaries are moderate less defensible boundaries comprised of a mix of strong, moderate and weak boundaries. To the north the existing boundaries are strong and would likely resist further sprawl. To the west the boundary is a moderate less defensible mixed boundary, which could potentially use existing features (unmade road and recognised landscape features) to create a new boundary along this edge. To the south the boundaries are weak and are lacking in durability and unlikely to resist further sprawl</p>	

	<p>The site would be an extension of Ilkley to the west along the A65. The site would extend beyond the existing settlement boundaries to the west. Development of the site therefore has major potential for unrestricted sprawl into the wider Green Belt.</p> <p>Major</p>
<p>Impact on Openness:</p>	<p>This site consists of undeveloped/open fields. There is limited built form on the site in the form of converted farm buildings in residential use. 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 of the A65. Development of the site would have major negative impact on the openness of the Green Belt.</p> <p>Major</p>
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>There is a major public right of way through the site (Dales Way) connecting to the wider green belt to the west, and green infrastructure corridors directly running through 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 north, west and South (and habitat networks) 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 major role in checking unrestricted sprawl, and 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 boundary. There is potential for a new strong defensible boundary to be created to the north if this site was to be developed, which would be likely to resist sprawl. However, the existing outer boundary to the west and east is a moderate less defensible boundary and to the south is a weak boundary lacking durability. The site would therefore have major potential 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 limited built form on-site and views across to (and from) the wider landscape.</p> <p>Boundary Strength: The site would breach a strong existing green belt boundary. The site’s northern boundary could form a new strong Green Belt boundary using existing landscape features. However, the existing eastern and southern boundaries are a moderate and weak boundaries lacking in durability, which would require a new defensible green belt boundary to be created with limited potential to use landscape buffers or existing features.</p>

Ilkley 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 links to the wider Green Belt to the west and the biodiversity assets that are in close proximity in the surrounding Green Belt land.
Overall Conclusion:	The site is located in a <u>major</u> green belt parcel and: Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.

Ilkley Site Specific Green Belt Assessment

Site Specific Green Belt Assessment					
Site Reference:	IL/018	Site Name:	Langbar Road	Size (ha):	0.87
Sub Area:	Wharfedale	Settlement:	Ilkley		
Site Description:					
<p>This site is made up of open grassland which slopes down from north to south. There are residential uses to the south and wooded areas to the west and east. The site adjoins Ilkley to the North of the settlement. The boundaries of the site are made up the Hardings Lane to the south, mature trees to the west and east open land to the north. The site is located within Green Belt Parcel 174.</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
PDL Status:	Green Field	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	174	Overall Rating:	Major	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Major	Low	Major	Major	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
<p>The southern boundary is connected to Ilkley which is defined as a large built up area.</p> <p>The site is connected to Ilkley along two boundaries and is therefore poorly contained.</p> <p>The site has a strong existing (inner) boundary</p>	<p>The site is located in parcel which is in a gap between Ilkley and Addingham.</p> <p>There is no direct road access or inter visibility between the towns.</p> <p>The site is within parcel that forms a less essential gap between the towns where</p>	<p>The site consists of open land adjoining the urban area. The site comprises of countryside uses with no built form.</p> <p>The site therefore plays a major role in safeguarding the countryside from encroachment.</p>	<p>The site is adjacent to Ilkley historic core on its south eastern corner. It plays a key role in supporting the character or views into and out of the historic core as there are views from the site to the historic core.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>

Ilkley Site Specific Green Belt Assessment

<p>to the urban area (Hardings Lane), which is defensible. Therefore, the parcel makes a major contribution to this criterion.</p>	<p>development may be possible without merging the towns.</p> <p>The existing (inner) southern boundary is a strong defensible boundary. The site's outer boundaries are weak boundaries lacking durability comprised of a mix of strong, moderate and entirely undefined boundaries. The site would have less durability than the existing inner boundary.</p> <p>The green belt in this location plays a low role in preventing neighbouring towns from merging.</p>			
<p>Major</p>	<p>Low</p>	<p>Major</p>	<p>Major</p>	<p>Moderate</p>
<p>Overall Summary of Purpose Assessment:</p>		<p>Based on planning judgement the site performs a <u>major</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>Strong: defensible boundary</p>	<p>The existing inner Green Belt boundary is made up of a road (Hardings Lane). This is a strong boundary which is defensible and likely to be durable.</p>		

Ilkley Site Specific Green Belt Assessment

<p>Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Weak: boundaries lacking in durability (Mix of Strong defensible boundary Moderate less defensible and Entirely Undefined)</p>	<p>If the site were developed and removed from the Green Belt, there would be potential to create strong defensible boundaries along the western and eastern boundary of the site using the road (Harding’s Lane) and the continuous woodland. The boundary along the north of the site is currently undefined. Therefore, a new boundary would need to be created along this part of the site edge. There are no existing landscape features along this boundary. The introduction of landscape buffers to create a defensible boundary would not be appropriate in this location given the local context.</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 recognisable features within the site which could form a stronger alternative green belt boundary.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the urban area of Ilkley along two boundaries on the northern edge 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) green belt boundary. The site’s existing outer boundaries to the north is entirely undefined and would likely have major potential for unrestricted sprawl. To the west the boundary is a moderate less defensible mixed boundary, which could potentially use existing features (recognised landscape features) to create a new boundary along this edge.</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 grassland. 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</p>	

	<p>site is visible from the Langbar Road and Harding’s Lane. Development of the site would have a major negative impact on the openness of the Green Belt in this location.</p>
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>There are no public rights of way through or adjacent the site into the wider green belt. The northern part of the site there is green infrastructure corridors directly running through 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 East and West (habitat networks) 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 major role in checking unrestricted sprawl, preserving the setting and special character of historic towns and low role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is connected to the settlement along two boundaries and is not strongly contained by the existing urban area. There is potential for a new strong defensible boundary to be created to the east if this site was to be developed, which would be likely to resist sprawl to the north. The existing outer boundary to the west is a moderate less defensible boundary with potential for a new boundary to be created using existing features. The boundary to the north is entirely undefined. The site would therefore have major potential 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 a strong boundary formed of a made road. The site’s eastern and western (outer) boundaries could form a new strong Green Belt boundary. However, the existing northern boundary is an entirely undefined boundary and it is considered that there is low potential that a new defensible boundary could be created along this edge.</p> <p>Mitigation: There are opportunities for improvements to be made to the surrounding Green Belt – particularly in terms of GI links to the wider Green Belt to the north that are through the site 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>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>

Ilkley Site Specific Green Belt Assessment

Site Specific Green Belt Assessment					
Site Reference:	IL/019	Site Name:	Hard Ings Lane	Size (ha):	4.2
Sub Area:	Wharfedale	Settlement:	Ilkley		
Site Description:					
<p>This site is made up of a large area of open grassland used for grazing which slopes down from north to south. The site contains no built development with isolated residential buildings to the north west and is belt enclosed by Coppy Wood to east and Crabtree Gill to west. The site adjoins Ilkley to the North of the settlement. The boundaries of the site are made up woodland to the west and east, a to the north to the north and field boundaries. The site is located within Green Belt Parcel 175.</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
PDL Status:	Green Field	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	175	Overall Rating:	Major	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Moderate	No Contribution	Major	Major	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
<p>The southern boundary is connected to Ilkley which is defined as a large built up area.</p> <p>The site is connected to Ilkley along one boundary and is therefore poorly contained.</p> <p>The site has a weak existing (inner) boundary to the urban area, which</p>	<p>The site is not located in a gap between towns.</p>	<p>The site consists of open fields adjoining the urban area. The site comprises of countryside uses with no built form.</p> <p>The site therefore plays a major role in safeguarding the countryside from encroachment.</p>	<p>The site is located near to Ilkley historic core (Ben Rhydding) on its south side. It plays a moderate role in supporting the character or views into and out of the historic core as there are limited views from the site to the historic core.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>

Ilkley Site Specific Green Belt Assessment

is lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.				
moderate	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>)	Weak: boundaries lacking in durability	The existing inner Green Belt boundary is made up of existing development that is poorly defined. This is a weak boundary, which is lacking in durability.		
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Moderate: less defensible boundary (Mix of <u>Strong</u> : defensible boundary/ <u>Moderate</u> : less defensible boundary and <u>Weak</u> : boundaries lacking in durability)	If the site were developed and removed from the Green Belt, there would be potential to create strong defensible boundaries along the northern and western boundaries of the site using the road (Hardings Lane) and strongly defined woodland to the west and east. The boundary along the north east of the site is field boundaries and gardens of existing development which are weak boundaries lacking in durability. Therefore, a new boundary would need to be created along this part of the site edge. Existing landscape features could be used to create a new boundary along this edge. The introduction of landscape buffers to create a defensible boundary may be therefore be appropriate in this location given the local context.		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially	<u>Strong</u> : defensible boundary;	There are no recognisable landscape features within the site which could be used to define a new green belt boundary within the site. However, if the site boundary was extended to the north to the road (Hardlings Lane) then this would represent a more logical and defensible green belt boundary.		

Ilkley Site Specific Green Belt Assessment

<p>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 urban area of Ilkley along one boundary on the northern 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) green belt boundary. The site's existing outer boundaries to the north along Hardings Lane is strong and durable and would likely resist further sprawl. To the west and east the site's outer boundary is moderate with a defensible boundary in the form of continuous woodland which is a durable feature likely to resist further sprawl. To the north east and northwest the boundary is a weak boundary lacking in durability, which could potentially result in unrestricted sprawl</p> <p>The site would be an extension of Ilkley to the north up to Hardings Lane. The site would extend beyond the existing settlement boundaries to the north.</p> <p>Development of the site therefore has moderate potential for unrestricted sprawl into the wider Green Belt to the east of the site.</p> <p style="background-color: yellow; text-align: center;">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 views from (and into) the site across the wider Green Belt and beyond. The site is highly visible from Hardings Lane. Development of the site would have major negative impact on the openness of the Green Belt.</p> <p style="background-color: red; text-align: center;">Major</p>	
<p>Opportunities for compensatory improvement to the environmental quality</p>	<p>There is a public right of way through the site connecting to the wider green belt to the north and east and green infrastructure corridors directly running through 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</p>	

<p>and accessibility of the Green Belt:</p>	<p>green belt to the East and South (and habitat networks) 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 moderate role in checking unrestricted sprawl and preserving the setting and special character of historic towns and no contribution 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 weak existing (inner) green belt boundary. There is potential for a new strong defensible boundary to be created to the north if this site was to be developed, which would be likely to resist sprawl. The existing outer boundary to the east and west is a moderate boundary with potential for a new boundary to be created using existing landscape features. The boundary to the north east and north west is weak and lacking in durability. The site would therefore have moderate potential 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 a weak boundary. The site’s outer boundaries are moderate (mix of strong, moderate and weak boundaries). The use of landscape buffers to create a defensible boundary may be appropriate in this location. The site’s northern (outer) boundary could form a new strong Green Belt boundary. However, the existing north eastern and western boundary is a weak boundary, which 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 to the wider Green Belt to the north and east that are through the site 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>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>

Ilkley Site Specific Green Belt Assessment

Site Specific Green Belt Assessment					
Site Reference:	IL/037	Site Name:	Ben Rhydding Drive/Railway Line	Size (ha):	9.24
Sub Area:	Wharfedale	Settlement:	Ilkley		
Site Description:					
<p>This site is made up of a large area of open fields use for grazing located south of the railway line. There are residential uses to the west and south and open land to the east. The site adjoins Ilkley to the East of the settlement. The boundaries of the site are made up the woodland, existing development and field boundaries to the west, railway line to the north, a made road and existing development to the south and field boundaries and trees to the east. The site is located within Green Belt Parcel 182</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		

Ilkley Site Specific Green Belt Assessment

PDL Status:	Green Field	Accessibility:	TBC	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	182	Overall Rating:	Moderate		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Moderate	Low	Moderate	Low	Moderate	
Site Specific Assessment Results:					
Assessment Summary:					
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
The western boundary is connected to Ilkley which is defined as a large built up area. The site is connected to Ilkley along part of one boundary and is therefore poorly contained.	The site is located in parcel which is in a gap between Ilkley and Burley. The site is within parcel that forms a largely essential gap between the towns where Limited development may be possible without merging the towns. There is no direct	The site consists of open land 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 by Post WWII development. There are no views from the parcel to the historic core	All sites are considered to score moderately against Purpose 5.	

Ilkley Site Specific Green Belt Assessment

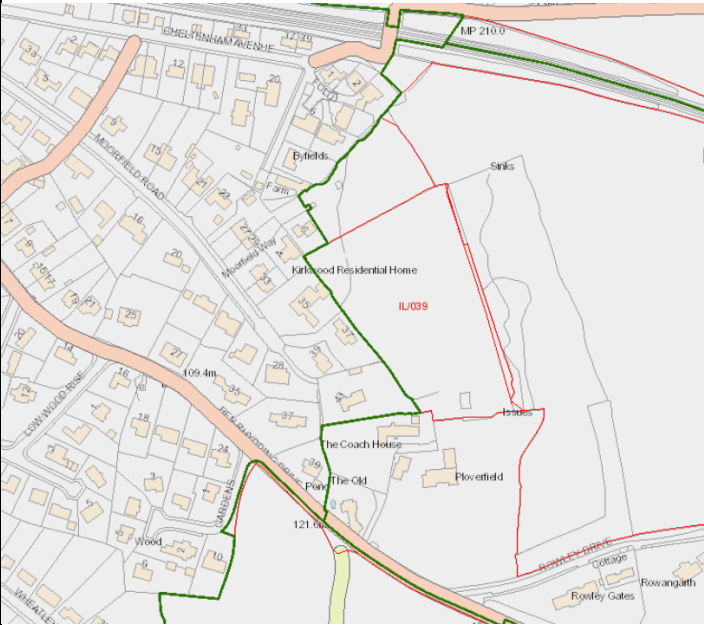

<p>The site has a weak existing (inner) boundary to the urban area (development edge with inconsistent boundaries) which is lacking in durability.</p> <p>The site makes a moderate contribution to this criterion.</p>	<p>road access or inter visibility between the towns.</p> <p>The existing (inner) western boundary is a weak boundary lacking durability. The site's outer boundaries are weak boundaries lacking durability comprised of a mix of strong, moderate and entirely undefined boundaries. The site would have similar durability than the existing inner boundary.</p> <p>The green belt in this location plays a low role in preventing neighbouring towns from merging.</p>			
major	Low	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>)	Weak: boundaries lacking in durability/ Entirely Undefined	The site has a weak existing (inner) boundary to the urban area (development edge with inconsistent boundaries) and part entirely undefined.		
Boundary Strength – Potential new boundary	Weak: boundaries lacking in durability	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		

Ilkley Site Specific Green Belt Assessment

<p>(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>(mix of <u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>the site using the road railway line. Part of the boundary along the east of the site is currently weak in the form of field bonfires and entirely undefined. Therefore, a new boundary would need to be created along this part of the site edge. There are no existing landscape features along this boundary. The introduction of landscape buffers to create a defensible boundary would not be appropriate in this location given the local context.</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 recognisable features within the site which could form a stronger alternative green belt boundary.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the urban area of Ilkley along one small boundary on the eastern edge of the settlement. The site is therefore poorly contained by the existing urban area. Development of the site would breach a weak existing green belt boundary. The site’s existing (outer) boundary to the north is strong and defensible and would likely resist further sprawl. However, the eastern boundary is entirely undefined in part and would likely have major potential for unrestricted sprawl to the east.</p> <p>The site would be an extension of Ilkley to the east along the railway line. The site would extend beyond the existing settlement boundaries to the east. Development of the site therefore has major potential for unrestricted sprawl into the wider Green Belt to the east of the site.</p> <p style="background-color: red; color: black; text-align: center;">Major</p>	
<p>Impact on Openness:</p>	<p>This site consists of large area 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.</p>	

	<p>The site is highly visible from the railway line and minor road (Rowly drive). 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 to the north of the site connecting to the wider green belt to the east, and green infrastructure corridors directly running through 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 East and North (including the local nature reserve (Ben Rhydding Gravel Pits) and habitat networks) 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 and in checking unrestricted sprawl. It performs a low role preserving the setting and special character of historic towns and low role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is connected to the settlement along only a part of one boundary and is poorly contained by the existing urban area. Development of the site would breach a weak existing green belt boundary. There is potential for a new strong defensible boundary to be created to the north if this site was to be developed, which would be likely to resist sprawl. However the existing outer boundary to the east is a weak and undefined boundary lacking durability with low potential for a new strong boundary to be created. The site would therefore have major potential further sprawl into the wider Green Belt to the east.</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 a weak boundary formed of development edge with inconsistent boundaries The site’s northern boundaries could form a new strong Green Belt boundary. However, the existing eastern boundary is a weak and undefined boundary, which 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 to the wider Green Belt to the east that are through the site 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>major</u> potential impact on the Green Belt.</p>

Ilkley Site Specific Green Belt Assessment

Site Specific Green Belt Assessment						
Site Reference:	IL/039	Site Name:	Land Off Moorfield road, Ben Rhydding	Size (ha):		
Sub Area:	Wharfedale	Settlement:	Ilkley			
Site Description:						
<p>This site is made up of open grassland used for grazing. There are residential uses to the west and south and open land to the east. The site adjoins Ilkley to the east of the settlement. The boundaries of the site are made up rear gardens of existing development along Moorfield Road, mature trees to the north and open land to the east. The site is located to the west of Green Belt Parcel 182.</p>						
Map (Parcel and Site Boundary):			Aerial (Site Boundary):			
 <p>A detailed map showing the site boundary (IL/039) in red. The site is located to the east of a residential area. Key features include Moorfield Road, Byfields Farm, Kirkwood Residential Home, The Coach House, The Old Ploverfield, and Rowanlath Cottage. The map also shows other parcels and roads like Melbourn Avenue and Low Wood Rise.</p>			 <p>An aerial photograph showing the site boundary (IL/039) in red. The site is a large green field located to the east of a residential area. Other parcels are labeled IL/037, IL/036, and IL/030A.</p>			
PDL Status:	Green field	Accessibility:	TBC		SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	182	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Moderate	Low	Moderate	Low	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
<p>The western boundary is connected to Ilkley which is defined as a large built up area.</p> <p>The site is connected to Ilkley along only one boundary and is therefore poorly contained.</p> <p>The site has a weak existing (inner) boundary to the urban area (poorly</p>	<p>The site is located in parcel which is in a gap between Ilkley and Burley.</p> <p>The site is within parcel that forms a largely essential gap where limited development may be possible without significant risk of towns merging.</p>	<p>The site consists of open land adjoining the urban area. The site comprises of countryside uses with no built form.</p> <p>The site therefore plays a major role in safeguarding the countryside from encroachment.</p>	<p>The site is separated from the historic core by Post WWII development. There are no views from the site to the historic core.</p> <p>The site therefore plays a low role in supporting the character or views into and out of the historic core as there are no views</p>	<p>All sites are considered to score moderately against Purpose 5.</p>

Ilkley Site Specific Green Belt Assessment

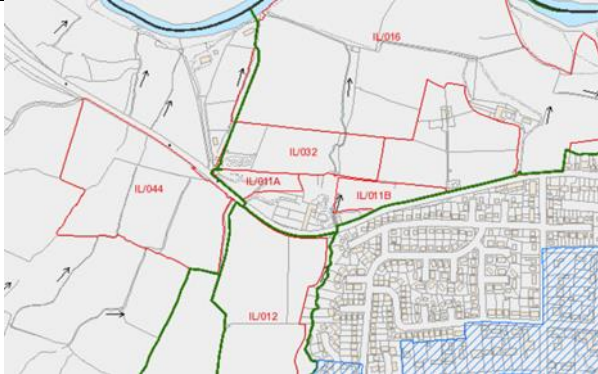
<p>defined existing development), which lacking durability.</p> <p>Therefore, the parcel makes a moderate contribution to this criterion.</p>	<p>There is no direct road access or inter visibility between the towns.</p> <p>The existing (inner) western boundary is a weak boundary lacking durability. The site's outer boundaries are weak boundaries lacking durability comprised of a mix of moderate, weak and entirely undefined boundaries. The site would have similar durability than the existing inner boundary.</p> <p>The green belt in this location plays a low role in preventing neighbouring towns from merging.</p>		<p>from the site to the historic core.</p>	
Moderate	Low	Major	Low	Moderate
<p>Overall Summary of Purpose Assessment: Based on planning judgement the site performs a <u>moderate</u> role overall when assessed against the NPPF Green Belt purposes.</p>				
<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>Weak: boundaries lacking in durability</p>	<p>The existing inner Green Belt boundary is made up of rear gardens to existing residential development along Moorfield Road. This is a weak boundary lacking durability.</p>		

Ilkley Site Specific Green Belt Assessment

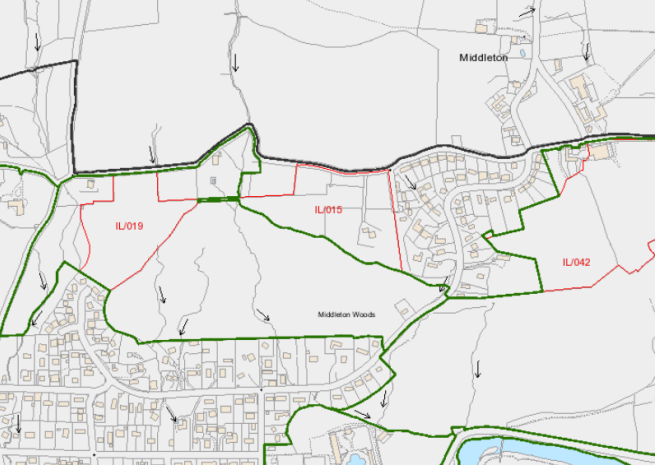
<p>Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Weak: boundaries lacking in durability (mix of Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)</p>	<p>If the site were developed and removed from the Green Belt, there would be potential to create moderate defensible boundaries along the northern boundary of the site using the existing landscape features of the continuous woodland. The boundary along the south is weak and to the east of the site is currently entirely undefined. Therefore, a new boundary would need to be created along this part of the site edge. There are some existing landscape features along this boundary. The introduction of landscape buffers to create a defensible boundary may be appropriate in this location given the local context.</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 recognisable features within the site which could form a stronger alternative green belt boundary.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the urban area of Ilkley along one boundary on the eastern edge of the settlement. The site is therefore not strongly contained by the existing urban area. The existing (inner) Green Belt boundary is a weak boundary formed of existing development. The site’s existing outer boundaries to the east is entirely undefined and would likely have major potential for unrestricted sprawl. To the north the boundary is a moderate less defensible boundary, which could potentially use existing features (recognised landscape features) to create a new boundary along this edge.</p> <p style="background-color: red; color: black; text-align: center; padding: 5px;">Major</p>	
<p>Impact on Openness:</p>	<p>This site consists of undeveloped/open grassland. 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</p>	

	<p>site is not visible from the main roads. Development of the site would have a major negative impact on the openness of the Green Belt in this location.</p>
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>There are no public rights of way through or adjacent the site into the wider green belt. To the east of the site there is 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 biodiversity assets within the green belt to the East (habitat networks) 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 moderate role in checking unrestricted sprawl, and low role in preventing neighbouring towns from merging into one another and preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along one boundary and is not strongly contained by the existing urban area. Development of the site would breach a weak existing green belt boundary. There is potential for a moderate defensible boundary to be created to the north if this site was to be developed, which would be likely to resist sprawl. The existing outer boundary to the east is entirely undefined, however existing landscape features may be appropriate to create a new defensible boundary in this location. The site would therefore have major potential 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) Green Belt boundary is a weak boundary lacking durability. The site’s northern boundary could form a new moderate less defensible Green Belt boundary. However, the existing eastern boundary is an entirely undefined boundary. The use of landscape buffers may be appropriate in this location.</p> <p>Mitigation: There are opportunities for improvements to be made to the surrounding Green Belt – particularly in terms of GI links to the wider Green Belt to the east that are through the site 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>major</u> potential impact on the Green Belt.</p>

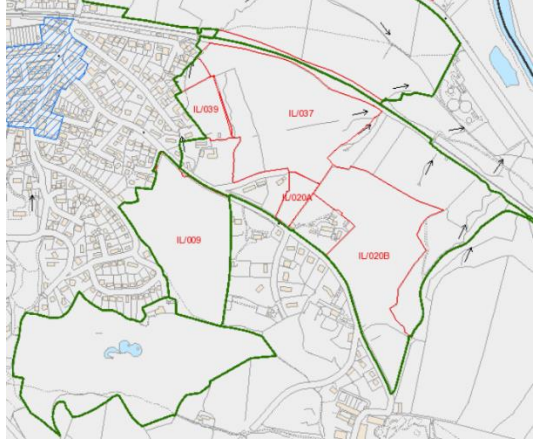
Isolated and Detached Site Assessment

Site Reference	Site Name	Isolated OR Detached	Comments	Map
IL/011A	Skipton Road, West	detached	<p>The site is detached from the main urban area of Ilkley.</p> <p>Development of the site would result in an area of green belt that is detached from the main settlement boundary and it is therefore considered development of the site would have a high potential impact on the purposes of Green Belt and risk unrestricted sprawl. Therefore, a full site specific Green Belt assessment has not been carried out.</p> <p>The site could only come forward as part of a larger green belt release alongside the adjacent site IL/011B and IL/016</p> <p>Overall Conclusion The site is located in a major green belt parcel and based on planning judgement the site has a major potential impact on the Green Belt</p>	

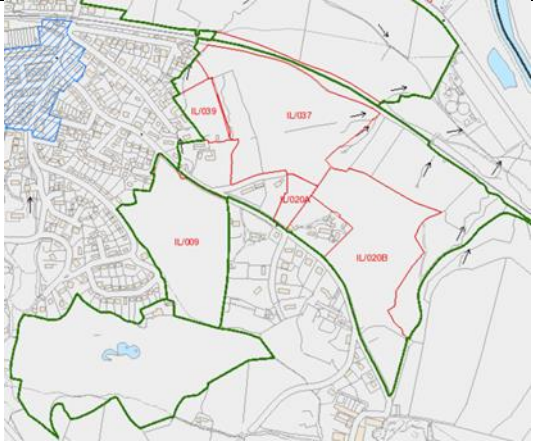
Ilkley Site Specific Green Belt Assessment

<p>II/015</p>	<p>Slates Lane</p>	<p>Detached</p>	<p>The site is detached from the main urban area of Ilkley.</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 high potential impact on the purposes of green belt and risk unrestricted sprawl. Therefore, a full site specific Green Belt assessment has not been carried out.</p> <p>The site could only come forward as part of a larger changes to the green belt boundary around Middleton, which is currently washed over by the Green Belt.</p> <p>Overall Conclusion The site is not located in a green belt parcel and based on planning judgement the site has a major potential impact on the Green Belt</p>	 <p>The map displays a geographical area with several sites outlined in red. Site IL/015 is the central focus, located between Middleton Woods and Middleton. Other sites shown include IL/019 to the west and IL/042 to the east. The map also shows a green belt boundary and various urban and rural features.</p>
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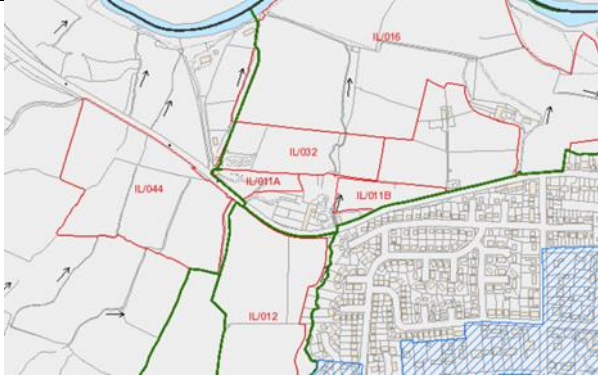
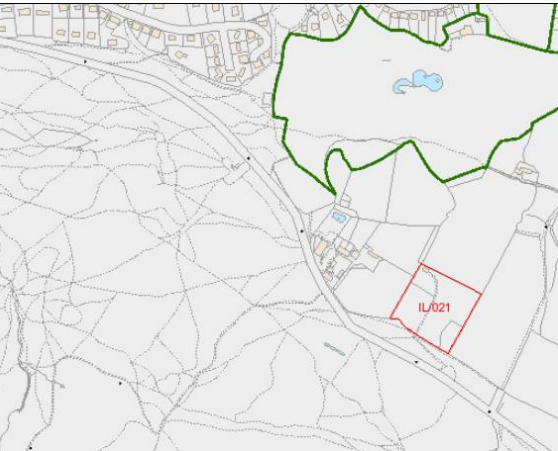
Ilkley Site Specific Green Belt Assessment

<p>II/20A</p>	<p>Ben Rhydding Drive</p>	<p>Detached</p>	<p>The site is detached from the main urban area of Ilkley.</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 high potential impact on the purposes of green belt and risk unrestricted sprawl. Therefore, a full site specific Green Belt assessment has not been carried out.</p> <p>The site could only come forward as part of a larger green belt release alongside the adjacent site IL/037 and IL/039</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>	
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Ilkley Site Specific Green Belt Assessment

<p>II/20B</p>	<p>Ben Rhydding Drive</p>	<p>Detached</p>	<p>The site is detached from the main urban area of Ilkley.</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 high potential impact on the purposes of green belt and risk unrestricted sprawl. Therefore, a full site specific Green Belt assessment has not been carried out.</p> <p>The site could only come forward as part of a larger green belt release alongside the adjacent site IL/037 and IL/039</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>	
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Ilkley Site Specific Green Belt Assessment

<p>IL/032</p>	<p>Skipton Road</p>	<p>detached</p>	<p>The site is detached from the main urban area of Ilkley. It is therefore considered development of the site would have a high potential impact on the purposes of green belt and risk unrestricted sprawl. Therefore, a full site specific Green Belt assessment has not been carried out.</p> <p>It could only come forward as part of a larger green belt release alongside the adjacent site IL/011A and IL/016</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>	
<p>IL/021</p>	<p>Hangingstone Drive</p>	<p>Isolated</p>	<p>The site is isolated from the main urban area of Ilkley. 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. Therefore, a full site specific Green Belt assessment has not been carried out.</p>	

Ilkley Site Specific Green Belt Assessment

			<p>The site could not be combined with another site/piece of land to make a logical site allocation option for Ilkley.</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>	
IL/044	Skipton Road	Detached	<p>The site is detached from the main urban area of Ilkley.</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. 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 IL/012</p> <p>Overall Conclusion The site is not located in a green belt parcel and based on planning judgement the site has a major potential impact on the Green Belt.</p>	