

Menston Site Specific Green Belt Assessments

Site Specific Green Belt Assessment					
<b>Site Reference:</b>	ME/002	<b>Site Name:</b>	Bingley Road, Menston	<b>Size (ha):</b>	2.3
<b>Sub Area:</b>	Wharfedale	<b>Settlement:</b>	Menston		
<b>Site Description:</b>					
<p>The site consists of an open field bounded by a stone wall along Derry Hill to the west and residential properties to the north. Most of the site lies within the Green Belt. The site adjoins the existing built up area of Menston to the south of the settlement. There is a belt of mature trees along western boundary of site and new residential development to the East. The site steeply slopes down from the south to the north. The site is located to the north of green belt parcel 310.</p>					
<b>Map (Parcel and Site Boundary):</b>			<b>Aerial (Site Boundary):</b>		
<b>PDL Status:</b>	Green Field	<b>Accessibility:</b>	TBC	<b>SA Score:</b>	TBC

<b>Strategic Parcel Assessment Results:</b>				
<b>Parcel Reference:</b>	310	<b>Overall Rating:</b>	Moderate	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Low	Major	Low	Moderate
<b>Site Specific Assessment Results:</b>				
<b>Assessment Summary:</b>				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin a defined large built-up area	The site is within a Green Belt parcel which is considered a less essential gap between the towns (Menston and Guiseley) as development may be possible without merging the towns. There is no direct road access or inter visibility between the towns.  The existing inner Green Belt boundary is formed of	The site consists of open fields adjoining the urban area. The site comprises of countryside uses with no built form. The site therefore plays a major role in safeguarding the countryside from encroachment	The site is separated from the historic core of Menston. It does not play a role in supporting the character or views into and out of the historic core	All sites are considered to score moderately against Purpose 5.

Menston Site Specific Green Belt Assessments

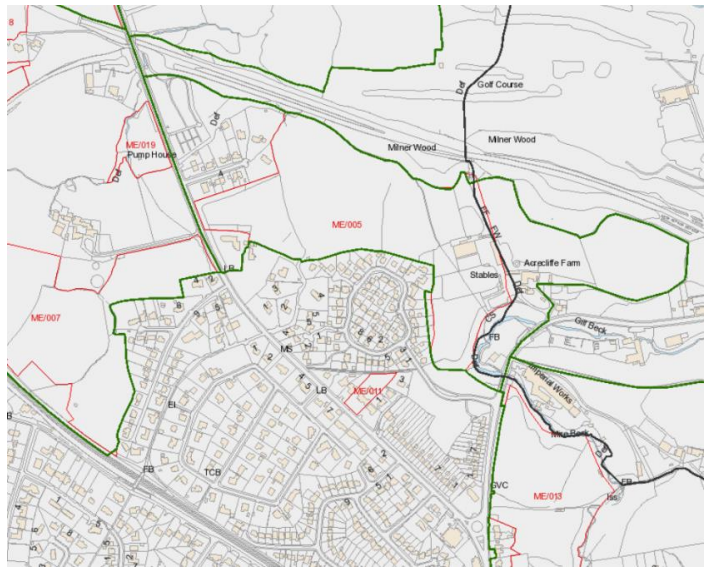

	<p>rear gardens to existing development, which is poorly defined and field boundary which is a weak boundary lacking durability.</p> <p>Based on existing boundaries the site would provide a mix of strong defensible boundary to the west (road) and weak boundaries lacking in durability to the south (entirely undefined)</p>			
No Contribution	Low	Major	Low	Moderate
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <u>moderate</u> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing Boundary:</b> ( <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 the rear gardens of properties on Hargrave Crescent and field boundary. These are weaker boundaries which are lacking in durability.		
<b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> :	Weak: boundaries lacking in durability/ Entirely Undefined	<p>If the site were developed and removed from the Green Belt, there would be potential to create strong defensible boundaries along the western boundary of the site using the main road (Derry Hill)</p> <p>To the south the boundary is entirely undefined running through a field and following no existing feature. However, there is a significant change in topography along this boundary.</p>		

Menston Site Specific Green Belt Assessments

<p>boundaries lacking in durability; <u>Entirely Undefined</u>)</p>		<p>A new strong defensible boundary along the south of the site may be difficult to achieve. It is currently entirely undefined. Therefore, a new boundary would need to be created along this part of the site edge.</p> <p>The site and adjoining Green Belt land to the south comprise of open pasture fields, there is a change in topography which could potentially be used to create a new boundary.</p>
<p><b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> (<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 strongly defined features within the site which would provide stronger green belt boundaries.</p>
<p><b>Potential for Sprawl:</b></p>	<p>The site is connected to the urban area along two boundaries on the southern 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 green belt boundary. The site’s existing (outer) boundaries to the west along Derry Hill is strong and durable and would likely resist further sprawl. To the South the boundary is entirely undefined.</p> <p>The site would be an extension of Menston to the south however development would not extend beyond the existing settlement boundaries to the east. Development of the site therefore has moderate potential for unrestricted sprawl into the wider Green Belt to the south of the site.</p> <p style="background-color: yellow;">Moderate</p>	

<p><b>Impact on Openness:</b></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 moderate views from (and into) the site across the wider Green Belt and beyond. The site is partly visible from the main road Derry Hill although partially screened by trees/vegetation. Development of the site would have moderate negative impact on the openness of the Green Belt.</p> <p>Moderate</p>
<p><b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b></p>	<p>There is a public right of way directly to the south of the site , which may present an opportunity to provide greater access and improvements to the wider Green Belt which could be enhanced through improvements to the surrounding Green Belt land.</p>
<p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>	<p><b>Purposes:</b> This site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment. It performs a low role in preserving the setting and special character of historic towns and low role in preventing neighbouring towns from merging into one another.</p> <p><b>Sprawl:</b> The site is connected to the settlement along two boundaries 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 new stronger defensible boundary to be created to the west if this site was to be developed which would be likely to resist sprawl. However, the existing outer boundary to the south is entirely undefined and lacking durability. However, there is a significant change in topography. The site would therefore have moderate potential for further sprawl into the wider Green Belt.</p> <p><b>Openness:</b> The site performs a moderate role in terms of the openness of the Green Belt with no built form on-site and moderate views across to (and from) the wider landscape.</p> <p><b>Boundary Strength:</b> The existing (inner) Green Belt boundary is a weak boundary. The site’s (outer) western boundaries could form a new stronger Green Belt boundary using the existing roads/landscape features. However, the Southern boundary is weak and entirely undefined and lacking in durability and would require a new defensible green belt boundary to be created.</p> <p><b>Mitigation:</b> There are opportunities for improvements to be made to the surrounding Green Belt in terms of improving the existing rights of way in close proximity in the surrounding Green Belt land.</p>
<p><b>Overall Conclusion:</b></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>

Menston Site Specific Green Belt Assessments

Site Specific Green Belt Assessment					
<b>Site Reference:</b>	ME/005	<b>Site Name:</b>	Beech Close, Menston	<b>Size (ha):</b>	5.7
<b>Sub Area:</b>	Wharfedale		<b>Settlement:</b>	Menston	
<b>Site Description:</b>					
<p>The site consists of a large area of sloping open fields used for grazing. There is an existing equestrian centre, including some agricultural buildings located to east of site. The site is adjacent the main road (A65) to the west and there are residential uses to the north and south of the site with open field to the east. The site adjoins the existing built up area of Menston to the North of the settlement. There are areas of mature trees within the site. The site is located within Green Belt parcel 216.</p>					
<b>Map (Parcel and Site Boundary):</b>			<b>Aerial (Site Boundary):</b>		
					
<b>PDL Status:</b>	Green Field	<b>Accessibility:</b>	TBC	<b>SA Score:</b>	TBC

<b>Strategic Parcel Assessment Results:</b>				
<b>Parcel Reference:</b>	216	<b>Overall Rating:</b>	Moderate	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Moderate	Moderate	Low	Moderate
<b>Site Specific Assessment Results:</b>				
<b>Assessment Summary:</b>				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin a defined large built-up area	The site is within a Green Belt parcel which is considered to form an essential gap between the towns (Menston and Burley) where development would significantly reduce the perceived or actual distance between towns.  The existing inner Green Belt boundary is formed of rear gardens to existing	The site consists of open fields adjoining the urban area. The site comprises of countryside uses with limited built form to the east in countryside use (Equestrian centre). The site therefore plays a major role in safeguarding the countryside from encroachment	The site is separated from the historic core of Menston. It does not play a role in supporting the character or views into and out of the historic core	All sites are considered to score moderately against Purpose 5.

Menston Site Specific Green Belt Assessments

	<p>development, which is a weak boundary lacking durability.</p> <p>Based on existing boundaries the site would provide a mix of moderate less defensible boundary to the north (continuous woodland) and weak boundaries lacking in durability (existing development which is poorly defined) and a strong boundary to the west (main road A65) and entirely undefined boundary to the east.</p> <p>There is limited inter visibility between the towns and direct road access where the Green Belt is considered to have resisted ribbon development in this location.</p>			
No Contribution	Major	Major	Low	Moderate
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <u>major</u> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing Boundary:</b>	Weak: boundaries lacking in durability	The existing inner Green Belt boundary is made up the rear gardens of properties on beech Close and Ellar gardens and strip of trees. These are weaker boundaries which are less defensible.		



Menston Site Specific Green Belt Assessments

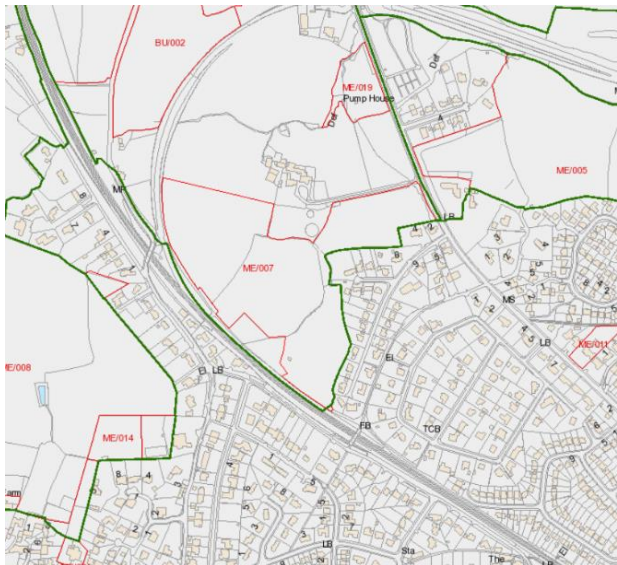

<p>(<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>		
<p><b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Moderate: less defensible boundary  (mix of strong, weak and entirely undefined boundaries)</p>	<p>If the site were developed and removed from the Green Belt there would be potential to create strong defensible boundary along the western boundary of the site using the main road (A65) and moderate northern boundary using existing landscape features (continuous tree belt).</p> <p>The eastern boundary is currently comprised of fences and field boundaries and existing development (not strongly defined) to the east, and is entirely undefined in part.</p> <p>A new strong durable defensible boundary along the eastern of the site may be difficult to achieve. It is currently entirely undefined. Therefore, a new boundary would need to be created along this part of the site edge.</p> <p>The site and adjoining Green Belt land to the east is comprised of open pasture fields, there is no major change in topography or existing landscape features which could potentially be used to create a new strong boundary using existing features.</p>
<p><b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking</p>	<p>N/A</p>	<p>There are no existing strongly defined features within the site which would provide stronger green belt boundaries.</p>

Menston Site Specific Green Belt Assessments

<p>in durability; Entirely Undefined)</p>		
<p><b>Potential for Sprawl:</b></p>	<p>The site is connected to the urban area along one boundary on the northern 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 green belt boundary. The site's existing outer boundary to the west is strong and durable and would likely resist further sprawl. There is a moderate boundary to the north comprised of continuous tree belt, which has potential to resist further unrestricted sprawl. To the east the site's existing outer boundary is entirely undefined and lacking in durability.</p> <p>The site would be an extension of Menston to the north along the A65. The development would extend beyond the existing settlement boundaries to the north and connect Menston with the residential area on Windermere avenue, which is washed over by the green belt.</p> <p>Development of the site therefore has moderate potential for unrestricted sprawl into the wider Green Belt.</p> <p style="text-align: center;"><b>Moderate</b></p>	
<p><b>Impact on Openness:</b></p>	<p>This site mainly consists of undeveloped/open fields. There is limited existing built form on the site comprised of equestrian centre and agricultural buildings to the east. 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 partly visible from the main road A65 although partially screened by trees/vegetation. Development of the site would have major local impact on openness but moderate negative impact on the openness of the wider strategic Green Belt.</p> <p style="text-align: center;"><b>Moderate</b></p>	
<p><b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b></p>	<p>There is an existing public right of way directly through the site, which may present an opportunity to provide greater access and improvements to the wider Green Belt and habitat networks directly adjacent to the north which could be enhanced through improvements to the surrounding Green Belt land.</p>	
<p><b>Site Specific Assessment Summary –</b></p>	<p><b>Purposes:</b> This site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment. It performs a low role in preserving</p>	

<p><b>Impact on the Green Belt:</b></p>	<p>the setting and special character of historic towns and major role in preventing neighbouring towns from merging into one another.</p> <p><b>Sprawl:</b> 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 green belt boundary. There is potential for a new stronger defensible boundary to be created to the west and north if this site was to be developed, which would be likely to resist sprawl. However, the existing outer boundary to the east is weak and entirely undefined and lacking durability. The site would therefore have moderate potential for further sprawl into the wider Green Belt.</p> <p><b>Openness:</b> The site performs a moderate role in terms of the openness of the Green Belt with some limited built form on-site and limited views across to (and from) the wider landscape.</p> <p><b>Boundary Strength:</b> The existing (inner) Green Belt boundary is a weak boundary. The site's western and northern site boundaries could form a new defensible Green Belt boundary using the existing roads/landscape features. However, the eastern boundary is currently a weak and entirely undefined boundary lacking in durability and would require a new defensible green belt boundary to be created.</p> <p><b>Mitigation:</b> There are opportunities for improvements to be made to the surrounding Green Belt in terms of improving the existing rights of way running through and in close proximity, increasing tree cover and enhancing habitat networks and green infrastructure corridors in the surrounding Green Belt land.</p>
<p><b>Overall Conclusion:</b></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>

Menston Site Specific Green Belt Assessments

Site Specific Green Belt Assessment					
<b>Site Reference:</b>	ME/007	<b>Site Name:</b>	Burley Road	<b>Size (ha):</b>	6.7
<b>Sub Area:</b>	Wharfedale	<b>Settlement:</b>	Menston		
<b>Site Description:</b>					
<p>The site consists of undulating pasture fields with mature trees. The site is adjacent the main road (A65) to the east and railway line to the west. There are residential uses to the south of the site with farm, agricultural buildings and open fields to the north. The site adjoins the existing built up area of Menston to the north. There are areas of mature trees within the site. The site is located to the south of green belt parcel 217.</p>					
<b>Map (Parcel and Site Boundary):</b>			<b>Aerial (Site Boundary):</b>		
					
<b>PDL Status:</b>	Green Field	<b>Accessibility:</b>	TBC	<b>SA Score:</b>	TBC

<b>Strategic Parcel Assessment Results:</b>				
<b>Parcel Reference:</b>	217	<b>Overall Rating:</b>	Moderate	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Moderate	Moderate	Low	Moderate
<b>Site Specific Assessment Results:</b>				
<b>Assessment Summary:</b>				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin a defined large built-up area	The site is within a Green Belt parcel which is considered to form an essential gap between the towns (Menston and Burley) where development would significantly reduce the perceived or actual distance between towns  The existing inner Green Belt boundary is formed of	The site consists of open fields adjoining the urban area. The site comprises of countryside uses with no built form. The site therefore plays a major role in safeguarding the countryside from encroachment	The site is separated from the historic core of Menston. It does not play a role in supporting the character or views into and out of the historic core	All sites are considered to score moderately against Purpose 5.

Menston Site Specific Green Belt Assessments

	<p>rear gardens to existing development, which is poorly defined and a weak boundary lacking durability and part railway line, which is a strong defensible boundary.</p> <p>Based on existing (outer) boundaries the site would provide similar durability with a mix of strong defensible boundary to the North (minor road) and West (railway line) and weak boundaries lacking in durability (field boundary) and entirely undefined boundary to the North.</p> <p>There is direct road access with moderate inter visibility between the towns and the Green Belt is considered to have resisted ribbon development in part in this location.</p>			
No contribution	Major	Major	Low	Moderate
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <u>major</u> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing Boundary:</b>	Moderate: less defensible boundary	The existing inner Green Belt boundary is made up the rear gardens of properties (Halstead Drive. These are weaker boundaries which are less durable. Part of the		

Menston Site Specific Green Belt Assessments

<p>(<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>(Mix of strong boundary and Weak: boundaries lacking in durability)</p>	<p>boundary is formed by the railway line which is a strong boundary likely to be durable.</p>
<p><b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> (<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/ 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 strong defensible boundaries along the western and eastern boundary of the site using the main road (A65) and railway line and existing landscape features (continuous tree belt)</p> <p>The northern boundary is currently comprised of a minor road leading to farm, fences and field boundaries and existing development (not strongly defined), and is entirely undefined in parts where it crosses a field and follows no recognisable features.</p> <p>A new strong durable defensible boundary along the north of the site may be difficult to achieve. It is currently entirely undefined in part. Therefore, a new boundary would need to be created along this part of the site edge.</p> <p>The site and adjoining Green Belt land to the north is comprised of open pasture fields, there is no major change in topography or existing landscape features which could potentially be used to create a new strong boundary using existing features. The use of significant landscape buffers is unlikely to be appropriate in this location.</p>
<p><b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b></p>	<p>N/A</p>	<p>There are no existing strongly defined features within the site which would provide stronger green belt boundaries.</p>

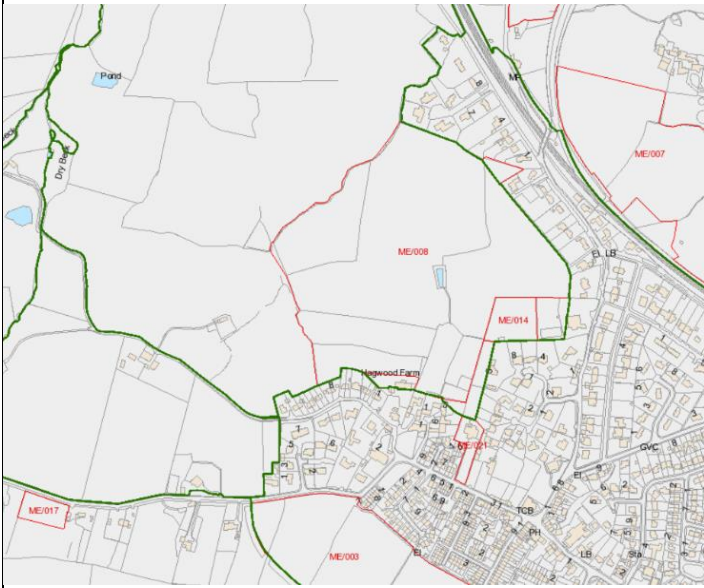

Menston Site Specific Green Belt Assessments

<p>(<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>		
<p><b>Potential for Sprawl:</b></p>	<p>The site is connected to the urban area along two boundaries on the northern 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 moderate (mixed) existing (inner) green belt boundary. The site's existing outer boundaries to the west and east along the A65 and railway line is strong and durable and would likely resist further sprawl. To the north the site's existing outer boundary is part strong and part entirely undefined and lacking in durability with high potential for sprawl.</p> <p>The site would be an extension of Menston to the North along the A65. The development would not significantly 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.</p> <p style="background-color: yellow; text-align: center;"><b>Moderate</b></p>	
<p><b>Impact on Openness:</b></p>	<p>This site consists of undeveloped/open fields. There is no existing 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 A65 although partially screened by trees/vegetation. Development of the site would have major impact on openness of the Green Belt in this location</p> <p style="background-color: red; text-align: center;"><b>Major</b></p>	
<p><b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b></p>	<p>There is no existing public right of way directly to through the site . there are existing rights of way in close proximity to the site in the green belt which may present an opportunity to provide greater access and improvements to the wider Green Belt. There are habitat networks directly adjacent the site to the north, and areas of protected trees which could be enhanced through improvements to the surrounding Green Belt land.</p>	



<p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>	<p><b>Purposes:</b> This site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment. It performs a low role in preserving the setting and special character of historic towns and major role in preventing neighbouring towns from merging into one another.</p> <p><b>Sprawl:</b> The site is connected to the settlement along two boundaries and is not strongly contained by the existing urban area. Development of the site would breach a moderate (mixed) existing (inner) green belt boundary. There is potential for a new stronger defensible boundary to be created to the West and East if this site was to be developed which would be likely to resist sprawl. However, the existing outer boundary to the North is mixed and in part entirely undefined and lacking durability. The site would therefore have moderate potential for further sprawl into the wider Green Belt.</p> <p><b>Openness:</b> 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><b>Boundary Strength:</b> The existing (inner) Green Belt boundary is a mixed boundary comprised weak boundary and strong boundary. The site’s Western and Northern site boundaries could form a new stronger Green Belt boundary using the existing roads/railway line/landscape features. However, the Northern boundary is currently a mixed and in part entirely undefined and lacking in durability and would require a new defensible green belt boundary to be created.</p> <p><b>Mitigation:</b> There are opportunities for improvements to be made to the surrounding Green Belt in terms of improving the existing rights of way in close proximity, increasing tree cover and enhancing habitat networks and green infrastructure corridors in the surrounding Green Belt land.</p>
<p><b>Overall Conclusion:</b></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>

Menston Site Specific Green Belt Assessments

Site Specific Green Belt Assessment					
<b>Site Reference:</b>	ME/008	<b>Site Name:</b>	Bleach Mill Lane	<b>Size (ha):</b>	13.32
<b>Sub Area:</b>	Wharfedale	<b>Settlement:</b>	Menston		
<b>Site Description:</b>					
<p>The site consists of undulating open pasture fields used for grazing, bounded by field boundaries and mature trees. There are residential uses to the east and south of the site with open fields to the north and west. The site adjoins the existing built up area of Menston to the northwest of the settlement. The site is located to the south of green belt parcel 220.</p>					
<b>Map (Parcel and Site Boundary):</b>			<b>Aerial (Site Boundary):</b>		
					
<b>PDL Status:</b>	Green Field	<b>Accessibility:</b>	TBC	<b>SA Score:</b>	TBC

<b>Strategic Parcel Assessment Results:</b>				
<b>Parcel Reference:</b>	220	<b>Overall Rating:</b>	Major	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Low	Major	Major	Moderate
<b>Site Specific Assessment Results:</b>				
<b>Assessment Summary:</b>				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin a defined large built-up area	The site sits in a Green Belt parcel which is considered to form an essential gap between the towns (Menston and Burley) where development would significantly reduce the perceived or actual distance between towns.  The existing (inner) Green Belt boundary is formed of rear gardens to existing	The site consists of open fields adjoining the urban area. The site comprises of countryside uses with no built form. The site therefore plays a major role in safeguarding the countryside from encroachment	The site is close to the historic core of Menston with moderate views into and out of the historic core.	All sites are considered to score moderately against Purpose 5

Menston Site Specific Green Belt Assessments

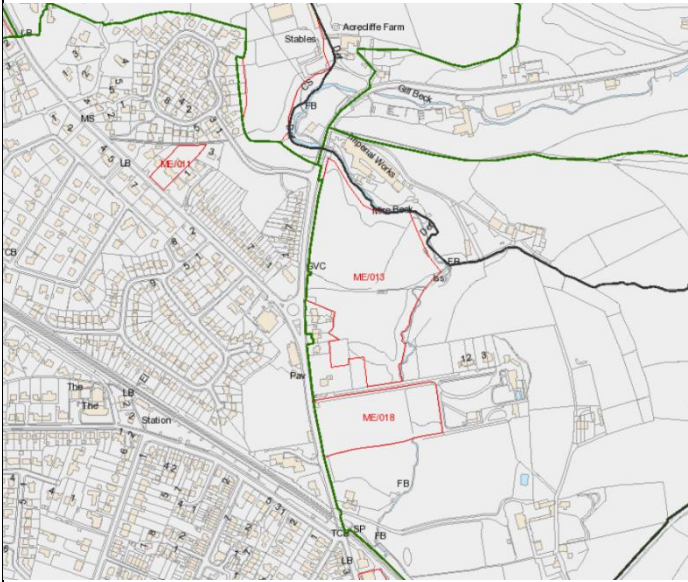

	<p>development that is poorly defined, which is a weak boundary lacking durability.</p> <p>Based on existing boundaries the site would provide similar durability with weak boundaries lacking in durability (field boundary) and entirely undefined boundary to the North and West.</p> <p>There is no direct road access between the towns but there is some inter visibility due topography.</p>			
No contribution.	Moderate	Major	Moderate	Moderate
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <u>moderate</u> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing Boundary:</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	Weak: boundaries lacking in durability/ Entirely Undefined	The existing inner Green Belt boundary is made up the rear gardens of properties (Burley Lane). These are weaker boundaries, which are less durable. Part of the inner boundary is formed by field boundaries not attached to the urban area.		
<b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> ( <u>Strong</u> :	Weak: boundaries lacking in durability/ Entirely Undefined	If the site were developed and removed from the Green Belt, there would be low potential to create strong defensible boundaries along the Western and Northern boundary of the site.		

Menston Site Specific Green Belt Assessments

<p>defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>		<p>The Northern and Western boundary is currently comprised of fences and field boundaries (not strongly defined), and is entirely undefined in parts where it crosses a field and follows no recognisable features. A new strong durable defensible boundary along this part of the site may be difficult to achieve. Therefore, a new boundary would need to be created along this part of the site edge.</p> <p>The site and adjoining Green Belt land to the North and West is comprised of open pasture fields, there is no major change in topography or existing landscape features which could potentially be used to create a new strong boundary using existing features. The use of significant landscape buffers is unlikely to be appropriate in this location.</p>
<p><b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> (<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 strongly defined features within the site which would provide stronger green belt boundaries.</p>
<p><b>Potential for Sprawl:</b></p>	<p>The site is connected to the urban area along two boundaries on the northwestern 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 west and north are weak and partly entirely undefined and lacking in durability with high potential for sprawl. The development would not extend beyond the existing settlement boundaries to the north and west.</p> <p>Development of the site is considered to have major potential for unrestricted sprawl into the wider Green Belt to the north and west.</p>	

	Major
<b>Impact on Openness:</b>	<p>This site consists of undeveloped/open fields. There is no existing built form on the site. There are extensive views from (and into) the site across the wider Green Belt and beyond. The site is not visible from the main road A65. Development of the site would have major impact on openness of the Green Belt in this location</p>
	Major
<b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b>	<p>There is no existing public right of way directly to through the site. There is an existing right of way in close proximity to the site in the green belt to the west which may present an opportunity to provide greater access and improvements to the wider Green Belt. There are no habitat networks, areas of woodland or green infrastructure corridors directly adjacent the site, which could be enhanced through improvements to the surrounding Green Belt land.</p>
<b>Site Specific Assessment Summary – Impact on the Green Belt:</b>	<p><b>Purposes:</b> 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 preserving the setting and special character of historic towns and moderate role in preventing neighbouring towns from merging into one another.</p> <p><b>Sprawl:</b> The site is connected to the settlement along two boundaries 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 low potential for a new strong defensible boundary to be created if this site was to be developed, which would be likely to resist sprawl. The existing outer boundary to the north and west is weak and in part entirely undefined and lacking durability. The site would therefore have major potential for further sprawl into the wider Green Belt.</p> <p><b>Openness:</b> 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><b>Boundary Strength:</b> The existing (inner) Green Belt boundary is a weak boundary and in part not connected to the urban area. The site’s Western and Northern site boundaries are weak and in part entirely undefined and lacking in durability, with limited potential to create a new defensible green belt boundary using existing features or boundaries.</p> <p><b>Mitigation:</b> There are some opportunities for improvements to be made to the surrounding Green Belt in terms of improving the existing rights of way in close proximity in the surrounding Green Belt land.</p>
<b>Overall Conclusion:</b>	<p>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.</p>

Menston Site Specific Green Belt Assessments

Site Specific Green Belt Assessment					
<b>Site Reference:</b>	ME/013	<b>Site Name:</b>	Otley Road	<b>Size (ha):</b>	4.1
<b>Sub Area:</b>	Wharfedale	<b>Settlement:</b>	Menston		
<b>Site Description:</b>					
<p>The site consists of undulating fields used for grazing, separated by mature trees and sloping down towards Mire Beck and Chevin Avenue. There are mature trees located within the site and along the site boundaries. Mire beck runs along Eastern Boundary edge of the site. The site is adjacent the A65 road to the west. To the south the site is bounded by Chevin Avenue and existing residential development. To the north the boundary is formed by Gill Beck and band of mature trees with former industrial mill in employment use beyond. The site adjoins the existing built up area of Menston to the east of the settlement. The site is located to the North West of green belt parcel 215.</p>					
<b>Map (Parcel and Site Boundary):</b>			<b>Aerial (Site Boundary):</b>		
					
<b>PDL Status:</b>	Green Field	<b>Accessibility:</b>	TBC	<b>SA Score:</b>	TBC

<b>Strategic Parcel Assessment Results:</b>				
<b>Parcel Reference:</b>	215	<b>Overall Rating:</b>	Moderate	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Major	Moderate	Moderate	Moderate
<b>Site Specific Assessment Results:</b>				
<b>Assessment Summary:</b>				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin a defined large built-up area	The site sits in a Green Belt parcel which is considered to form an essential gap between the towns (Menston and Otley) where development would significantly reduce the perceived or actual distance between towns.  The existing inner Green Belt boundary is formed of a	The site consists of open fields adjoining the urban area. The site comprises of countryside uses with no built form. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core by Post WWII development with limited views into and out of the historic core.	All sites are considered to score moderately against Purpose 5



Menston Site Specific Green Belt Assessments

	<p>main road (A65) which is a strong defensible boundary.</p> <p>Based on existing boundaries the site would provide a weaker boundary with a mix of weak boundaries lacking in durability (field boundaries, existing development), moderate boundaries (continuous tree belt/beck) to the North and East and parts are entirely undefined.</p> <p>There is direct road access between the towns and the Green Belt has resisted ribbon development in this location. There is limited inter visibility due to topography and landscape features.</p>			
No contribution.	Major	Major	low	Moderate
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <u>major</u> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing Boundary:</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking)	<p>Weak: boundaries lacking in durability</p> <p>Mix of: Strong: defensible boundary/ Moderate: less defensible boundary / Weak:</p>	The existing inner Green Belt boundary is made up of a main road (A65). This is a strong defensible boundary which is likely to be durable.		

Menston Site Specific Green Belt Assessments


<p>in durability; <u>Entirely Undefined</u>)</p>	<p>boundaries lacking in durability/ Entirely Undefined</p>	
<p><b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> (<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 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 a moderate less defensible boundary using existing landscape features to the north (continuous tree belt/beck). To the south and east the boundary is a mixed weak boundary comprised existing development which is poorly defined, minor road and entirely undefined in parts. There is therefore limited potential to create strong defensible boundaries along the eastern and southern boundaries of the site. The eastern boundary is currently comprised of a beck, and is entirely undefined in parts where it crosses a field and follows no recognisable features.</p> <p>A new strong durable defensible boundary along this part of the site may be difficult to achieve. Therefore, a new boundary would need to be created along this part of the site edge. The site and adjoining Green Belt land to the east is comprised of open fields. The use of significant landscape buffers is considered unlikely to be appropriate in this location.</p>
<p><b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> (<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 is an existing moderately defined landscape feature within the site which would provide stronger green belt boundaries. This is Mire Beck to the East. This would comprise a moderate boundary</p>
<p><b>Potential for Sprawl:</b></p>	<p>The site is connected to the urban area along one boundary on the eastern side of the settlement. The site is therefore poorly contained by the existing urban area.</p>	

	<p>The site would breach a strong existing (inner) green belt boundary. The site’s existing outer boundaries to the east and south is weak and part entirely undefined and lacking in durability with high potential for sprawl.</p> <p>The development would extend beyond the existing settlement boundaries to the east. Development of the site is considered to have major potential for unrestricted sprawl into the wider Green Belt to the east.</p>
	Major
<p><b>Impact on Openness:</b></p>	<p>This site consists of undeveloped/open fields. There is no existing built form on the site. Due to topography and existing landscape features there are moderate views from (and into) the site across the wider Green Belt and beyond. The site is visible from the main road A65. Development of the site would have major impact on openness of the Green Belt in this location</p>
	Major
<p><b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b></p>	<p>There is an existing right of way running through the site, connecting to the wider green belt, which may present an opportunity to provide greater access and improvements to the wider Green Belt. There are no habitat networks, areas of woodland or green infrastructure corridors directly adjacent the site</p>
<p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>	<p><b>Purposes:</b> This site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment. It performs a low role in preserving the setting and special character of historic towns and major role in preventing neighbouring towns from merging into one another.</p> <p><b>Sprawl:</b> The site is connected to the settlement along one boundary and is poorly contained by the existing urban area. Development of the site would breach a strong existing (inner) green belt boundary. There is low potential for a new strong defensible boundary to be created if this site was to be developed, which would be likely to resist sprawl. The existing outer boundary to the East is weak and in part entirely undefined and lacking durability. The site would therefore have major potential for further sprawl into the wider Green Belt.</p> <p><b>Openness:</b> 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>

Menston Site Specific Green Belt Assessments

	<p><b>Boundary Strength:</b> The existing (inner) Green Belt boundary is a strong boundary formed of a main road. The site's eastern and southern site boundaries are weak and in part entirely undefined and lacking in durability with low potential to create a new strong defensible green belt boundary using existing features or boundaries.</p> <p><b>Mitigation:</b> There are some opportunities for improvements to be made to the surrounding Green Belt in terms of improving the existing rights of way in close proximity in the surrounding Green Belt land.</p>
<b>Overall Conclusion:</b>	<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>

Menston Site Specific Green Belt Assessments

Site Specific Green Belt Assessment					
<b>Site Reference:</b>	ME/014	<b>Site Name:</b>	Whiddon Croft	<b>Size (ha):</b>	0.54
<b>Sub Area:</b>	Wharfedale	<b>Settlement:</b>	Menston		
<b>Site Description:</b>					
<p>The site consists of undulating open pasture field, bounded by fences and field boundaries. There are residential uses to the south of the site with open fields to the north and west. The site adjoins the existing built up area of Menston to the northwest of the settlement. The site is located to the south of green belt parcel 220.</p>					
<b>Map (Parcel and Site Boundary):</b>			<b>Aerial (Site Boundary):</b>		
					
<b>PDL Status:</b>	Green Field	<b>Accessibility:</b>	TBC	<b>SA Score:</b>	TBC

<b>Strategic Parcel Assessment Results:</b>				
<b>Parcel Reference:</b>	220	<b>Overall Rating:</b>	Major	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Low	Major	Major	Moderate
<b>Site Specific Assessment Results:</b>				
<b>Assessment Summary:</b>				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin a defined large built-up area	The site sits in a Green Belt parcel which is considered to form an essential gap between the towns (Menston and Burley) where development would significantly reduce the perceived or actual distance between towns.  The existing inner Green Belt boundary is formed of	The site consists of open fields adjoining the urban area. The site comprises of countryside uses with no built form. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is close to the historic core of Menston but is separated from the historic core by post world war 2 development with limited views into and out of the historic core	All sites are considered to score moderately against Purpose 5

Menston Site Specific Green Belt Assessments

	<p>rear gardens to existing development which is poorly defined, which is a weak boundary lacking durability.</p> <p>Based on existing boundaries the site would provide a new green belt boundary with similar durability, comprised of weak boundaries lacking in durability (field boundary/fences).</p> <p>There is no direct road access between the towns with limited visibility due to topography.</p>			
No contribution.	Moderate	Major	Moderate	Moderate
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <u>moderate</u> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing Boundary:</b> ( <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 the rear gardens of properties (Craven Park). This is a weak boundary, which is less durable. Part of the inner boundary is formed by field boundaries not attached to the urban area		
<b>Boundary Strength – Potential new boundary (based on the full extent</b>	Weak: boundaries lacking in durability	If the site were developed and removed from the Green Belt, there would be low potential to create strong defensible boundaries. The outer boundary is currently comprised of fences (not strongly defined), and follows no strong recognisable		

Menston Site Specific Green Belt Assessments

<p><b>of the site):</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>		<p>features. A new strong durable defensible boundary may therefore be difficult to achieve.</p> <p>The site and adjoining Green Belt land is comprised of open pasture fields, there is no major change in topography or existing landscape features which could potentially be used to create a new strong boundary using existing features. The use of significant landscape buffers is unlikely to be appropriate in this location.</p>
<p><b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> (<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 strongly defined features within the site which would provide stronger green belt boundaries.</p>
<p><b>Potential for Sprawl:</b></p>	<p>The site is connected to the urban area along one boundary on the north western side of the settlement. The site is therefore poorly 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 are weak and lacking in durability with high potential for sprawl.</p> <p>Development would not extend beyond the existing settlement boundaries to the north and west.</p> <p>Development of the site is considered to have major potential for unrestricted sprawl into the wider Green Belt</p> <p style="background-color: red; color: black; text-align: center;"><b>Major</b></p>	
<p><b>Impact on Openness:</b></p>	<p>This site consists of undeveloped/open fields. There is no existing built form on the site. There are extensive views from (and into) the site across the wider Green Belt and beyond. The site is not visible from the main road A65. Development of the site would have major impact on openness of the Green Belt in this location</p>	



	<b>Major</b>
<b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b>	There is no existing public right of way directly to through the site. There is an existing right of way in the green belt to the west which may present an opportunity to provide greater access and improvements to the wider Green Belt. There are no habitat networks, areas of woodland or green infrastructure corridors directly adjacent the site, which could be enhanced through improvements to the surrounding Green Belt land.
<b>Site Specific Assessment Summary – Impact on the Green Belt:</b>	<p><b>Purposes:</b> 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 preserving the setting and special character of historic towns and moderate role in preventing neighbouring towns from merging into one another.</p> <p><b>Sprawl:</b> The site is connected to the settlement along one boundary and is poorly contained by the existing urban area. Development of the site would breach a weak existing (inner) green belt boundary. There is low potential for a new stronger defensible boundary to be created if this site was to be developed which would be likely to resist sprawl. The existing outer boundary is weak and lacking durability. The site would therefore have major potential for further sprawl into the wider Green Belt.</p> <p><b>Openness:</b> 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><b>Boundary Strength:</b> The existing (inner) Green Belt boundary is a weak boundary lacking durability and in part not connected to the urban area. The site’s (outer) boundaries are weak and lacking in durability with limited potential to create a new defensible green belt boundary using existing features or boundaries.</p> <p><b>Mitigation:</b> There are limited opportunities for improvements to be made to the surrounding Green Belt in terms of improving the existing rights of way in the surrounding Green Belt land.</p>
<b>Overall Conclusion:</b>	<p>The site is located in a <u>major</u> green belt parcel and:</p> <p>Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.</p>

**Isolated and Detached Site Assessment**

Site Reference	Site Name	Isolated OR Detached	Comments	Map
ME/19	Burley Road	Isolated	<p>The site is isolated from the main urban area of Menston. 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> <p>The site could not be combined with another site/piece of land to make a logical site allocation option for Menston.</p> <p><b>Overall Conclusion</b> 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>	