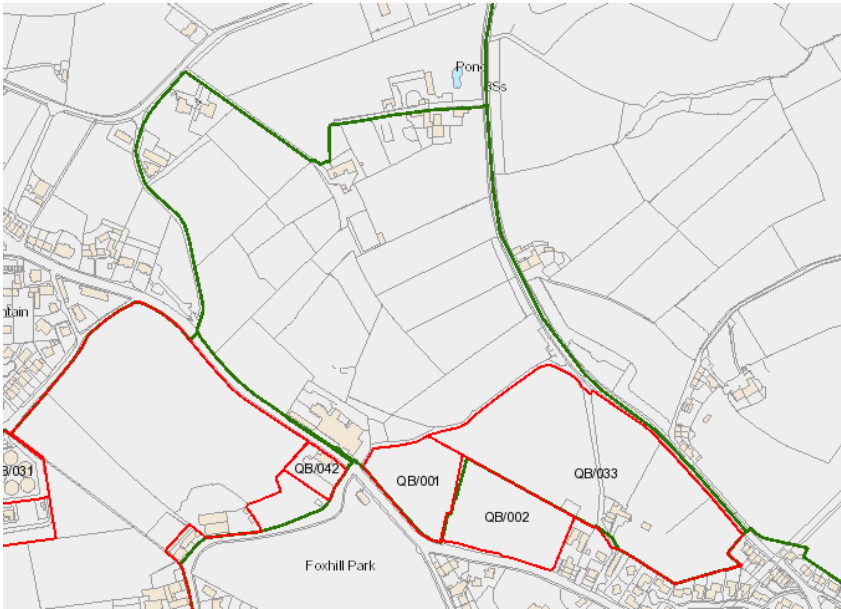



| Site Specific Green Belt Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                       |                                                                                      |                   |      |
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| <b>Site Reference:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | QB/001                           | <b>Site Name:</b>     | Albert Road, Brighouse and Denholme Road                                             | <b>Size (ha):</b> | 0.70 |
| <b>Sub Area:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | South Pennine Towns and Villages | <b>Settlement:</b>    | Queensbury                                                                           |                   |      |
| <b>Site Description:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                  |                       |                                                                                      |                   |      |
| <p>This is a reasonably level Greenfield site which slopes downhill on the northern edge. The site is pasture/meadow land. There is a school to the west and a vacant, previously developed site to the east. The site adjoins the settlement of Queensbury along its eastern and southern boundary. The site boundaries are made up of roads, tracks and field boundaries in the form of hedgerows and dry stone walls. The site is located to the south of Green Belt parcel 245.</p> |                                  |                       |                                                                                      |                   |      |
| <b>Map (Parcel and Site Boundary):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  |                       | <b>Aerial (Site Boundary):</b>                                                       |                   |      |
|                                                                                                                                                                                                                                                                                                                                                                                                      |                                  |                       |  |                   |      |
| <b>PDL Status:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Greenfield                       | <b>Accessibility:</b> | TBC                                                                                  | <b>SA Score:</b>  | TBC  |

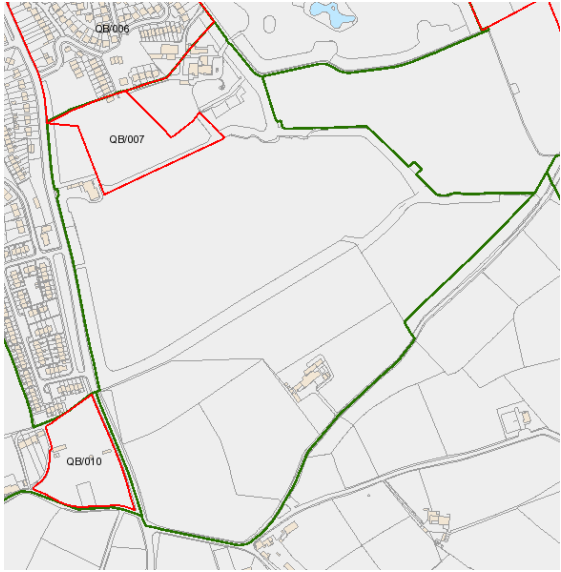

| Strategic Parcel Assessment Results:                                        |                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                           |                                                                                                                   |
|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Parcel Reference:</b>                                                    | 245                                                                                                                                                                                                                                                                                                                                           | <b>Overall Rating:</b>                                                                                                                                                                                                               | Low                                                                                                                                                                                                                                                                                       |                                                                                                                   |
| <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                                                                                                                                                                                                                                                                                                                                           | Moderate                                                                                                                                                                                                                             | Low                                                                                                                                                                                                                                                                                       | Moderate                                                                                                          |
| Site Specific Assessment Results:                                           |                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                           |                                                                                                                   |
| Assessment Summary:                                                         |                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                           |                                                                                                                   |
| <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 the defined large built-up area.  | The existing inner Green Belt boundary along the site's southern edge is formed of a made road (A644, Brighthouse and Denholme Road) and is a strong boundary. The inner boundary along the site's eastern edge is formed of a hedgerow which is a weak boundary. Development of the site is likely to form boundaries of a similar strength. | The site a small field adjacent to the urban area. It consists of meadow/grassland with no built form except the dry stone wall field boundaries. It therefore plays a major role in safeguarding the countryside from encroachment. | The site is separated from the historic core of Queensbury by post World War II development. There are no views into the historic core from the site or views into the site from the historic core. The site therefore plays a low role in supporting the character of the historic town. | All sites are considered to score moderately against Purpose 5.                                                   |

|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |       |     |          |
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|                 | <p>The site sits in a Green Belt parcel which forms a less essential gap between Queensbury and Thornton and development may be possible without significant risk of the towns merging into one another. Although there is some inter-visibility between the site and the neighbouring settlement of Thornton, the development of the site would not lead to a significant reduction in the physical or perceptual distance between the two settlements.</p> <p>There is no road directly connecting the site with the neighbouring settlement of Thornton and therefore no opportunity for ribboning towards the neighbouring town.</p> <p>Development of the site would not lead to the merging of one town with another.</p> |       |     |          |
| No Contribution | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Major | Low | Moderate |

|                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Overall Summary of Purpose Assessment:</b>                                                                                                                                                                                                                                                                    | Based on planning judgement the site performs a <b>moderate</b> role overall when assessed against the NPPF Green Belt purposes.                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Boundary Strength - Existing Boundary:</b><br>( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )                                                                                                  | Moderate: less defensible boundary                                                                                                                                                                                                               | The existing (inner) Green Belt boundary is formed of a mix of strong and weaker boundaries. The southern site boundary is formed of a made road (A644 Brighouse and Denholme Road) which is a strong, defensible boundary. The site's eastern boundary is partly formed of a hedgerow which is continuous to the south of the site but becomes more sporadic to the north. This forms a weaker boundary which is 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> : boundaries lacking in durability; <u>Entirely Undefined</u> )                                                         | Moderate: less defensible boundary                                                                                                                                                                                                               | If the site were developed the new inner Green Belt boundary would be formed of a well-defined track to the west of the site and a dry stone wall to the north of the site. The northern boundary is also defined by a notable change in topography. There may be potential to introduce additional landscape features, such as a tree line, to define a stronger northern edge. This would reflect the surrounding landscape type.<br><br>Although not as strong as the existing southern Green Belt boundary, these new boundaries would be stronger than the existing eastern boundary. Therefore the overall strength of the new boundaries would be of a similar strength to the existing boundaries. |
| <b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b><br>( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> ) | N/A                                                                                                                                                                                                                                              | There are no existing features within the site which could form an alternative boundary which would create a stronger Green Belt boundary than that of the existing one.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Potential for Sprawl:</b>                                                                                                                                                                                                                                                                                     | The site is contiguous with the settlement along two boundaries (East and South) and therefore only partially contained by the existing urban area. The existing southern boundary is made up of a made road (A644, Brighouse and Denholme Road) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

|                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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|                                                                                                                     | <p>and plays a major role in restricting sprawl. The existing eastern boundary is made up of an incomplete hedgerow which is a weaker boundary and plays a low role in restricting sprawl. The development of the site would provide a reasonably logical rounding off of the settlement as the well-defined track (Harp Lane) along the western/north western boundary forms a natural edge to the settlement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                                                                                     | Moderate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Impact on Openness:</b>                                                                                          | <p>There is no built form on the site and development would have a significant impact on the openness of the Green Belt. There long distance and wide ranging views from the site across the wider Green Belt. Due to the existing landscape screening there are limited views into the site from key vantage points.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                                                                                     | Major                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b> | <p>Harp Lane is a defined track and public right of way that bounds the site along the west/north western boundary. There may be potential to improve this route and connections to it into the wider Green Belt adjacent to the site. There are no defined biodiversity assets immediately adjacent to the site. However there are a number of tree belts and TPOs to the north of the site which could form part of a wider set of environmental enhancements.</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 and a low role in preventing neighbouring towns from merging into one another and in preserving the setting and special character of historic towns.</p> <p><b>Sprawl:</b> The site is connected to the settlement along two boundaries and is partially contained by the existing urban area. There is some potential for sprawl into the wider Green Belt if this site were developed, particularly along the north boundary where the proposed new boundary is relatively weak being made up of dry stone wall and notable change in topography.</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 long distance and wide ranging views across the wider Green belt.</p> <p><b>Boundary Strength:</b> The new boundaries created from the development of this site would be of a similar strength to the existing boundaries.</p> <p><b>Compensatory Improvements:</b> There is some potential for compensatory improvements to the surrounding rights of way network which would provide enhanced accessibility into the wider countryside.</p> |
| <b>Overall Conclusion:</b>                                                                                          | Based on planning judgement the site has a <b>moderate</b> potential impact on the Green Belt.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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

| Site Specific Green Belt Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                  |                       |                                                                                      |                   |      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|-----------------------|--------------------------------------------------------------------------------------|-------------------|------|
| <b>Site Reference:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | QB/007                                                           | <b>Site Name:</b>     | Brighthouse Road                                                                     | <b>Size (ha):</b> | 1.52 |
| <b>Sub Area:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | South Pennine Towns and Villages                                 | <b>Settlement:</b>    | Queensbury                                                                           |                   |      |
| <b>Site Description:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                  |                       |                                                                                      |                   |      |
| <p>This is a relatively level site with some undulations and a slight slope downwards to the east. The site has recently been used as a storage area for the adjacent development site. There is residential development to the north and west, a golf course to the south and woodland to the east. The southern site boundary is formed by a dry stone wall. The eastern and western boundaries are made up of a tree line/hedgerow vegetation. The northern boundary is made up of the gardens and hard infrastructure of the adjacent housing development. The site is located to the north of Parcel 250.</p> |                                                                  |                       |                                                                                      |                   |      |
| <b>Map (Parcel and Site Boundary):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                  |                       | <b>Aerial (Site Boundary):</b>                                                       |                   |      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                  |                       |  |                   |      |
| <b>PDL Status:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Greenfield (site restored following temporary storage area use). | <b>Accessibility:</b> | TBC                                                                                  | <b>SA Score:</b>  | TBC  |

| Strategic Parcel Assessment Results:                                        |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                   |
|-----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Parcel Reference:</b>                                                    | 250                                                                                                                                                                                                                                                                                                                                                                 | <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                                                                                                                                                                                                                                                                                                                                                            | Major                                                                                                                                                                                                                                                                                                                                                          | Low                                                                                                                                                                                                                                                                                                                                                   | Moderate                                                                                                          |
| Site Specific Assessment Results:                                           |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                   |
| Assessment Summary:                                                         |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                   |
| <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 the defined large built-up area.  | The existing inner Green Belt boundary is made up of the gardens and hard infrastructure of the adjacent housing development. This is a weak boundary which is lacking in durability. The development of the site may create a slightly stronger boundary along the southern edge of the site formed of a dry stone wall and tree line which would be slightly more | There is a small amount of hard standing remaining on the site following the construction of the adjacent residential development. The site therefore has some urbanising characteristics. However, the remainder of the site is undeveloped and open. There are some limited views across the wide Green Belt to the south of the site but these are somewhat | The site is separated from the historic core of Queensbury by post World War II development. Due to the landscape and topography of the site there are no views into the historic core from the site and no views of the site from the historic core. The site therefore plays a low role in preserving the setting and special character of historic | All sites are considered to score moderately against Purpose 5.                                                   |



|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                  |               |          |
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|                 | <p>defensible.<br/>The site is located within a parcel which forms a land gap between Queensbury and Shelf (in the neighbouring district of Calderdale). However, there is no inter-visibility between the two settlements and the parcel forms a less than essential gap. The development of the site would not lead to a significant reduction in the physical or perceptual distance between the two settlements. The site could therefore be developed without the risk of the towns merging.</p> <p>The site is not located on a road which directly connects Queensbury and Shelf so there is no opportunity for ribboning as result of the development of the site.</p> <p>The site plays a low role in preventing neighbouring towns from merging into one another.</p> | <p>obscured by the boundary tree line. There are limited views into the site due to surrounding vegetation and topography. The site plays a moderate role in safeguarding the countryside from encroachment.</p> | <p>towns.</p> |          |
| No Contribution | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Moderate                                                                                                                                                                                                         | Low           | Moderate |

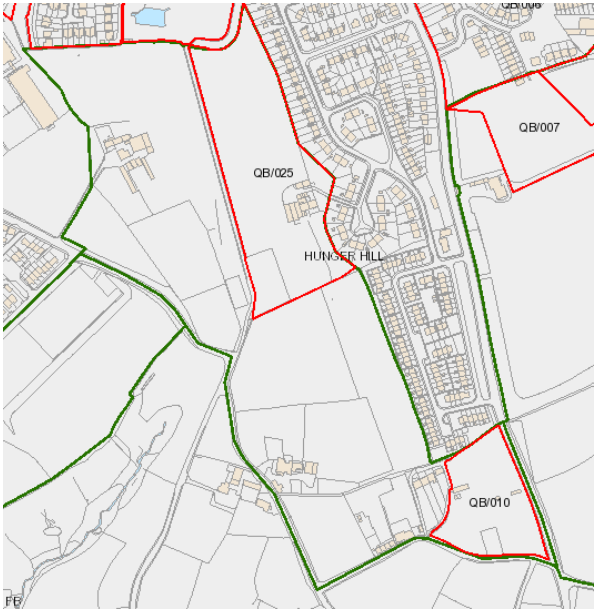

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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Overall Summary of Purpose Assessment:</b>                                                                                                                                                                                                                                                                    | Based on planning judgement the site performs a <b>low</b> role overall when assessed against the NPPF Green Belt purposes.                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Boundary Strength - Existing Boundary:</b><br>( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )                                                                                                  | Weak: boundaries lacking in durability                                                                                                                                                                                                                                                                                                                                          | The existing inner Green Belt boundary is formed along the site's northern edge and is made up of the gardens and hard infrastructure of the new development. This boundary is irregular and inconsistent. It is a weak boundary which is 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> : boundaries lacking in durability; <u>Entirely Undefined</u> )                                                         | Moderate: less defensible boundary                                                                                                                                                                                                                                                                                                                                              | If the site were development the new inner Green Belt boundaries would be made up of a dry stone wall along the southern edge and established treelines along the east, west and southern boundaries. The new southern boundary would form a slightly stronger boundary than the existing Green Belt boundary. However, the eastern and western boundaries would introduce an irregular form to the wider Green Belt boundary in this location.                                                                                                                                                                                                                           |
| <b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b><br>( <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                                                                                                                                                                                                                                                                                                                                              | Consideration could be given to expanding the extent of this site in order to create a more logical Green Belt (and settlement) boundary. The site could be expanded to the west to include land up to A644 Brighthouse Road and to the east to incorporate the existing cluster of buildings (The Coach House, Stonecutters Barn, Woodlands and Old Harrowins) up to the defined track. The site's southern boundary would be formed of the dry stone wall and tree line and would extend along Blackshaw Beck – providing a more defensible boundary than the existing one. The track to the east would also provide a more defensible boundary along that orientation. |
| <b>Potential for Sprawl:</b>                                                                                                                                                                                                                                                                                     | The site is connected to the settlement along only one boundary (the site's northern boundary). The site is therefore not strongly contained by the existing urban area. However the western site boundary is only separated from the urban edge by a thin strip of Green Belt land and together with the topography of the site and surrounding landscape demonstrates a level |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

|                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                            | <p>of containment with the existing urban area. The existing (inner) Green Belt boundary is weak and may increase the potential for sprawl. The site would present a reasonably logical rounding off of the settlement (especially if the site extent is extended to include adjoin areas to the east and west).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>Impact on Openness:</b></p>                                                                                          | <p>There is a limited amount of hard standing remaining on the site following the development of the adjacent residential estate. However, there are no buildings and the remainder of the site is open grassland. There are limited views across to the wider Green Belt due to the topography of the site and surrounding landscape, and the tree line to the south of the site. There are limited views into the site. The site has only a moderate impact on the openness of the Green Belt.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b></p> | <p>The site itself and surrounding land is identified as part of a grassland habitat network and also sits within the Great Northern Trail and Shibden Green Infrastructure corridor. Through these existing assets there is an opportunity to enhance the environmental quality of the wider Green Belt.</p> <p>There are no public rights of way directly adjacent to or connecting the site to the wider Green Belt. Consideration should be given as to whether new rights of way could be created from the site into the wider Green Belt.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>                                                 | <p><b>Purposes:</b> The site performs a low role against the purposes of including land within the Green Belt. It performs a moderate role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and preserving the setting and special character of historic towns.</p> <p><b>Sprawl:</b> The site is connected to the settlement along only one boundary. However, due to the proximity of the site’s western boundary to t</p> <p><b>Openness:</b> The site performs a moderate role in terms of the openness of the Green Belt within a limited amount of built form and limited views into the site and across to the wider Green Belt.</p> <p><b>Boundary Strength:</b> The site’s southern boundary could form a slightly stronger boundary than the existing Green Belt boundary. However, although the eastern and western boundaries would be formed of well-established tree lines which would present a moderately strong boundary, these new boundaries would result in an irregular form to the Green Belt boundary in this location. This could be rectified by expanding the site to include small areas of land to the east and west.</p> <p><b>Compensatory Improvements:</b> There are opportunities to provide enhancement to existing environmental assets in the surrounding wider Green Belt. Further investigation is required to explore opportunities to provide increased access to the wider Green Belt from the site.</p> |

**Overall Conclusion:**

Based on planning judgement the site has a **moderate** potential impact on the Green Belt.

- The site is located in a **moderate** Green Belt parcel.
- The site makes a **low** contribution to the purposes of including land in the Green Belt.
- The site has a moderate potential for sprawl and would have a **moderate** impact on openness.
- There is some opportunity to create a stronger Green Belt boundary than the existing boundary.

| Site Specific Green Belt Assessment                                                                                                                                                                                                                                                                                                                                                                               |                                  |                       |                                                                                      |                   |      |
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| <b>Site Reference:</b>                                                                                                                                                                                                                                                                                                                                                                                            | QB/010                           | <b>Site Name:</b>     | Jackson Hill Lane, Brighthouse Road                                                  | <b>Size (ha):</b> | 1.30 |
| <b>Sub Area:</b>                                                                                                                                                                                                                                                                                                                                                                                                  | South Pennine Towns and Villages | <b>Settlement:</b>    | Queensbury                                                                           |                   |      |
| <b>Site Description:</b>                                                                                                                                                                                                                                                                                                                                                                                          |                                  |                       |                                                                                      |                   |      |
| <p>This is a reasonably level site. The site is predominately grassed with some vacant buildings and hard standing areas. The site adjoins the settlement of Queensbury on the site's northern boundary. The site's eastern and southern boundaries are formed by made roads and the western boundary is formed by a track/driveway and existing development. The site is located to the south of Parcel 251.</p> |                                  |                       |                                                                                      |                   |      |
| <b>Map (Parcel and Site Boundary):</b>                                                                                                                                                                                                                                                                                                                                                                            |                                  |                       | <b>Aerial (Site Boundary):</b>                                                       |                   |      |
|                                                                                                                                                                                                                                                                                                                                 |                                  |                       |  |                   |      |
| <b>PDL Status:</b>                                                                                                                                                                                                                                                                                                                                                                                                | 20% PDL / 80% Greenfield         | <b>Accessibility:</b> | TBC                                                                                  | <b>SA Score:</b>  | TBC  |

| Strategic Parcel Assessment Results:                                        |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                              |                                                                                                                   |
|-----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Parcel Reference:</b>                                                    | 251                                                                                                                                                                                                                                                                                                                                                           | <b>Overall Rating:</b>                                                                                                                                                                                                                                                                                                                                           | Low                                                                                                                                                                                                                                                                                                          |                                                                                                                   |
| <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                                                                                                                                                                                                                                                                                                                                                           | Moderate                                                                                                                                                                                                                                                                                                                                                         | Low                                                                                                                                                                                                                                                                                                          | Moderate                                                                                                          |
| Site Specific Assessment Results:                                           |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                              |                                                                                                                   |
| Assessment Summary:                                                         |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                              |                                                                                                                   |
| <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 the defined large built-up area.  | The development of the site is likely to create a stronger boundary than the existing weak boundary which is formed by a post and wire fence. Therefore it is unlikely to increase the risk of towns merging.<br>The site sits in a parcel which forms a land gap between Queensbury and Shelf (in the neighbouring district of Calderdale). There is limited | There are a number of small out buildings and sheds on the site as well as some hard standing. The site therefore has some urbanising characteristics. However, the remainder of the site is open and undeveloped grassland which maintains a rural character. There are long views across the site into the wider green belt. The site plays a moderate role in | The site is separated from the historic core of Queensbury by post World War II development. There are no views into the historic core from the site and no views of the site from the historic core. The site therefore plays a low role in preserving the setting and special character of historic towns. | All sites are considered to score moderately against Purpose 5.                                                   |

|                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                         |     |          |
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|                                                                                                                                                                                                     | <p>visual inter-connection between the two settlements and the land parcel forms a less essential gap. Development of the site would not lead to a significant reduction in the distance or perceived visual interconnection between settlements. Development could therefore take place without the risk of merging between the two towns. The eastern site boundary is formed by Brighthouse Road which directly connects Queensbury to Shelf. There are no instances of ribbon development along this road and therefore the Green Belt has helped to resist ribbon development.</p> | <p>protecting the countryside from encroachment.</p>                                                                                                                                    |     |          |
| No Contribution                                                                                                                                                                                     | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Moderate                                                                                                                                                                                | Low | Moderate |
| <b>Overall Summary of Purpose Assessment:</b>                                                                                                                                                       | Based on planning judgement the site performs a <b>low</b> role overall when assessed against the NPPF Green Belt purposes.                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                         |     |          |
| <b>Boundary Strength - Existing Boundary:</b><br>( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> | Weak: boundaries lacking in durability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | The existing inner Green Belt boundary is formed of a post and wire fence to the north of the site. This is a weak boundary that is lacking in durability and could easily be breached. |     |          |

|                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Undefined)                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)                                                         | Strong: defensible boundary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | The new Green Belt boundary created should the site be developed would be formed by the A644, Brighthouse Road, Jackson Hill Lane, and a well-defined track/ drive and existing development. The road boundaries would form a strong and defensible boundary to the south and east of the site. Although the track and existing development to the west of the site may not be as strong it is still more defensible than the existing post and wire fencing boundary to the north of the site. |
| <b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b><br>(Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined) | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | The site boundaries would form a new strong and defensible Green Belt boundary.                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Potential for Sprawl:</b>                                                                                                                                                                                                                                                    | The site is connected to the settlement of Queensbury along only one boundary and therefore is not well contained by the existing urban area. The existing Green Belt boundary is made up of a post and wire fence which is a weak boundary that lacks durability and may increase potential for sprawl.<br>However, the new boundaries created by the development of the site would be fairly strong and present a logical rounding off of the settlement. This would reduce the risk of further sprawl into the wider Green Belt. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Impact on Openness:</b>                                                                                                                                                                                                                                                      | Moderate<br>There are a number of small out buildings and an area of hard standing on the site which shows some urbanising influences. However, the majority of the site is undeveloped, grassland which is open and there are expansive views from the site to the wider Green Belt. The site is located on the edge of the urban area and forms part of the gateway into the settlement. Development of the site would have a moderate impact on the openness of the Green Belt.                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |



|                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                     | Moderate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b> | There is a public right of way that runs across the north boundary of the site and which connects into the rights of way network running through the wider Green Belt. This presents an opportunity for improvements and enhancements to be made to the existing network. There are also areas of grassland habitat network adjoining the site which could be enhanced to further improve the environmental quality of the wider Green Belt.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Site Specific Assessment Summary – Impact on the Green Belt:</b>                                                 | <p><b>Purposes:</b> The site performs a low role against the purposes of including land within the Green Belt. It performs a moderate role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and preserving the setting and special character of historic towns.</p> <p><b>Sprawl:</b> The site is connected to the settlement along only one boundary and is not well contained by the existing urban area. The existing Green Belt boundary is weak and may increase the risk of sprawl. However, the new boundaries created by the site would be strong and would provide a logical rounding off of the settlement and reduce the risk for further sprawl.</p> <p><b>Openness:</b> There is a small element of built form within the site. However the majority of the site is undeveloped grassland with expansive views across the wider Green Belt.</p> <p><b>Boundary Strength:</b> The eastern and southern site boundaries could form a new strong Green Belt boundary. These would be formed of the made road, the A644, Brighthouse Road and Jackson Hill Lane. These would provide defensible and durable boundaries. The western site boundary could form a moderate boundary formed of a well-defined track/driveway and existing development. These boundaries would be stronger than the existing weak fence boundary at the north of the site.</p> <p><b>Compensatory Improvements:</b> There are potential opportunities to enhance the existing rights of way network and habitats network which are adjacent to the site.</p> |
| <b>Overall Conclusion:</b>                                                                                          | <p>Based on planning judgement the site has a <b>low</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is in a <b>low</b> Green Belt parcel.</li> <li>• The site makes a <b>low</b> contribution to the purposes of including land in the Green Belt.</li> <li>• The site has a moderate potential for sprawl and would have a moderate impact on the openness of the Green Belt.</li> <li>• There is an opportunity to create a stronger Green Belt boundary than the existing boundary.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

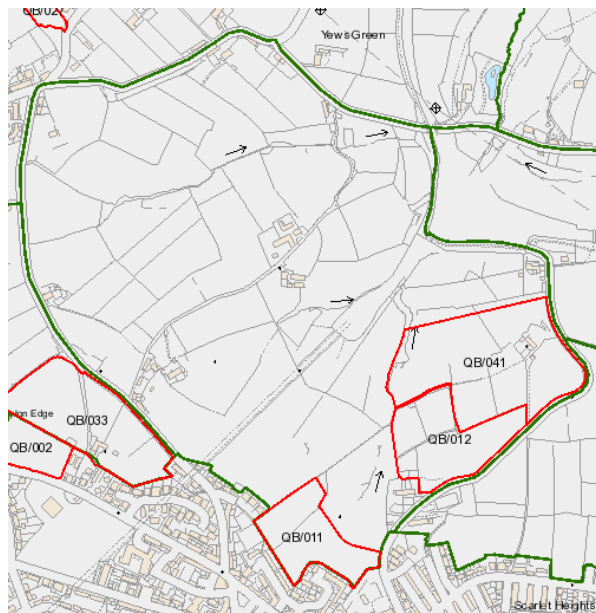
### Site Specific Green Belt Assessment

|                        |                                  |                    |                                      |                   |      |
|------------------------|----------------------------------|--------------------|--------------------------------------|-------------------|------|
| <b>Site Reference:</b> | QB/011                           | <b>Site Name:</b>  | Station Road west/Sharket Head Close | <b>Size (ha):</b> | 2.03 |
| <b>Sub Area:</b>       | South Pennine Towns and Villages | <b>Settlement:</b> | Queensbury                           |                   |      |

#### Site Description:

This site has a varied topography but generally slopes gently down to the north with a steeper drop on the northern boundary. The site consists of two fields which are grassed and divided by a dry stone wall which runs from the southwest to the northeast. The boundaries of the site are made up of a mix of draw stone walls, rear gardens and retaining structures, a road, a strong tree line and notable change in topography.

#### Map (Parcel and Site Boundary):



#### Aerial (Site Boundary):



|                    |            |                       |     |                  |     |
|--------------------|------------|-----------------------|-----|------------------|-----|
| <b>PDL Status:</b> | Greenfield | <b>Accessibility:</b> | TBC | <b>SA Score:</b> | TBC |
|--------------------|------------|-----------------------|-----|------------------|-----|

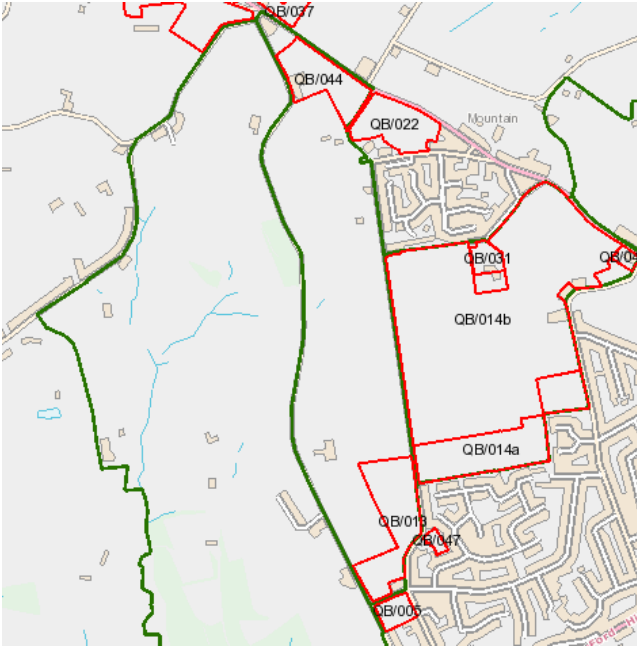
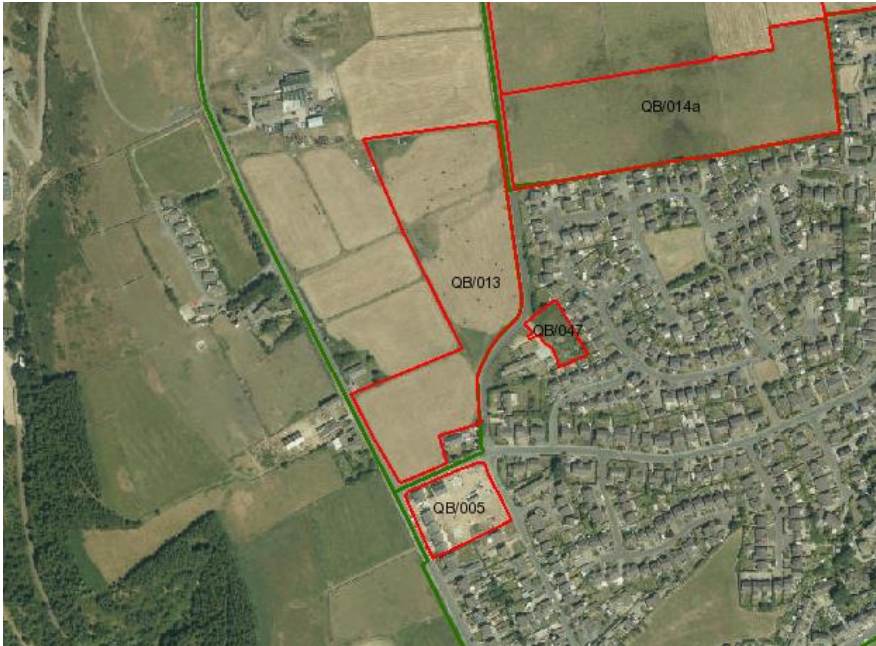
| Strategic Parcel Assessment Results:                                        |                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                   |
|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Parcel Reference:</b>                                                    | 257                                                                                                                                                                                                                                                                                                                                  | <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                                                                                                                                                                                                                                                                                                                                  | Moderate                                                                                                                                                                                                                                                                                                                                                               | Moderate                                                                                                                                                                                                                                                                                                                                               | Moderate                                                                                                          |
| Site Specific Assessment Results:                                           |                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                   |
| Assessment Summary:                                                         |                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                   |
| <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 the defined large built-up area.  | The Green Belt boundary created from the development of the site would be marginally stronger than the existing boundary. Therefore would not increase the risk of towns merging. The site is located within a parcel which forms a land gap between Queensbury and Thornton; and Queensbury and Bradford City. The land gap between | The site is predominantly open in character with no built form expect for a small area which contains water infrastructure equipment. The site is located on the edge of the urban area but is rural in nature. There is a strong, continuous tree line along the northern boundary which somewhat restricts views out to the wider Green Belt. However there are long | The site is directly adjacent to the Queensbury conservation area and its historic core. The site therefore provides a supporting role in the wider setting of the historic core. However, due to the nature of the site, including its topography and vegetation near the south western edge, there are limited views into the historic core from the | All sites are considered to score moderately against Purpose 5.                                                   |

|                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                     |                                                                                                                                                                                 |          |
|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
|                                               | <p>Queensbury and Thornton is less than essential. The site sits within the part of this parcel and development of the site would not lead to a reduction in the distance between the two towns. There is some visual inter-connection between Queensbury and Thornton but the development of this site would not lead to a perceived reduction in this visual inter-connection and could therefore occur without the risk of neighbouring towns merging into one another. The site is not located on a road which has a direct connection with a neighbouring town and therefore there is no opportunity for ribbon development from this site.</p> | <p>distance and wide ranging views out along the north western edge of the site. The site plays a major role in safeguarding the countryside from encroachment.</p>                 | <p>site and no significant views into the site from the historic core. The site performs a moderate role in preserving the setting and special character of historic towns.</p> |          |
| No Contribution                               | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Major                                                                                                                                                                               | Moderate                                                                                                                                                                        | Moderate |
| <b>Overall Summary of Purpose Assessment:</b> | Based on planning judgement the site performs a <b>moderate</b> 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 boundaries are made up of a mix of features. Along the south western edge the boundary is formed by the rear gardens of properties on Albert Crescent |                                                                                                                                                                                 |          |

|                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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>and consists of a wall providing a regular and consistent boundary which is moderate in strength. The southern boundary is made up of the rear gardens of properties on Sharket Head Close but these are irregular in form and layout, and provide a weaker edge. The south eastern boundary is made up of a continuous tree line and made road. Overall the existing Green Belt boundary is moderate in strength.</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</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>The new Green Belt boundaries formed by the development of the site would be made up of a well-established tree line and notable change in topography along the site’s north eastern edge and a dry stone wall and well-defined footpath to the site’s north western edge. These features provide a boundary of moderate strength which is similar but slightly stronger than the existing Green Belt 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><br/>(<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 that would create a stronger boundary than the boundaries of the full extent of the site.</p>                                                                                                                                                                                                                                                                           |
| <p><b>Potential for Sprawl:</b></p>                                                                                                                                                                                                                                                                                 | <p>The site is connected to the settlement of Queensbury along two boundaries and is partially contained by the existing urban area. The existing Green Belt boundary is moderate in strength and may increase the potential for sprawl as it is less defensible. The site’s outer boundary would form a marginally stronger Green Belt boundary and development of the site would to some extent form a logical rounding off of the settlement. The continuous tree line and change in topography to the north east and the well-defined footpath and dry stone wall to the north west would provide moderately strong boundaries that would restrict further sprawl into the wider Green Belt.</p> <p style="background-color: yellow; text-align: center;">Moderate</p> |                                                                                                                                                                                                                                                                                                                                                                                                                           |

|                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Impact on Openness:</b>                                                                                          | <p>The site has very limited built form within it. The majority of the site is undeveloped grassland. The strong tree line to the north east obscures views into the wider Green Belt. However, there are long distance views from the north western edge. Development of the site would have a major impact on the openness of the Green Belt.</p> <p style="background-color: red; color: black; text-align: center;">Major</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b> | <p>There is an existing right of way which runs along the north western boundary of the site. There may be opportunities to enhance this existing route and make additional connections to it and into the wider Green Belt from the site. To the north of the site is the Great Northern Trail which may be further improved through the development of this site. There are a number of TPO trees forming the north eastern boundary of the site and there may opportunity to create additional biodiversity assets in the surrounding Green Belt. The site sits within the Great Northern Trail &amp; Shibden Green Infrastructure corridor and there may be opportunities to create enhanced route ways as part of the wider Green Infrastructure provision.</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, a moderate role in preserving the setting and special character of historic towns and a low role in preventing neighbouring towns from merging into one another.</p> <p><b>Sprawl:</b> The site is connected to the settlement along two boundaries and is partially contained by the existing urban area. The existing boundaries are moderate in strength and there may be some potential for sprawl. However, the new boundaries would be marginally stronger and may restrict 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 as there is limited built form on-site and there are long distance views across the wider Green Belt from the site’s north western edge.</p> <p><b>Boundary Strength:</b> The new boundaries which would be formed by the development of the site would be marginally stronger than the existing boundaries, but would still be only of moderate strength. They would be formed of a well-established footpath boarded by a dry stone wall along the north western edge, and a strong continuous tree line together with a notable change in topography along the north eastern edge.</p> <p><b>Compensatory Improvements:</b> There are opportunities to enhance the existing rights of way network and biodiversity assets which are directly adjacent to the site. There are also opportunities to improve other rights of way within the wider Green Belt such as the Great Northern Trail which is in relatively close proximity.</p> |
| <b>Overall Conclusion:</b>                                                                                          | <p>Based on planning judgement the site has a <b>moderate</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>moderate</b> Green Belt parcel.</li> <li>• The site makes a <b>moderate</b> contribution to the purposes of including land in the Green Belt.</li> <li>• The site has a moderate potential for sprawl and would have a major impact on the openness of the Green Belt.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

- There is opportunity to create a marginally stronger Green Belt boundary than the existing one.

| Site Specific Green Belt Assessment                                                                                                                                                                                                                                                                                    |                                  |                       |                                                                                      |                   |      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------|--------------------------------------------------------------------------------------|-------------------|------|
| <b>Site Reference:</b>                                                                                                                                                                                                                                                                                                 | QB/013                           | <b>Site Name:</b>     | Cross Lane/Old Guy Road                                                              | <b>Size (ha):</b> | 2.86 |
| <b>Sub Area:</b>                                                                                                                                                                                                                                                                                                       | South Pennine Towns and Villages | <b>Settlement:</b>    | Queensbury                                                                           |                   |      |
| <b>Site Description:</b>                                                                                                                                                                                                                                                                                               |                                  |                       |                                                                                      |                   |      |
| This is a reasonably level site made up of grazing land / agricultural fields. The site boundaries are formed of made roads along the eastern edge and part of the western and southern edges. The remaining boundaries are formed of dry stone wall field boundaries. The site is located to the south of Parcel 256. |                                  |                       |                                                                                      |                   |      |
| <b>Map (Parcel and Site Boundary):</b>                                                                                                                                                                                                                                                                                 |                                  |                       | <b>Aerial (Site Boundary):</b>                                                       |                   |      |
|                                                                                                                                                                                                                                      |                                  |                       |  |                   |      |
| <b>PDL Status:</b>                                                                                                                                                                                                                                                                                                     | Greenfield                       | <b>Accessibility:</b> | TBC                                                                                  | <b>SA Score:</b>  | TBC  |

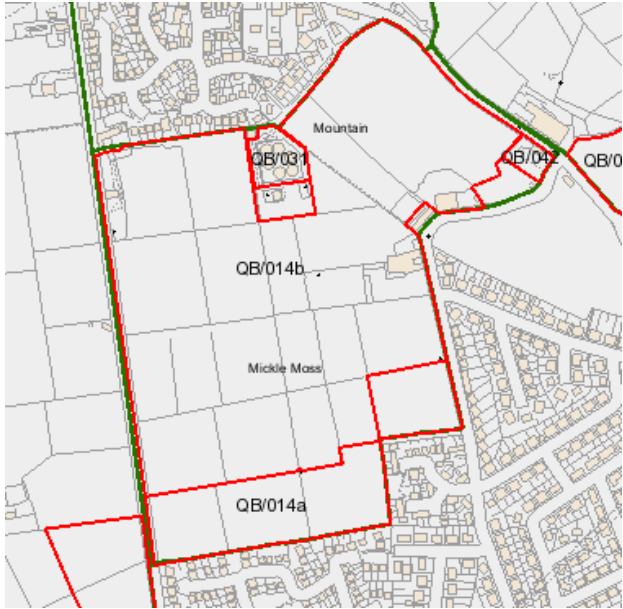
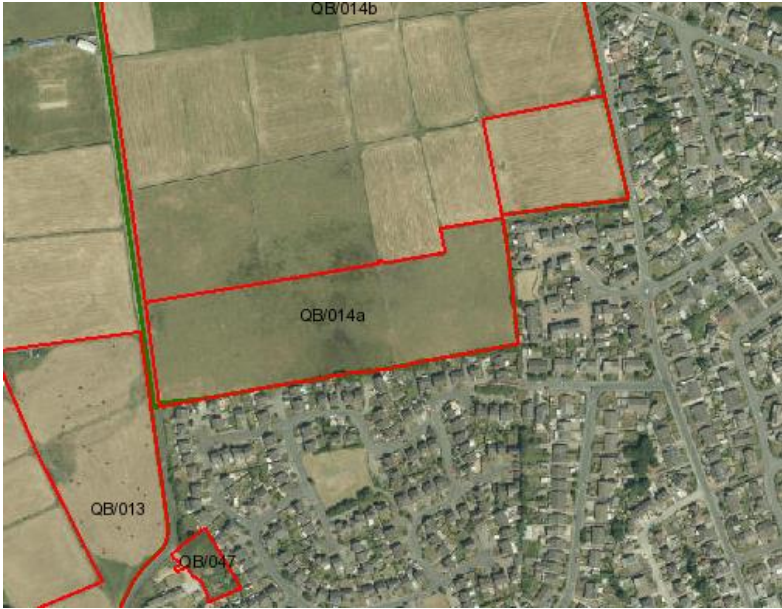


| Strategic Parcel Assessment Results:                                        |                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                             |                                                                                                                   |
|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Parcel Reference:</b>                                                    | 256                                                                                                                                                                                                                                                                                                                         | <b>Overall Rating:</b>                                                                                                                                                                                                                                                                                                                           | Low                                                                                                                                                                                                                                                                                                         |                                                                                                                   |
| <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                                                                                                                                                                                                                                                                                                                         | Moderate                                                                                                                                                                                                                                                                                                                                         | Low                                                                                                                                                                                                                                                                                                         | Moderate                                                                                                          |
| Site Specific Assessment Results:                                           |                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                             |                                                                                                                   |
| Assessment Summary:                                                         |                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                             |                                                                                                                   |
| <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 the defined large built-up area.  | The existing inner Green Belt boundary is formed by made roads (Cross Lane, Moor Close Lane and Old Guy Road). These are strong boundaries. The development of the site would create a weaker boundary to the north. However, although the site sits within a parcel that forms a land gap between Queensbury and Thornton, | The site is rural in character being made up of three agricultural fields. The site is open with no built form. Due to the topography of the surrounding area there are long distance and wide ranging views from the site across the wider Green Belt. The site therefore plays a major role in safeguarding the countryside from encroachment. | The site is separate from the historic core of Queensbury by post World War II development. There are no views into the historic core from the site and no views of the site from the historic core. The site therefore plays a low role in preserving the setting and special character of historic towns. | All sites are considered to score moderately against Purpose 5.                                                   |

|                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     |          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------|
|                                                                                                                                                                                                                 | <p>the site is located to the south of this parcel and essentially plays no role in the merging of neighbouring towns into one another. There are no roads directly connecting this site with the neighbouring town and therefore no opportunity for ribboning.</p> <p>The site plays a low role in preventing neighbouring towns from merging into one another.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     |          |
| No Contribution                                                                                                                                                                                                 | Low                                                                                                                                                                                                                                                                                                                                                                  | Major                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Low | Moderate |
| <b>Overall Summary of Purpose Assessment:</b>                                                                                                                                                                   | Based on planning judgement the site performs a <b>moderate</b> role overall when assessed against the NPPF Green Belt purposes.                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     |          |
| <b>Boundary Strength - Existing Boundary:</b><br>( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> ) | Strong: defensible boundary                                                                                                                                                                                                                                                                                                                                          | The existing inner Green Belt boundaries are formed of the made roads of Cross Lane, Moor Close Lane and Old Guy Road. These are strong, defensible boundaries which are durable, recognisable and likely to be permanent.                                                                                                                                                                                                                                                                                                                         |     |          |
| <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> :                      | Moderate: less defensible boundary                                                                                                                                                                                                                                                                                                                                   | The new boundaries created from the development of the site would be formed by a mix of strong boundaries in the form of a made road (Roper Lane along part of the site’s western boundary) and weaker boundaries in the form of dry stone wall field boundaries (along the other part of the site’s western boundary and its northern boundary). There is limited opportunity to introduce landscape features such as a strong tree line to create a more defined boundary as this would not be appropriate given the landscape character type of |     |          |

|                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                       |
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| boundaries lacking in durability;<br><u>Entirely Undefined</u> )                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                               | this location.                                                                                                                        |
| <b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b><br>( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> ) | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                           | There are no features within the site that could be used to create a Green Belt boundary that is stronger than the existing boundary. |
| <b>Potential for Sprawl:</b>                                                                                                                                                                                                                                                                                     | The site is connected to the settlement along two boundaries and is only partially contained by the existing urban area. The existing Green Belt boundary is formed by made roads and is a strong and durable boundary which helps to prevent sprawl. The nature and form of the site and proposed boundaries would not result in the logical rounding off of the settlement. Development of the site would have a high potential for sprawl. |                                                                                                                                       |
|                                                                                                                                                                                                                                                                                                                  | Major                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                       |
| <b>Impact on Openness:</b>                                                                                                                                                                                                                                                                                       | There is no built form on the site and is rural in character. The site is open and there are long distance views across the wider Green Belt from the site. Development of the site would have a major impact on the openness of the Green Belt.                                                                                                                                                                                              |                                                                                                                                       |
|                                                                                                                                                                                                                                                                                                                  | Major                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                       |
| <b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b>                                                                                                                                                                                              | There are a number of public rights of way which are within close proximity to the site and there may be opportunities to provide links to these networks and improve access into the wide Green Belt. There are limited existing biodiversity or Green Infrastructure designations within close proximity to the site. Consideration should be given to new habitat creation where appropriate.                                              |                                                                                                                                       |
| <b>Site Specific Assessment Summary – Impact on the</b>                                                                                                                                                                                                                                                          | <b>Purposes:</b> The site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside site from encroachment and low role in both preventing neighbouring towns                                                                                                                                                                                           |                                                                                                                                       |

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Green Belt:</b></p>         | <p>from merging into one another and preserving the setting and special character of historic towns.</p> <p><b>Sprawl:</b> The site is connected to the settlement on two sides and is only partially contained by the existing urban area. There is potential for sprawl to the north of the site into the wider Green Belt.</p> <p><b>Openness:</b> There is no built form on site and there are long distance views across the wider Green Belt. The site plays a major role in terms of the openness of the Green Belt.</p> <p><b>Boundary Strength:</b> The new Green Belt boundaries formed as a result of the development of the site are likely to be weaker than the existing strong Green Belt boundaries.</p> <p><b>Compensatory Improvements:</b> There are some opportunities to improve connections into the wider Green Belt through the enhancement of the existing rights of way network which is in close proximity to the site.</p> |
| <p><b>Overall Conclusion:</b></p> | <p>Based on planning judgement the site has a <b>moderate</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>low</b> Green Belt parcel</li> <li>• The site makes a <b>moderate</b> contribution to the purposes of including land in the Green Belt.</li> <li>• The site has a high potential for sprawl and would have a major impact on the openness of the Green Belt.</li> <li>• There is limited opportunity to create a stronger Green Belt boundary than the existing boundary.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                        |

| Site Specific Green Belt Assessment                                                                                                                                                                                                |                                  |                       |                                                                                      |                   |      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------|--------------------------------------------------------------------------------------|-------------------|------|
| <b>Site Reference:</b>                                                                                                                                                                                                             | QB/014a                          | <b>Site Name:</b>     | Old Guy Road, Fleet Lane                                                             | <b>Size (ha):</b> | 3.80 |
| <b>Sub Area:</b>                                                                                                                                                                                                                   | South Pennine Towns and Villages | <b>Settlement:</b>    | Queensbury                                                                           |                   |      |
| <b>Site Description:</b>                                                                                                                                                                                                           |                                  |                       |                                                                                      |                   |      |
| This is a level site mainly consisting of agricultural grassland used for grazing. The site boundaries are formed by dry stone walls and made roads (Fleet Lane and Old Guy Road). The site is located to the south of Parcel 246. |                                  |                       |                                                                                      |                   |      |
| <b>Map (Parcel and Site Boundary):</b>                                                                                                                                                                                             |                                  |                       | <b>Aerial (Site Boundary):</b>                                                       |                   |      |
|                                                                                                                                                  |                                  |                       |  |                   |      |
| <b>PDL Status:</b>                                                                                                                                                                                                                 | Greenfield                       | <b>Accessibility:</b> | TBC                                                                                  | <b>SA Score:</b>  | TBC  |

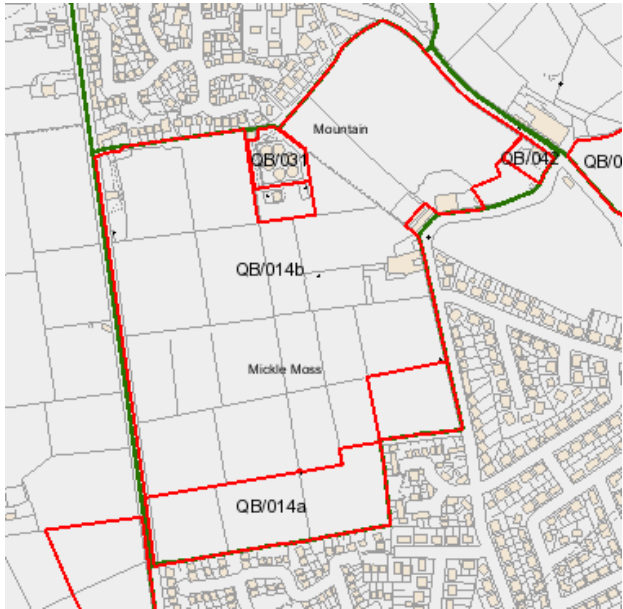

| Strategic Parcel Assessment Results:                                        |                                                                                                                    |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                          |                                                                                                                   |
|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Parcel Reference:</b>                                                    | 246                                                                                                                | <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                                                             | No Contribution                                                                                                    | Moderate                                                                                                                                                                                                                                    | Low                                                                                                                                                                                                                                                                                      | Moderate                                                                                                          |
| Site Specific Assessment Results:                                           |                                                                                                                    |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                          |                                                                                                                   |
| Assessment Summary:                                                         |                                                                                                                    |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                          |                                                                                                                   |
| <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 the defined large built-up area.  | This site is not located within a gap between two neighbouring towns. The site plays no role against this purpose. | Although the site is on the edge of the urban area it is rural in its character being formed of agricultural fields. There is no built form on the site and therefore plays a major role in safeguarding the countryside from encroachment. | The site is separated from the historic core of Queensbury by post World War II development. There are no direct views into the historic core from the site and no views of the site from the historic core. The site plays a low role in supporting the character of the historic town. | All sites are considered to score moderately against Purpose 5.                                                   |
| No Contribution                                                             | No Contribution                                                                                                    | Major                                                                                                                                                                                                                                       | Low                                                                                                                                                                                                                                                                                      | Moderate                                                                                                          |

|                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Overall Summary of Purpose Assessment:</b>                                                                                                                                                                                                                                                                    | Based on planning judgement the site performs a <b>moderate</b> role overall when assessed against the NPPF Green Belt purposes.                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Boundary Strength - Existing Boundary:</b><br>( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )                                                                                                  | Moderate: less defensible boundary                                                                                                                                                                                                                                                                                                                                      | The existing inner Green Belt boundary is formed along the site's southern boundary of a dry stone wall attached to the rear gardens of existing development which provides a moderately strong boundary, regular and consistent in form. Along the site's eastern edge the boundary is formed of the made road of Fleet Lane.                                                                                                   |
| <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> )                                                         | Moderate: less defensible boundary                                                                                                                                                                                                                                                                                                                                      | The new Green Belt boundary formed through the development of the site would be made up of dry stone wall field boundaries to the north of the site and the made road of Old Guy Road to the west of the site. The boundaries are likely to be similar in strength as the existing boundaries. However, this will depend on the form of development that takes place, as there is potential for the new boundaries to be weaker. |
| <b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b><br>( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> ) | N/A                                                                                                                                                                                                                                                                                                                                                                     | There are no other features within the site that would provide a stronger boundary than that of the proposed boundary.                                                                                                                                                                                                                                                                                                           |
| <b>Potential for Sprawl:</b>                                                                                                                                                                                                                                                                                     | The site is connected to the settlement on two sides and is partially contained by the existing urban area. The existing Green Belt boundary is moderate in strength being formed of existing development with a strong regular edge but is less defensible and therefore may increase the potential for sprawl. The development of the southern part of the site would |                                                                                                                                                                                                                                                                                                                                                                                                                                  |

|                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                     | <p>form a natural rounding off of the settlement but the northeast portion would not conform to this pattern. The site would therefore have a moderate potential for sprawl.</p> <p>Moderate</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Impact on Openness:</b>                                                                                          | <p>There is no built form on the site and is open in nature. Due to the topography of the site there are notable views across the wider Green Belt to the north and across to the west. There are also some long distance views to the west. Development of the site would have a major impact on the openness of the Green Belt.</p> <p>Major</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b> | <p>There are a number of public rights of way that are present in relatively close proximity to the site. There may be opportunity to improve these routes and/or provide additional routes into the network from the site, thereby improving access into the wider Green Belt. There are no identified biodiversity assets in the area around the site. Consideration would need to be given to the potential for habitat creation. The site is not within an identified GI corridor but there may be scope to incorporate route ways through the site to help link green spaces together on the west of Queensbury.</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 and a low role in preserving the setting and special character of historic towns. The site makes no contribution to preventing neighbouring towns from merging into one another as it is not located within a gap between two towns.</p> <p><b>Sprawl:</b> The site is connected to the settlement along two boundaries and is partially contained by the existing urban area. The existing Green Belt boundaries are moderate in strength and may increase the potential for sprawl. There is potential for further sprawl should the site be developed, particularly to the north where the new boundaries are likely to be of a similar moderate strength to the existing boundaries.</p> <p><b>Openness:</b> The site performs a major role in terms of the openness of the Green Belt as there is no built form on-site and there are views across the wider Green Belt to the north and west.</p> <p><b>Boundary Strength:</b> The boundaries created by the development of the site are likely to be of a similar strength to that of the existing boundaries – being formed of dry stone wall field boundaries (the northern site boundary) and the made road of Old Guy Road.</p> <p><b>Compensatory Improvements:</b> There are potential opportunities to enhance access into the wider Green Belt through improvements to the existing rights of way network.</p> |
| <b>Overall Conclusion:</b>                                                                                          | <p>Based on planning judgement the site has a <b>moderate</b> potential impact on the Green Belt.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |



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

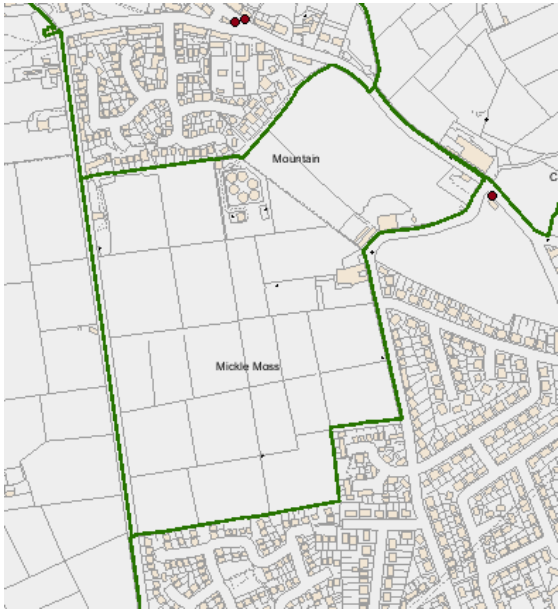

| Site Specific Green Belt Assessment                                                                                                                                                                                                                                                                                                                                 |                                  |                       |                                                                                      |                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------|--------------------------------------------------------------------------------------|-------------------------|
| <b>Site Reference:</b>                                                                                                                                                                                                                                                                                                                                              | QB/014b                          | <b>Site Name:</b>     | Old Guy Road, Fleet Lane                                                             | <b>Size (ha):</b> 19.28 |
| <b>Sub Area:</b>                                                                                                                                                                                                                                                                                                                                                    | South Pennine Towns and Villages | <b>Settlement:</b>    | Queensbury                                                                           |                         |
| <b>Site Description:</b>                                                                                                                                                                                                                                                                                                                                            |                                  |                       |                                                                                      |                         |
| <p>This is a level site which consists of grazing/agricultural land. There are farm buildings to the east of the site. The site is bounded by Old Guy Road to the West, Fleet Lane to the East and the A644 Brighouse and Denholme Road to the North. The southern boundary consists of dry stone wall field boundaries. The site is located within Parcel 246.</p> |                                  |                       |                                                                                      |                         |
| <b>Map (Parcel and Site Boundary):</b>                                                                                                                                                                                                                                                                                                                              |                                  |                       | <b>Aerial (Site Boundary):</b>                                                       |                         |
|                                                                                                                                                                                                                                                                                   |                                  |                       |  |                         |
| <b>PDL Status:</b>                                                                                                                                                                                                                                                                                                                                                  | Greenfield                       | <b>Accessibility:</b> | TBC                                                                                  | <b>SA Score:</b> TBC    |

| Strategic Parcel Assessment Results:                                        |                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                          |                                                                                                                   |
|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Parcel Reference:</b>                                                    | 246                                                                                                                                                                                                                                                                                                                                  | <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                                                             | No Contribution                                                                                                                                                                                                                                                                                                                      | Moderate                                                                                                                                                                                                                                                                                                                                                        | Low                                                                                                                                                                                                                                                                                      | Moderate                                                                                                          |
| Site Specific Assessment Results:                                           |                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                          |                                                                                                                   |
| Assessment Summary:                                                         |                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                          |                                                                                                                   |
| <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 the defined large built-up area.  | This site is not located within a gap between two neighbouring towns. The site plays no role against this purpose.<br>(N.B. in line with the Green Belt Parcel and Site Assessment Methodologies, Mountain is considered to form part of Queensbury for the purpose of the assessments and therefore is not identified as a separate | The site consists of agricultural fields which are characteristically rural in nature. There is a small collection of agricultural buildings situated along the eastern boundary of the site but these are clustered together and consist of rural uses. The majority of the site is open and therefore plays a major role in safeguarding the countryside from | The site is separated from the historic core of Queensbury by post World War II development. There are no direct views into the historic core from the site and no views of the site from the historic core. The site plays a low role in supporting the character of the historic town. | All sites are considered to score moderately against Purpose 5.                                                   |

|                                                                                                                                                                                                                                                                                                                  |                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |     |          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------|
|                                                                                                                                                                                                                                                                                                                  | settlement (town)).                                                                                                              | encroachment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     |          |
| No Contribution                                                                                                                                                                                                                                                                                                  | No Contribution                                                                                                                  | Major                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Low | Moderate |
| <b>Overall Summary of Purpose Assessment:</b>                                                                                                                                                                                                                                                                    | Based on planning judgement the site performs a <b>moderate</b> role overall when assessed against the NPPF Green Belt purposes. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |     |          |
| <b>Boundary Strength - Existing Boundary:</b><br>( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )                                                                                                  | Strong: defensible boundary                                                                                                      | The site is attached to the settlement along its eastern boundary. This boundary is formed of the made road – Fleet Lane. This represents a strong, defensible boundary which is durable, recognisable and likely to be permanent.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     |          |
| <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> )                                                         | Strong: defensible boundary                                                                                                      | If the site were developed, then the new boundaries would be formed by a mix of mainly strong but also some weaker boundaries. Along the site’s western edge, the new Green Belt boundary would be formed from Old Guy Road which represents a strong boundary. Along the site’s north eastern edge, the boundary would be formed by the made road of Brighthouse and Denholme Road (A644) which is also a strong boundary. To the north the site boundary would mainly be formed of the residential properties in Mountain. Mountain is not within the defined Green Belt. To the south the boundary would be formed by dry stone wall field boundaries – this boundary is synonymous with the northern site boundary of site QB/014a. |     |          |
| <b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b><br>( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> ) |                                                                                                                                  | The land between Queensbury and Mountain incorporates Sites QB/014a, QB/014b, QB/031 and QB/042. There are a number of different permutations of how this area of land could be divided to provide an area for development and a revised Green Belt boundary. The next site assessment sets out an alternative site boundary.                                                                                                                                                                                                                                                                                                                                                                                                           |     |          |

|                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <b>Potential for Sprawl:</b>                                                                                        | <p>The site is connected to the settlement along one boundary on the site’s eastern edge. The site is therefore not contained by the settlement – however, the site forms a part of a parcel of land between Queensbury and Mountain - with Mountain being classed as part of Queensbury for the purposes of the assessment, so in essence there is some level of containment of this site. The existing boundary is formed by a made road and is a strong boundary which would help to prevent sprawl. Development of the site may be considered to form a logical rounding off of the settlement. On balance there is a moderate potential for sprawl.</p> <p>Moderate</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Impact on Openness:</b>                                                                                          | <p>There is a limited amount of built form on the site. This is mainly clustered at the eastern edge of the site and consists of agricultural buildings. The vast majority of the site consists of open fields. Although the site is relatively level it is in an elevated position with long distance and wide ranging views into the wider Green Belt to the west and the north east. Development of the site would have a major impact on the openness of the current Green Belt.</p> <p>Major</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b> | <p>There are a number of public rights of way which run across the site and join up to a wider network of paths in the surrounding Green Belt. These present an opportunity to enhance and improve the existing rights of way network. There are no specifically designated wildlife sites or other ecological assets designated in the immediate vicinity of the site. Consideration will need to be given to areas of Green Belt land to the west of the site to determine if there is potential to make improvements to the environmental quality of the remaining Green Belt.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Site Specific Assessment Summary – Impact on the Green Belt:</b>                                                 | <p><b>Purposes:</b> The site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preserving the setting and special character of historic towns. The site makes no contribution to preventing neighbouring towns from merging into one another as it is not located within a gap between two towns.</p> <p><b>Sprawl:</b> The site is connected to the main settlement of Queensbury along just one boundary and is therefore not contained by the settlement. However, the site forms part of a parcel of land between Queensbury and Mountain (a separate part of Queensbury for the purposes of the assessment) and this provides some level of containment. The site provides a logical rounding off of the settlement. There is a moderate potential for sprawl.</p> <p><b>Openness:</b> The site performs a major role in terms of the openness of the Green Belt as there is limited built form on-site, which is mainly of a rural nature, and there are long distance views across the wider Green Belt to the west and northeast.</p> <p><b>Boundary Strength:</b> The new Green Belt boundaries created by the development would be of a similar strength being formed of made roads (Old Guy Lane and Brighthouse and Denholme Road).</p> |

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                   | <p><b>Compensatory Improvements:</b> There are potential opportunities to improve access into the wider Green Belt through improvements and enhancements to the existing public rights of way network. Further consideration and exploration of possible opportunities to improve the environmental quality of the surrounding Green Belt through habitat creation is required.</p>                                                                                                                                                                                 |
| <p><b>Overall Conclusion:</b></p> | <p>Based on planning judgement the site has a <u>moderate</u> potential impact on the Green Belt.</p> <ul style="list-style-type: none"><li>• The site is located in a <b>moderate</b> Green Belt parcel.</li><li>• The site makes a <b>moderate</b> contribution to the purposes of including land in the Green Belt.</li><li>• The site has a moderate potential for sprawl and would have a major impact on the openness of the Green Belt.</li><li>• Development of the site would create a boundary of similar strength to that of the existing one.</li></ul> |

| Site Specific Green Belt Assessment                                                                                                                                                                                                |                                  |                       |                                                                                      |                   |      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------|--------------------------------------------------------------------------------------|-------------------|------|
| <b>Site Reference:</b>                                                                                                                                                                                                             | QB/014a and part of QB/014b      | <b>Site Name:</b>     | Old Guy Road, Fleet Lane                                                             | <b>Size (ha):</b> | 10.7 |
| <b>Sub Area:</b>                                                                                                                                                                                                                   | South Pennine Towns and Villages | <b>Settlement:</b>    | Queensbury                                                                           |                   |      |
| <b>Site Description:</b>                                                                                                                                                                                                           |                                  |                       |                                                                                      |                   |      |
| This is a level site mainly consisting of agricultural grassland used for grazing. The site boundaries are formed by dry stone walls and made roads (Fleet Lane and Old Guy Road). The site is located to the south of Parcel 246. |                                  |                       |                                                                                      |                   |      |
| <b>Map (Parcel and Site Boundary):</b>                                                                                                                                                                                             |                                  |                       | <b>Aerial (Site Boundary):</b>                                                       |                   |      |
|                                                                                                                                                  |                                  |                       |  |                   |      |
| <b>PDL Status:</b>                                                                                                                                                                                                                 | Greenfield                       | <b>Accessibility:</b> | TBC                                                                                  | <b>SA Score:</b>  | TBC  |

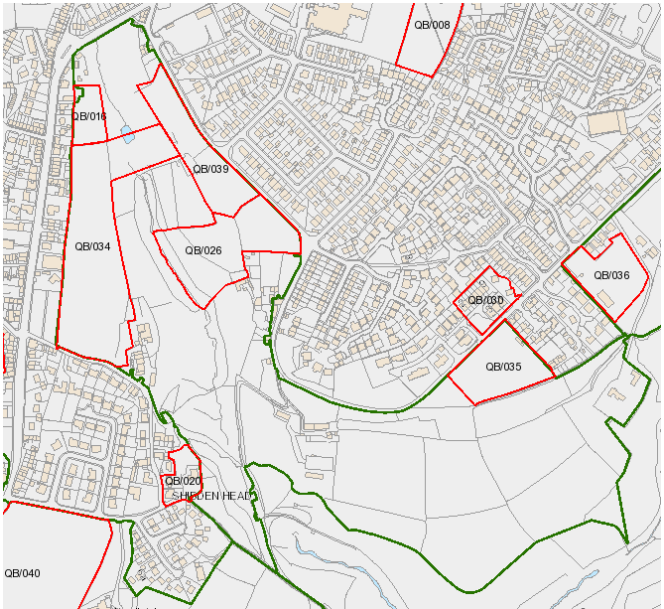

| Strategic Parcel Assessment Results:                                        |                                                                                                                    |                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                          |                                                                                                                   |
|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Parcel Reference:</b>                                                    | 246                                                                                                                | <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                                                             | No Contribution                                                                                                    | Moderate                                                                                                                                                                                                                                | Low                                                                                                                                                                                                                                                                                      | Moderate                                                                                                          |
|                                                                             |                                                                                                                    |                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                          |                                                                                                                   |
| Site Specific Assessment Results:                                           |                                                                                                                    |                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                          |                                                                                                                   |
| Assessment Summary:                                                         |                                                                                                                    |                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                          |                                                                                                                   |
| <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 the defined large built-up area.  | This site is not located within a gap between two neighbouring towns. The site plays no role against this purpose. | The site consists of agricultural fields which are characteristically rural in nature. There is no built form present on the site. The site is open and therefore plays a major role in safeguarding the countryside from encroachment. | The site is separated from the historic core of Queensbury by post World War II development. There are no direct views into the historic core from the site and no views of the site from the historic core. The site plays a low role in supporting the character of the historic town. | All sites are considered to score moderately against Purpose 5.                                                   |
| No Contribution                                                             | No Contribution                                                                                                    | Major                                                                                                                                                                                                                                   | Low                                                                                                                                                                                                                                                                                      | Moderate                                                                                                          |



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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Overall Summary of Purpose Assessment:</b>                                                                                                                                                                                                                                                                    | Based on planning judgement the site performs a <b>moderate</b> role overall when assessed against the NPPF Green Belt purposes.                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Boundary Strength - Existing Boundary:</b><br>( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )                                                                                                  | Moderate: less defensible boundary                                                                                                                                                                                                                                                                                                                                              | The existing inner Green Belt boundary is formed along the site's southern boundary of a dry stone wall attached to the rear gardens of existing development which provides a moderately strong boundary, regular and consistent in form. Along the site's eastern edge the boundary is formed of the made road of Fleet Lane.                                                                                                                                 |
| <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> )                                                         | Moderate: less defensible boundary                                                                                                                                                                                                                                                                                                                                              | The new Green Belt boundary formed through the development of the site would be made up of dry stone wall field boundaries (and a footpath) along the site's northern boundary and the made road of Old Guy Road to the west of the site. These boundaries are a mix of strong and weak boundaries and are likely to be similar in strength as the existing boundaries.                                                                                        |
| <b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b><br>( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> ) |                                                                                                                                                                                                                                                                                                                                                                                 | (There are many permutations of how the wider area of land which includes this site could be divided up. The option presented here provides a balance between ensuring that the open nature of the Green Belt between Queensbury and Mountain is retained, whilst also selecting a new Green Belt boundary which is of moderate strength – similar to the existing boundary – and allowing for a suitable extension to the main urban area of the settlement). |
| <b>Potential for Sprawl:</b>                                                                                                                                                                                                                                                                                     | The site is connected to the settlement on two sides and is therefore partially contained by the existing urban area. The existing Green Belt boundary is moderate in strength, particularly along the site's southern boundary, and therefore may increase the potential for sprawl. The proposed site boundary would provide a logical rounding off of the settlement in this |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

|                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                     | location.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                                                     | Moderate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Impact on Openness:</b>                                                                                          | There is no built form on the site and is open in nature. Due to the topography of the site there are notable views across the wider Green Belt to the north and across to the west. There are also some long distance views to the west. Development of the site would have a major impact on the openness of the Green Belt.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                                                                                                     | Major                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b> | There is a footpath which runs along the northern boundary of the site with other branching off / or within a short distance of the site which can provide access to the wider Green Belt, and present the opportunity for improvements. There are no specifically designated wildlife sites or other ecological assets designated in the immediate vicinity of the site. Consideration will need to be given to areas of Green Belt land to the west of the site to determine if there is potential to make improvements to the environmental quality of the remaining Green Belt.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Site Specific Assessment Summary – Impact on the Green Belt:</b>                                                 | <p><b>Purposes:</b> The site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preserving the setting and special character of historic towns. The site makes no contribution to preventing neighbouring towns from merging into one another as it is not located within a gap between two towns. (N.B. This site sits between Queensbury and Mountain. However, Mountain is not classified as a separate settlement within the Local Plan settlement hierarchy and therefore is considered as part of Queensbury for the purposes of this assessment).</p> <p><b>Sprawl:</b> The site is connected to the settlement on two sides and is partially contained by the existing urban area. The existing boundaries are moderate in strength and may increase the potential for sprawl into the Green Belt. The site presents a reasonable rounding off of the settlement.</p> <p><b>Openness:</b> The site performs a major role in terms of the openness of the Green Belt as there is no built form on site and there are long distance views into the wider Green Belt to the west and north/northeast.</p> <p><b>Boundary Strength:</b> The new Green Belt boundaries created as a result of the development of the site would be of a similar (moderate) strength to the existing boundaries.</p> <p><b>Compensatory Improvements:</b> There are potential opportunities to improve access into the wider Green Belt through enhancements to the existing public rights of way network. Further consideration and exploration of possible opportunities to improve the environmental quality of the surrounding Green Belt through habitat creation is required.</p> |
| <b>Overall Conclusion:</b>                                                                                          | Based on planning judgement the site has a <b>moderate</b> potential impact on the Green Belt.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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|  | <ul style="list-style-type: none"><li>• The site is located in a <b>moderate</b> Green Belt parcel.</li><li>• The site makes a <b>moderate</b> contribution to the purposes of including land in the Green Belt.</li><li>• The site has a moderate potential for sprawl and would have a major impact on the openness of the Green Belt.</li><li>• Development of the site would create a Green Belt boundary of similar strength to the existing one.</li></ul> |
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| Site Specific Green Belt Assessment                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                |                                                                                      |            |      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------|--------------------------------------------------------------------------------------|------------|------|
| Site Reference:                                                                                                                                                                                                                                                                                                                                                                                                                        | QB/016                           | Site Name:     | Halifax Road                                                                         | Size (ha): | 0.32 |
| Sub Area:                                                                                                                                                                                                                                                                                                                                                                                                                              | South Pennine Towns and Villages |                | Settlement:                                                                          | Queensbury |      |
| <b>Site Description:</b>                                                                                                                                                                                                                                                                                                                                                                                                               |                                  |                |                                                                                      |            |      |
| <p>This site consists of a reasonably level plateau of land which then slopes steeply down to the East/South East into the Shibden Valley. The site is predominantly grassland. The site's boundaries are formed by the rear gardens of existing development on Halifax Road, a dry stone wall and some tree lines and other vegetation along with a notable change in topography. The site is located to the north of Parcel 247.</p> |                                  |                |                                                                                      |            |      |
| <b>Map (Parcel and Site Boundary):</b>                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |                | <b>Aerial (Site Boundary):</b>                                                       |            |      |
|                                                                                                                                                                                                                                                                                                                                                      |                                  |                |  |            |      |
| PDL Status:                                                                                                                                                                                                                                                                                                                                                                                                                            | Greenfield                       | Accessibility: | TBC                                                                                  | SA Score:  | TBC  |

| Strategic Parcel Assessment Results:                                        |                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                              |                                                                                                                   |
|-----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Parcel Reference:</b>                                                    | 247                                                                                                                                                                                                                                                                                                                                                            | <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                                                                                                          |
| Site Specific Assessment Results:                                           |                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                              |                                                                                                                   |
| Assessment Summary:                                                         |                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                              |                                                                                                                   |
| <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 the defined large built-up area.  | The development of the site would result in a similarly weak boundary to the existing one. However, although the site sits within a parcel that forms a land gap between Queensbury and Northowram/Halifax, there is no inter-visibility between the two towns and the site plays no role in the merging of neighbouring towns. There is no road that directly | The site is open grassland and forms part of the Shibden valley. Although adjacent to the urban area it is rural in character. There is no built form on the site. The site is part of a 'green wedge' that protrudes into the urban area. It maintains a countryside character and therefore plays a major role in safeguarding the countryside from | The site is separated from the historic core of Queensbury by post World War II development. There are no views into the historic core from the site and no views of the site from the historic core. The site therefore plays a low role in preserving the setting and special character of historic towns. | All sites are considered to score moderately against Purpose 5.                                                   |

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|                                                                                                                                                                                                                                                          | connects this site with the neighbouring town and therefore there is no opportunity for ribboning. The site plays a low role in preventing neighbouring towns from merging into one another. | encroachment.                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     |          |
| No Contribution                                                                                                                                                                                                                                          | Low                                                                                                                                                                                          | Major                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Low | Moderate |
| <b>Overall Summary of Purpose Assessment:</b>                                                                                                                                                                                                            | Based on planning judgement the site performs a <b>moderate</b> role overall when assessed against the NPPF Green Belt purposes.                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     |          |
| <b>Boundary Strength - Existing Boundary:</b><br>( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )                                          | Weak: boundaries lacking in durability                                                                                                                                                       | The existing inner Green Belt boundary is formed along the site's eastern edge from the rear gardens of properties on Halifax Road which are made up of fences and undefined features creating an irregular and inconsistent boundary. The boundary to the north of the site is made up of a well-established tree line. These boundaries are a mix of moderate and weak boundaries but are inherently 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> : boundaries lacking in durability; <u>Entirely Undefined</u> ) | Weak: boundaries lacking in durability                                                                                                                                                       | The boundaries created through the development of the site would be similarly weak in strength being formed of a dry stone wall field boundary on the site's southern edge and boundary that is undefined except for a notable change in topography along the site's eastern edge. There may be some potential to create a stronger eastern boundary with the use of landscape features and/or a strong tree line which could be appropriate in this landscape. |     |          |
| <b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more</b>                                                                                                                                         | N/A                                                                                                                                                                                          | There are no features within the site that would provide a stronger Green Belt boundary than the existing one.                                                                                                                                                                                                                                                                                                                                                  |     |          |

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| <p><b>logical Green Belt boundary?:</b><br/>(<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 settlement of Queensbury along only one boundary. It is therefore not well contained by the existing urban area. The existing Green Belt boundary formed at this site is weak and lacking in durability, thereby increasing the potential for sprawl. The development of the site would not create stronger boundaries and would not result in the logical rounding off of the settlement. The development of the site would increase the risk for further sprawl to the south.</p> <p style="background-color: red; color: black; text-align: center;">Major</p>                                                                                                                                                                               |  |
| <p><b>Impact on Openness:</b></p>                                                                                                                                                                         | <p>There is no built form on the site. There are local views across the immediate adjacent areas of Green Belt land. However, due to topography and areas of vegetation there are limited longer distance views from the site. Development of the site is likely to a major impact on the openness of the Green Belt.</p> <p style="background-color: red; color: black; text-align: center;">Major</p>                                                                                                                                                                                                                                                                                                                                                                         |  |
| <p><b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b></p>                                                                                | <p>There are no existing public rights of way currently connecting this site to the wider Green Belt. However, there a number of rights of way within reasonable proximity to the site which could be improved and additional connection could be made to access the wider Green Belt. There is a priority habitat within close proximity to the site located further down the Shibden valley. Further enhancements could be made along the valley to increase the biodiversity importance of this area.</p>                                                                                                                                                                                                                                                                    |  |
| <p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>                                                                                                                                | <p><b>Purposes:</b> The site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and preserving the setting and special character of historic towns.</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. There is potential for sprawl into the wider Green Belt especially to the south of the site.</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 localised views across the wider Green Belt.</p> |  |

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|                            | <p><b>Boundary Strength:</b> The new Green Belt boundary formed by the development of the site is likely to be of a similar weak strength as the existing boundaries being formed of a dry stone wall field boundary along the southern edge and a notable change in topography along the eastern edge. If new landscape features such as a strong tree line was introduced along this edge it may marginally increase the strength of the boundary.</p> <p><b>Compensatory Improvements:</b> There are potential opportunities to improve access into the wider Green Belt and also to enhance the biodiversity assets of the surrounding land.</p> |
| <b>Overall Conclusion:</b> | <p>Based on planning judgement the site has a <b>moderate</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"><li>• The site is located in a <b>moderate</b> Green Belt parcel.</li><li>• The site makes a <b>moderate</b> contribution to the purposes of including land in the Green Belt.</li><li>• The site has a high potential for sprawl and would have a major impact on the openness of the Green Belt.</li><li>• There is some potential to create a stronger boundary than the existing one.</li></ul>                                                                                                          |



| Site Specific Green Belt Assessment                                                                                                                                                                                                                                                                                                         |                                  |                       |                                                                                      |                   |      |
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| <b>Site Reference:</b>                                                                                                                                                                                                                                                                                                                      | QB/025                           | <b>Site Name:</b>     | Ing Head Farm, Hillcrest Road                                                        | <b>Size (ha):</b> | 3.30 |
| <b>Sub Area:</b>                                                                                                                                                                                                                                                                                                                            | South Pennine Towns and Villages | <b>Settlement:</b>    | Queensbury                                                                           |                   |      |
| <b>Site Description:</b>                                                                                                                                                                                                                                                                                                                    |                                  |                       |                                                                                      |                   |      |
| <p>This is an agricultural field which slopes notably downhill from East to West. The site is also occupied by a number of farm buildings. The site boundaries are formed by the rear gardens of existing development on Hillcrest Road and a number of dry stone wall field boundaries. The site is located to the east of Parcel 251.</p> |                                  |                       |                                                                                      |                   |      |
| <b>Map (Parcel and Site Boundary):</b>                                                                                                                                                                                                                                                                                                      |                                  |                       | <b>Aerial (Site Boundary):</b>                                                       |                   |      |
|                                                                                                                                                                                                                                                           |                                  |                       |  |                   |      |
| <b>PDL Status:</b>                                                                                                                                                                                                                                                                                                                          | 10% PDL, 90% Greenfield          | <b>Accessibility:</b> | TBC                                                                                  | <b>SA Score:</b>  | TBC  |

| Strategic Parcel Assessment Results:                                        |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                           |                                                                                                                   |
|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Parcel Reference:</b>                                                    | 251                                                                                                                                                                                                                                                                                                                                                       | <b>Overall Rating:</b>                                                                                                                                                                                                                                                                                                                      | Low                                                                                                                                                                                                                                                                                                                                       |                                                                                                                   |
| <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                                                                                                                                                                                                                                                                                                                                                       | Moderate                                                                                                                                                                                                                                                                                                                                    | Low                                                                                                                                                                                                                                                                                                                                       | Moderate                                                                                                          |
| Site Specific Assessment Results:                                           |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                           |                                                                                                                   |
| Assessment Summary:                                                         |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                           |                                                                                                                   |
| <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 the defined large built-up area.  | The existing Green Belt boundaries are formed of a stone wall field boundary to the north and the rear gardens of properties on Hillcrest Road to the east, which are made up of a variety of fences, walls and vegetation in an uneven line. These are weak boundaries which lack in durability. The new Green Belt boundaries would be created by stone | This site is predominantly open but there is a notable amount of built form to the south of the site consisting of farm buildings. Although the site is on the edge of the urban area it is rural in character and is connected to the wider countryside. The site plays a moderate role in safeguarding the countryside from encroachment. | The site is separated from the historic core by post World War II development. However, there are some limited views to the historic core from the site – especially with views of Grade II listed Black Dyke Mills. The site may play a minor role in supporting the wider setting of the historic core – particularly Black Dyke Mills. | All sites are considered to score moderately against Purpose 5.                                                   |

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|                                                                                                                               | <p>wall field boundaries providing a similar level of durability.</p> <p>The site is situated in a parcel which forms a less essential gap between Queensbury and Shelf. The site itself is located to the north of the parcel and development would be possible without significant risk of merging between towns. There is no inter visibility between the two towns from the site and there is a significant gap between the site and the neighbouring town.</p> <p>The site is not situated on a road which is connected to a neighbouring town and therefore there is no opportunity for ribboning to occur as a result of the development of this site.</p> |                                                                                                                                                                                                                                                                                    |          |          |
| No Contribution                                                                                                               | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Moderate                                                                                                                                                                                                                                                                           | Moderate | Moderate |
| <b>Overall Summary of Purpose Assessment:</b>                                                                                 | Based on planning judgement the site performs a <b>moderate</b> role overall when assessed against the NPPF Green Belt purposes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                    |          |          |
| <b>Boundary Strength - Existing Boundary:</b><br>( <u>Strong</u> : defensible boundary;<br><u>Moderate</u> : less defensible) | Weak: boundaries lacking in durability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | The existing inner Green Belt boundaries are formed along the site's northern and eastern edges. The eastern boundary is made up of the rear gardens of properties on Hillcrest Road. This provides a soft, irregular and inconsistent boundary which is weak and easily breached. |          |          |

|                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                  |
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| boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | The northern boundary is made up of a dry stone wall and a well-established tree line which is also a weak boundary.                                                                                                                                                                                             |
| <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> )                                                         | Weak: boundaries lacking in durability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | The boundaries created through the development of this site would consist of dry stone walls to the south and west of the site. These field boundaries would be as weak as the existing boundaries. Although they consist of recognisable feature these boundaries lack durability and could easily be breached. |
| <b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b><br>( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> ) | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | There are no features within the site that could be used to create a stronger boundary than that of the proposed or existing boundaries.                                                                                                                                                                         |
| <b>Potential for Sprawl:</b>                                                                                                                                                                                                                                                                                     | The site is contiguous with the settlement along two boundaries and is partially contained by the existing urban area. The existing Green Belt boundaries are formed of dry stone walls and the rear gardens of properties on Hillcrest Road. These are weak boundaries and may increase the potential for sprawl. The development of the site would constitute a partial rounding off of the settlement as it is located in a gap between two parts of the urban area. Given the surrounding built form and narrow gap in which the site is located the site provides only a moderate potential for sprawl into the wider Green Belt. |                                                                                                                                                                                                                                                                                                                  |
| <b>Impact on Openness:</b>                                                                                                                                                                                                                                                                                       | The site contains an element of built form located in the south eastern corner which consists of farm buildings. The remainder of the site is open grassland which is semi-rural in nature due to its proximity to the urban edge. There are views                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                  |

|                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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|                                                                                                                            | <p>out of the site into the wider Green Belt to the south and west. The topography of the site in the surrounding landscape means the site is fairly prominent and provides the setting to the adjacent residential area and Black Dyke Mills. Development of the site would significantly impact on the openness of the Green Belt in this location.</p> <p style="background-color: red; color: black; text-align: center;">Major</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 which runs along the western boundary of the site which could be enhanced to allow for better access into the wider Green Belt. There are also areas of habitat in the surrounding Green Belt which could be enhanced helping to improve the environmental quality of the land.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>                                                 | <p><b>Purposes:</b> The site performs a moderate role against the purposes of including land within the Green Belt. It performs a moderate role in safeguarding the countryside from encroachment and preserving the setting and special character of historic towns. It plays a 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 partially contained by the existing urban area. There is a moderate potential for sprawl into the wider Green Belt to the West and South.</p> <p><b>Openness:</b> There is a small amount of built form on the site which consists of farm buildings which are characteristically rural. However, the majority of the site is open land with views across into the wider Green Belt. The site is prominent in the landscape and plays a major role in terms of the openness of the Green Belt.</p> <p><b>Boundary Strength:</b> The new Green Belt boundaries formed by the development of the site are likely to be of a similar weak strength as the existing boundaries being formed of dry stone wall field boundaries.</p> <p><b>Compensatory Improvements:</b> Potential opportunities exist to improve access and the environmental quality of the surrounding Green Belt.</p> |
| <p><b>Overall Conclusion:</b></p>                                                                                          | <p>Based on planning judgement the site has a <b>moderate</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>low</b> Green Belt parcel.</li> <li>• The site makes a <b>moderate</b> contribution to the purposes of including land in the Green Belt.</li> <li>• The site has a moderate potential for sprawl and would have a major impact on the openness of the Green Belt.</li> <li>• There is limited opportunity to create a stronger boundary than the existing one.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

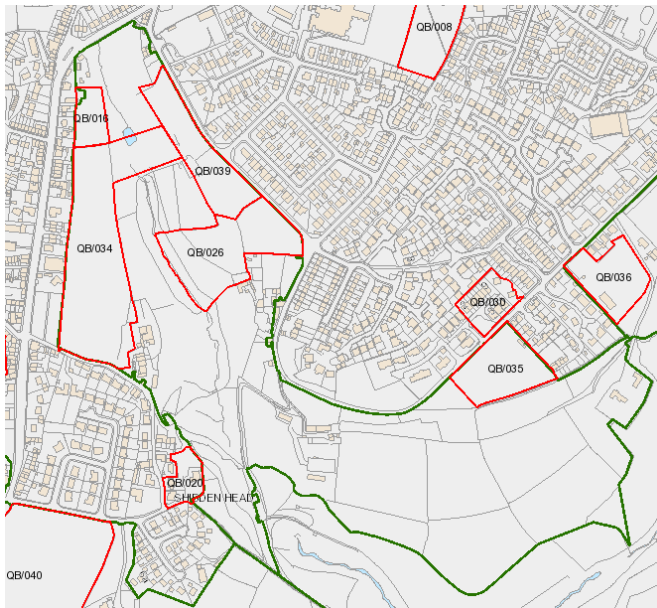
## Site Specific Green Belt Assessment

|                        |                                  |                   |                    |                   |      |
|------------------------|----------------------------------|-------------------|--------------------|-------------------|------|
| <b>Site Reference:</b> | QB/026                           | <b>Site Name:</b> | Hill End Lane      | <b>Size (ha):</b> | 1.40 |
| <b>Sub Area:</b>       | South Pennine Towns and Villages |                   | <b>Settlement:</b> | Queensbury        |      |

### Site Description:

This site consists of two agricultural fields. The field to the east is level, the field to the west slopes down towards the Shibden Valley. The site boundaries are formed of a made road (Hill End Lane), dry stone wall field boundaries and Shibden Brook. The site is located to North East of Parcel 247.

### Map (Parcel and Site Boundary):



### Aerial (Site Boundary):



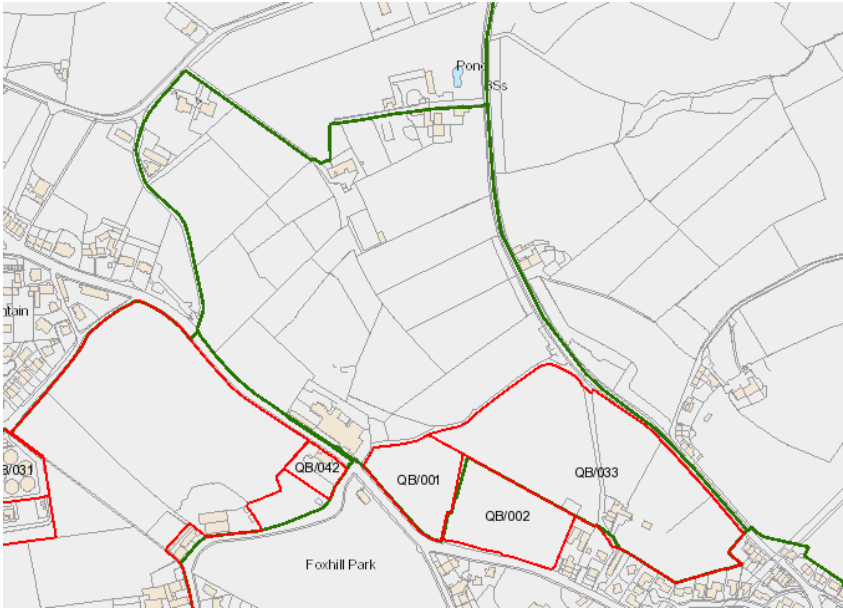

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| <b>PDL Status:</b>                                                          | Greenfield                                                                                                                                                                                                                                                                        | <b>Accessibility:</b>                                                                                                                                                                                                    | TBC                                                                                                                                                                                                                                                                                                   | <b>SA Score:</b>                                                                                                  | TBC |
| <b>Strategic Parcel Assessment Results:</b>                                 |                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                       |                                                                                                                   |     |
| <b>Parcel Reference:</b>                                                    | 247                                                                                                                                                                                                                                                                               | <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 the defined large built-up area.  | The existing inner Green Belt boundary is formed by the made road of Hill End Lane which creates a strong boundary. The new Green Belt boundaries would be much weaker being formed of the dry stone wall field boundaries to the north and south, and Shibden Brook to the west. | The site consists of grassed agricultural land used for grazing. It is open land and rural in nature. There is no built form within the site and it play a major role in safeguarding the countryside from encroachment. | The site is separated from the historic core of Queensbury by post World War II development. There are no views into the historic core from the site and no views of the site from the historic core. The site therefore plays a low role in preserving the setting and special character of historic | All sites are considered to score moderately against Purpose 5.                                                   |     |

|                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                        |        |          |
|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------|
|                                               | <p>The site is located within a less essential land gap between Queensbury and Northowram and Queensbury and Halifax. However, there is a considerable distance between the site and the neighbouring towns and there is no inter visibility between the site and the neighbouring towns. The site therefore plays a low role in preventing neighbouring towns from merging into one another.</p> <p>The site is not located on a road which provides a direct connection between Queensbury and Halifax or Northowram. Therefore, there is no opportunity for ribboning to occur as a result of the development of this site.</p> |                                                                                                                                                                                        | towns. |          |
| No Contribution                               | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Major                                                                                                                                                                                  | Low    | Moderate |
| <b>Overall Summary of Purpose Assessment:</b> | Based on planning judgement the site performs a <b>moderate</b> role overall when assessed against the NPPF Green Belt purposes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                        |        |          |
| <b>Boundary Strength - Existing Boundary:</b> | Strong: defensible boundary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | The existing inner Green Belt boundary is formed by the made road of Hill End Lane. This is a strong boundary being formed of a recognisable feature which is durable and likely to be |        |          |



|                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                            |
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| <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>permanent.</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</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>The new Green Belt boundaries which would be formed as a result of the development of this site would consist of dry stone wall field boundaries to the north and south of the site and Shibden Brook to the west of the site. These would be a mix of moderate and weak boundaries, being formed of recognisable features but which are less defensible and lacking in durability.</p> |
| <p><b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b><br/>(<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p> | <p>N/A</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>There are no features within the site that could be used to provide a potentially stronger or more logical Green Belt boundary.</p>                                                                                                                                                                                                                                                     |
| <p><b>Potential for Sprawl:</b></p>                                                                                                                                                                                                                                                                                 | <p>The site is connected to the settlement along only one boundary and is not contained by the existing urban area. The existing Green Belt boundary is formed of a made road which is a strong, durable boundary which helps to prevent sprawl. The new boundaries would be weaker and would increase the potential for sprawl into the wider Green Belt, particularly to the north of the site. Development of the site would form an illogical extension into a narrow gap of Green Belt land and would not form a natural rounding off of the settlement.</p> <p style="background-color: red; color: black; padding: 5px;">Major</p> |                                                                                                                                                                                                                                                                                                                                                                                            |

|                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| <b>Impact on Openness:</b>                                                                                          | <p>The site consists of two areas of open grazing land and there is no built form within the site boundaries. There are localised views into the surrounding Green Belt from the site. The site forms part of a larger prominent area of Green Belt land in Queensbury which runs along the Shibden Brook Valley and creates a green, open area of land between two parts of the urban area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Major</b>                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b> | <p>There is a public right of way which runs adjacent to the site which could be improved to provide access into the wider Green Belt. There are also areas of priority habitat in the adjacent Green Belt which could be further enhanced to help improve the environmental quality of the surrounding Green Belt.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Site Specific Assessment Summary – Impact on the Green Belt:</b>                                                 | <p><b>Purposes:</b> The site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and preserving the setting and special character of historic towns.</p> <p><b>Sprawl:</b> The site is connected to the settlement along only one boundary and is not contained by the existing urban area. Development of the site would breach the existing strong boundary and increase the potential for sprawl into the wider Green Belt.</p> <p><b>Openness:</b> There is no built form on the site. The site consists of open grazing land which is characteristically rural. There are localised views into the surrounding Green Belt. The site plays a major role in terms of the openness of the Green Belt.</p> <p><b>Boundary Strength:</b> The new Green Belt boundaries formed by the development of the site would be significantly weaker than the existing strong boundary.</p> <p><b>Compensatory Improvements:</b> Potential opportunities exist to improve access and the environmental quality of the surrounding Green Belt.</p> |
| <b>Overall Conclusion:</b>                                                                                          | <p>Based on planning judgement the site has a <b>moderate</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>moderate</b> Green Belt parcel.</li> <li>• The site makes a <b>moderate</b> contribution to the purposes of including land in the Green Belt.</li> <li>• The site has a high potential for sprawl and would have a major impact on the openness of the Green Belt.</li> <li>• There is limited opportunity to create a stronger boundary than the existing one.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

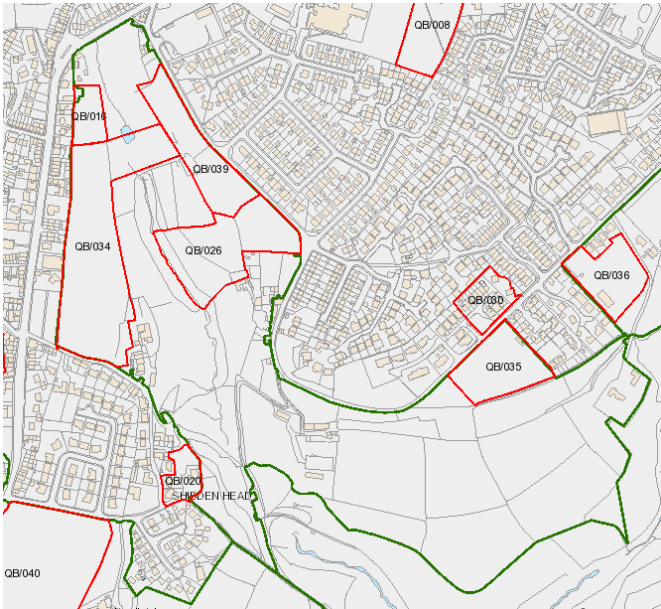

| Site Specific Green Belt Assessment                                                                                                                                                                                                                                                                                                                                                                                                                   |                                  |                       |                                                                                      |                   |      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------|--------------------------------------------------------------------------------------|-------------------|------|
| <b>Site Reference:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                | QB/033                           | <b>Site Name:</b>     | Land south of Thornton Road, east of Harp Lane                                       | <b>Size (ha):</b> | 3.44 |
| <b>Sub Area:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                      | South Pennine Towns and Villages | <b>Settlement:</b>    | Queensbury                                                                           |                   |      |
| <b>Site Description:</b>                                                                                                                                                                                                                                                                                                                                                                                                                              |                                  |                       |                                                                                      |                   |      |
| <p>This site is formed of four grassed agricultural fields which slope moderately steeply down hill from south west to north east. The site's boundaries are formed by a dry stone wall bordering the rear gardens of existing development on Mossy Bank Close, dry stone wall field boundaries, a well established track (Harp Lane) and strong tree line, and a made road (Thornton Road). The site is located in the south east of Parcel 245.</p> |                                  |                       |                                                                                      |                   |      |
| <b>Map (Parcel and Site Boundary):</b>                                                                                                                                                                                                                                                                                                                                                                                                                |                                  |                       | <b>Aerial (Site Boundary):</b>                                                       |                   |      |
|                                                                                                                                                                                                                                                                                                                                                                    |                                  |                       |  |                   |      |
| <b>PDL Status:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                    | 5% PDL, 95% Greenfield           | <b>Accessibility:</b> | TBC                                                                                  | <b>SA Score:</b>  | TBC  |

| Strategic Parcel Assessment Results:                                        |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                           |                                                                                                                   |
|-----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Parcel Reference:</b>                                                    | 245                                                                                                                                                                                                                                                                                                                                    | <b>Overall Rating:</b>                                                                                                                                                                                                                                                                                                                  | Low                                                                                                                                                                                                                                                                                                       |                                                                                                                   |
| <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                                                                                                                                                                                                                                                                                                                                    | Moderate                                                                                                                                                                                                                                                                                                                                | Low                                                                                                                                                                                                                                                                                                       | Moderate                                                                                                          |
| Site Specific Assessment Results:                                           |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                           |                                                                                                                   |
| Assessment Summary:                                                         |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                           |                                                                                                                   |
| <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 the defined large built-up area.  | The existing inner Green Belt boundary is formed by dry stone walls and a change in topography – these separate the site from Site QB/002 and the rear gardens of properties on Mossy Bank Close. The boundary is moderate in strength and could be breached by development. A stronger boundary in the form of Thornton Road could be | The site is open grassland used for agricultural purposes. There is a farm complex located in the centre of the southern boundary - this is a rural land use. Although the site is located on the edge of the urban area it is characteristically rural in nature and therefore plays a major role in safeguarding the countryside from | The site separated from the historic core of Queensbury by post World War II development. There are no views into the historic core from the site and no views of the site from the historic core. The site therefore plays a low role in preserving the setting and special character of historic towns. | All sites are considered to score moderately against Purpose 5.                                                   |

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|                                                                                                                                                                                                     | <p>created. The boundaries of the site play a low role in prevent neighbouring towns merging.</p> <p>The site is located within a less essential land gap between Queensbury and Thornton. There is inter visibility between the two towns from this site.</p> <p>However, the gap is of a substantial distance and development could take place without significant risk of the merging of the two towns.</p> <p>The site is not located on a route that directly connects Queensbury to Thornton so there is no opportunity for ribboning to occur as a result of development of the site.</p> | encroachment.                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     |          |
| No Contribution                                                                                                                                                                                     | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Major                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Low | Moderate |
| <b>Overall Summary of Purpose Assessment:</b>                                                                                                                                                       | Based on planning judgement the site performs a <b>moderate</b> role overall when assessed against the NPPF Green Belt purposes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     |          |
| <b>Boundary Strength - Existing Boundary:</b><br>( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> | Moderate: less defensible boundary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | The existing inner Green Belt boundary is formed by dry stone walls and a notable change in topography. The dry stone walls on the south east of the site provide a regular and consistent boundary for the rear gardens of properties on Mossy Bank Close. The dry stone walls on the south west of the site separate the Green Belt from a previously developed site (QB/002). The boundary is formed of a recognisable feature but is less defensible and less |     |          |

|                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                   |
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| <u>Undefined)</u>                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | durable, and therefore moderate in strength.                                                                                                                                                                                                                                                      |
| <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> )                                                      | Strong: defensible boundary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | If the site were to be developed the new Green Belt boundary would be formed by a made road to the north (Thornton Road) and by a strongly defined track / private road (Harp Lane) to the west. These would provide significantly stronger boundaries than the existing dry stone wall boundary. |
| <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> ) | Moderate: less defensible boundary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Depending on the scale of development required this site could be divided into two areas as there is a track and strong tree line which dissects the site diagonally down the middle. These features are recognisable and are of a moderate strength.                                             |
| <b>Potential for Sprawl:</b>                                                                                                                                                                                                                                                                                  | The site is contiguous with the settlement along two boundaries and is therefore partially contained by the existing urban area. The existing Green Belt boundary is moderate in strength and therefore may increase the potential for sprawl. However, the potential new Green Belt boundaries would be formed of a made road and well defined track which would create a strong boundary and would resist further sprawl into the wider Green Belt. The site would represent a logical rounding off of the settlement pattern/ |                                                                                                                                                                                                                                                                                                   |
|                                                                                                                                                                                                                                                                                                               | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                   |
| <b>Impact on Openness:</b>                                                                                                                                                                                                                                                                                    | The site mainly consists of open grassland with a line of trees present across the centre of the site. There is a small collection of farm buildings located at the south boundary. The site has a sloping topography and is reasonably prominent in the landscape providing the setting and foreground to the settlement above. There are wider ranging views in to the Green Belt from the eastern part of the site. The views from the western part are slightly screened by trees. Development of the site                   |                                                                                                                                                                                                                                                                                                   |

|                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                            | <p>would have a significant impact on the openness of the Green Belt.</p> <p>Major</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p><b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b></p> | <p>There are public rights of way which run through and around the site which could help to provide access into the wider Green Belt. There are limited designated biodiversity assets immediately adjacent to the site. Consideration would need to be given to habitat creation to improve the environmental quality of the surrounding Green Belt.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>                                                 | <p><b>Purposes:</b> The site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and preserving the setting and special character of historic towns.</p> <p><b>Sprawl:</b> The site is connected to the settlement along two boundaries and is partially contained by the existing urban area. The site would represent a logical rounding off of the settlement. Although the existing boundaries are only moderate in strength and therefore increase the potential for sprawl, the new boundaries would be strong and would resist any further sprawl into the Green Belt.</p> <p><b>Openness:</b> The is a small element of built form on-site, but this consists of farm buildings and is rural in nature. The remainder of the site mainly consists of open grassland and plays a major role in the openness of the Green Belt.</p> <p><b>Boundary Strength:</b> The new Green Belt boundaries that would be created by the development of the site would be significantly stronger than the existing boundary.</p> <p><b>Compensatory Improvements:</b> Some opportunity to improve access into the wider Green Belt, but more limited opportunity to improve environmental quality.</p> |
| <p><b>Overall Conclusion:</b></p>                                                                                          | <p>Based on planning judgement the site has a <b>moderate</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>low</b> Green Belt parcel.</li> <li>• The site makes a <b>moderate</b> contribution to the purposes of including land in the Green Belt.</li> <li>• The site has a low potential for sprawl and would have a major impact on the openness of the Green Belt.</li> <li>• The site presents the opportunity to create a new strong, defensible boundary.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

| Site Specific Green Belt Assessment                                                                                                                                                                                                                                                                                                                                                                                                                            |                                  |                       |                                                                                      |                   |      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------|--------------------------------------------------------------------------------------|-------------------|------|
| <b>Site Reference:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                         | QB/034                           | <b>Site Name:</b>     | Land east of Halifax Road, Shibden Head                                              | <b>Size (ha):</b> | 2.57 |
| <b>Sub Area:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                               | South Pennine Towns and Villages | <b>Settlement:</b>    | Queensbury                                                                           |                   |      |
| <b>Site Description:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                  |                       |                                                                                      |                   |      |
| <p>This site consists of a large grassed agricultural field which is predominantly level but slopes down the steep valley sides at the northern end of the site. The site boundaries consists of dry stone walls which abut the rear gardens of properties on Halifax Road, a made road (Shibden Head Lane), and a hedgerow. The boundaries to the north east of the site are notably undefined. The site is located in the north west part of Parcel 247.</p> |                                  |                       |                                                                                      |                   |      |
| <b>Map (Parcel and Site Boundary):</b>                                                                                                                                                                                                                                                                                                                                                                                                                         |                                  |                       | <b>Aerial (Site Boundary):</b>                                                       |                   |      |
|                                                                                                                                                                                                                                                                                                                                                                              |                                  |                       |  |                   |      |
| <b>PDL Status:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                             | Greenfield                       | <b>Accessibility:</b> | TBC                                                                                  | <b>SA Score:</b>  | TBC  |



| Strategic Parcel Assessment Results:                                        |                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                              |                                                                                                                   |
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| <b>Parcel Reference:</b>                                                    | 247                                                                                                                                                                                                                                                                                                                          | <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                                                                                                          |
| Site Specific Assessment Results:                                           |                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                              |                                                                                                                   |
| Assessment Summary:                                                         |                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                              |                                                                                                                   |
| <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 the defined large built-up area.  | The existing Green Belt boundary is formed of a made road (Shibden Head Lane) to the south of the site and a dry stone wall to the west of the site. These provide a boundary of moderate strength. Development of the site would form weaker boundaries mainly formed of a tree line/hedgerow. The site is located within a | The site consists of an agricultural field with no built form on-site. It is an open field which is characteristically rural in its nature. It therefore plays a major role in safeguarding the countryside from encroachment. | The site is separated from the historic core of Queensbury by post World War II development. There are no views into the historic core from the site and no views of the site from the historic core. The site therefore plays a low role in preserving the setting and special character of historic towns. | All sites are considered to score moderately against Purpose 5.                                                   |

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|                                                                                                                               | <p>less essential land gap between Queensbury and Northowram and Queensbury and Halifax. However, there is a considerable distance between the site and the neighbouring towns and there is no inter visibility between the site and the neighbouring towns. The site therefore plays a low role in preventing neighbouring towns from merging into one another.</p> <p>The site is not located on a road with provides a direct connection between Queensbury and Halifax or Northowram. Therefore, there is no opportunity for ribboning to occur as a result of the development of this site.</p> |                                                                                                                                                                                                                                                                       |     |          |
| No Contribution                                                                                                               | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Major                                                                                                                                                                                                                                                                 | Low | Moderate |
| <b>Overall Summary of Purpose Assessment:</b>                                                                                 | Based on planning judgement the site performs a <b>moderate</b> role overall when assessed against the NPPF Green Belt purposes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                       |     |          |
| <b>Boundary Strength - Existing Boundary:</b><br>( <u>Strong</u> : defensible boundary;<br><u>Moderate</u> : less defensible) | Moderate: less defensible boundary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | The existing Green Belt boundaries are formed of a made road (Shibden Head Lane) to the south of the site and a dry stone wall which runs along the length of the western site boundary. This wall separates the Green Belt from the rear curtilages of properties on |     |          |

|                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                           |
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| boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Halifax Road, and is a regular and consistent boundary. Together these provide a Green Belt boundary of moderate strength.                                                                                                                                                                                                |
| <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> )                                                      | Weak: boundaries lacking in durability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | The Green Belt boundary formed by the development of this site would be made up of a number of features including a line of trees and hedgerows. At the north east corner of the site the boundary would be wholly undefined by existing features on the ground. This would create a weak boundary lacking in durability. |
| <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> ) | Moderate: less defensible boundary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | There is potential to create a stronger boundary by excluding the north eastern section of the site which crosses Shidben Brook. The site boundary could instead follow the strongly defined hedgerow / tree line that runs northwards. This would create a more logical boundary to the one proposed.                    |
| <b>Potential for Sprawl:</b>                                                                                                                                                                                                                                                                                  | The site is contiguous with the settlement along two boundaries and is partially contained by the existing urban area. The existing Green Belt is of moderate strength and there may be some potential for sprawl. The proposed Green Belt boundaries would be much weaker and would increase the potential for sprawl, particularly to the east of the site. Development of the site would form an extension of the urban area into a narrow gap of Green Belt land and would not form a natural rounding off of the settlement. |                                                                                                                                                                                                                                                                                                                           |
| <b>Impact on Openness:</b>                                                                                                                                                                                                                                                                                    | There is no built form on this site. The site is formed of open, agricultural grassland with localised views into the adjacent area of Green Belt. The site is prominent in views from the opposite side of Shibden Valley, along Hill End Lane. Any                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                           |

|                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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|                                                                                                                            | <p>development of the site would have a significant impact on the openness of the Green Belt in this location.</p> <p>Major</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 which runs adjacent to the site which could be improved to provide access into the wider Green Belt. There are also areas of priority habitat in the adjacent Green Belt which could be further enhanced to help improve the environmental quality of the surrounding Green Belt.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>                                                 | <p><b>Purposes:</b> The site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and preserving the setting and special character of historic towns.</p> <p><b>Sprawl:</b> The site is connected to the settlement along two boundaries and is partially contained by the existing urban area. Development of the site would breach the existing boundary which is of moderate strength and increase the potential for sprawl into the adjacent Green Belt.</p> <p><b>Openness:</b> The site consists of open grassland with no built form. The site is characteristically rural in its nature and plays a major role in terms of the openness of the Green Belt.</p> <p><b>Boundary Strength:</b> The new Green Belt boundaries would be formed of an established tree line and hedgerow but in some places the boundary would be undefined. There is potential for the site boundary to be adjusted to follow the hedgerow line to the north and create a slightly stronger boundary of moderate strength.</p> <p><b>Compensatory Improvements:</b> Potential opportunities exist to improve access and the environmental quality of the surrounding Green Belt.</p> |
| <p><b>Overall Conclusion:</b></p>                                                                                          | <p>Based on planning judgement the site has a <b>moderate</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a moderate Green Belt parcel.</li> <li>• The site makes a moderate contribution to the purposes of including land in the Green Belt.</li> <li>• The site has a moderate potential for sprawl and would have a major impact on the openness of the Green Belt.</li> <li>• There is limited opportunity to create a stronger boundary than the existing one.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

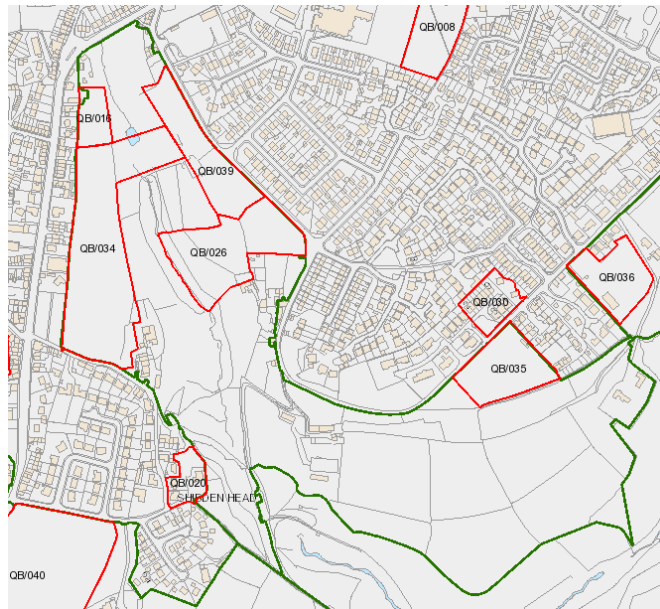
### Site Specific Green Belt Assessment

|                        |                                  |                   |                    |                   |      |
|------------------------|----------------------------------|-------------------|--------------------|-------------------|------|
| <b>Site Reference:</b> | QB/035                           | <b>Site Name:</b> | Long Lane          | <b>Size (ha):</b> | 0.84 |
| <b>Sub Area:</b>       | South Pennine Towns and Villages |                   | <b>Settlement:</b> | Queensbury        |      |

#### Site Description:

This is a reasonably level agricultural field but with a slight slope to the south. The boundaries of the site are formed of dry stone walls and a made road (Long Lane). The site is located to the east of Parcel 247.

#### Map (Parcel and Site Boundary):



#### Aerial (Site Boundary):



|                    |            |                       |     |                  |     |
|--------------------|------------|-----------------------|-----|------------------|-----|
| <b>PDL Status:</b> | Greenfield | <b>Accessibility:</b> | TBC | <b>SA Score:</b> | TBC |
|--------------------|------------|-----------------------|-----|------------------|-----|

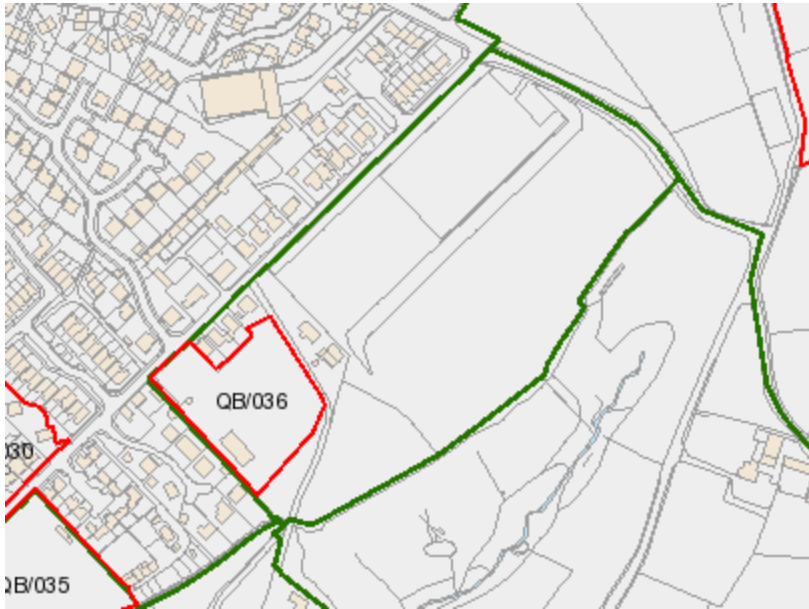

| Strategic Parcel Assessment Results:                                        |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                              |                                                                                                                   |
|-----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Parcel Reference:</b>                                                    | 247                                                                                                                                                                                                                                                                                                                             | <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                                                                                                          |
| Site Specific Assessment Results:                                           |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                              |                                                                                                                   |
| Assessment Summary:                                                         |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                              |                                                                                                                   |
| <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 the defined large built-up area.  | The existing Green Belt boundary is formed of a made road (Long Lane) and a dry stone wall which separates the rear gardens of properties on Pendle Court. Together this forms a boundary of moderate strength. Development of the site would create a weaker boundary to that of the existing.<br>The site is located within a | This site is an open grassland field used for grazing. There is no built form on the site except for a small shed structure. Although the site sits on the edge of the urban area it is characteristically rural in nature and plays a major role in safeguarding the countryside from encroachment. | The site is separated from the historic core of Queensbury by post World War II development. There are no views into the historic core from the site and no views of the site from the historic core. The site therefore plays a low role in preserving the setting and special character of historic towns. | All sites are considered to score moderately against Purpose 5.                                                   |

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|                                               | <p>less essential land gap between Queensbury and Northowram and Queensbury and Halifax. However, there is a considerable distance between the site and the neighbouring towns and due to the intervening landscape and topography there is no inter visibility between the site and the neighbouring towns. The site therefore plays a low role in preventing neighbouring towns from merging into one another. The site is not located on a road with provides a direct connection between Queensbury and Halifax or Northowram. Therefore, there is no opportunity for ribboning to occur as a result of the development of this site.</p> |                                                                                                                                                                             |     |          |
| No Contribution                               | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Major                                                                                                                                                                       | Low | Moderate |
| <b>Overall Summary of Purpose Assessment:</b> | Based on planning judgement the site performs a <b>moderate</b> role overall when assessed against the NPPF Green Belt purposes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                             |     |          |
| <b>Boundary Strength - Existing Boundary:</b> | Moderate: less defensible boundary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | The existing Green Belt boundary is formed of a mix of boundaries which are durable and less defensible. The boundary is formed by a made road (Long Land) along the site's |     |          |

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| <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>northern boundary and a dry stone wall along the site's eastern boundary. Together these form a boundary of moderate strength.</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</p>                                                                                                                                                                                                                                                                                | <p>The new Green Belt boundaries created through the development of the site would be inherently weaker being formed of dry stone wall field boundaries along the site's southern and western boundaries. These new boundaries would be formed of features that are lacking in durability. There may be some opportunity to provide additional landscaping or planting to improve the strength of the boundary as part of the development.</p> |
| <p><b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b><br/>(<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p> | <p>N/A</p>                                                                                                                                                                                                                                                                                                                   | <p>There are no features within the site which would create a stronger or more logical boundary.</p>                                                                                                                                                                                                                                                                                                                                           |
| <p><b>Potential for Sprawl:</b></p>                                                                                                                                                                                                                                                                                 | <p>The site is contiguous with the settlement along two boundaries and is therefore partially contained by the existing urban area. The existing Green Belt boundary is of moderate strength with an increased potential for sprawl. The site would represent a logical rounding off of the settlement in this location.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p><b>Impact on Openness:</b></p>                                                                                                                                                                                                                                                                                   | <p>Moderate</p> <p>There is no built form on this site except for a small shed structure. The site is grassland used for grazing purposes and is characteristically rural in nature. There are long, wide ranging views from the site into the Green Belt beyond. Development</p>                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                |



|                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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|                                                                                                                            | <p>of the site would have a significant impact on the openness of the Green Belt.</p> <p style="background-color: red; color: black; padding: 2px;">Major</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 which runs adjacent to the site which could be improved to provide access into the wider Green Belt. There are also areas of habitat network in the adjacent Green Belt which could be further enhanced to help improve the environmental quality of the surrounding Green Belt.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>                                                 | <p><b>Purposes:</b> The site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and preserving the setting and special character of historic towns.</p> <p><b>Sprawl:</b> The site is connected to the settlement along two boundaries and is partially contained by the existing urban area. There is some potential for sprawl as the site’s eastern boundary is less durable and could be breached by development.</p> <p><b>Openness:</b> The site consists of agricultural grassland with no built form except for a small shed structure. There are wide ranging views into the Green Belt from the site. The site plays a major role in terms of the openness of the Green Belt.</p> <p><b>Boundary Strength:</b> The new Green Belt boundaries formed by the development of the site would be slightly weaker than the existing boundaries.</p> <p><b>Compensatory Improvements:</b> Potential opportunities exist to improve access and the environmental quality of the surrounding Green Belt.</p> |
| <p><b>Overall Conclusion:</b></p>                                                                                          | <p>Based on planning judgement the site has a <b>moderate</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>moderate</b> Green Belt parcel.</li> <li>• The site makes a <b>moderate</b> contribution to the purposes of including land within the Green Belt.</li> <li>• The site has a moderate potential for sprawl and would have a major impact on the openness of the Green Belt.</li> <li>• There is limited opportunity to create a stronger Green Belt boundary than the existing boundary.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

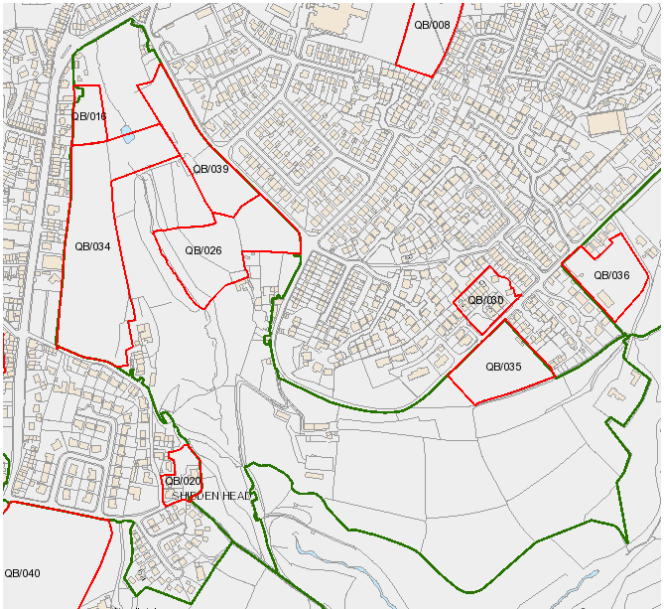

| Site Specific Green Belt Assessment                                                                                                                                                                                                                                                                                                                                                                                                               |                                  |                       |                                                                                      |                   |      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------|--------------------------------------------------------------------------------------|-------------------|------|
| <b>Site Reference:</b>                                                                                                                                                                                                                                                                                                                                                                                                                            | QB/036                           | <b>Site Name:</b>     | Long Lane                                                                            | <b>Size (ha):</b> | 0.69 |
| <b>Sub Area:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                  | South Pennine Towns and Villages | <b>Settlement:</b>    | Queensbury                                                                           |                   |      |
| <b>Site Description:</b>                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |                       |                                                                                      |                   |      |
| <p>This is a relatively flat agricultural field with a slight slope to the the south of the site. The site boundaries are formed of a made road (Long Lane), the rear gardens of properties on Long Lane and Henacrewood Court (which include dry stone walls, wooden fence panels and vegetation), a well established track and a significant change in topography on the southern edge. The site is located to the southwest of Parcel 252.</p> |                                  |                       |                                                                                      |                   |      |
| <b>Map (Parcel and Site Boundary):</b>                                                                                                                                                                                                                                                                                                                                                                                                            |                                  |                       | <b>Aerial (Site Boundary):</b>                                                       |                   |      |
|                                                                                                                                                                                                                                                                                                                                                                |                                  |                       |  |                   |      |
| <b>PDL Status:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                | Greenfield                       | <b>Accessibility:</b> | TBC                                                                                  | <b>SA Score:</b>  | TBC  |

| Strategic Parcel Assessment Results:                                        |                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                              |                                                                                                                   |
|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Parcel Reference:</b>                                                    | 252                                                                                                                                                                                                                                                                                                                                           | <b>Overall Rating:</b>                                                                                                                                                                                                                                                                                                                    | Low                                                                                                                                                                                                                                                                                                          |                                                                                                                   |
| <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                                                                                                                                                                                                                                                                                                                                           | Moderate                                                                                                                                                                                                                                                                                                                                  | Low                                                                                                                                                                                                                                                                                                          | Moderate                                                                                                          |
| Site Specific Assessment Results:                                           |                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                              |                                                                                                                   |
| Assessment Summary:                                                         |                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                              |                                                                                                                   |
| <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 the defined large built-up area.  | The existing Green Belt boundaries at this site consist of a made road (Long Lane) and the rear gardens of properties on Henacrewood Court which comprise of dry stone walls and hedgerows. These provide a boundary of moderate strength. The proposed new Green Belt boundary would be formed of a well-defined track and notable change in | This site consists of an agricultural field used for grazing. There are a number of animal sheds on the site. The site is semi-rural in nature being directly adjacent to the existing urban area and notably separated from the wider countryside by the strongly defined track to the east and south. The site plays a moderate role in | The site is separated from the historic core of Queensbury by post World War II development. There are no views into the historic core from the site and no views of the site from the historic core. The site therefore plays a low role in preserving the setting and special character of historic towns. | All sites are considered to score moderately against Purpose 5.                                                   |

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|                                                                                                                               | <p>topography which would be of an equal strength and would not increase the likelihood of towns merging. The site is located in a less essential land gap between Queensbury and Northowram. There is a significant distance between the site and the neighbouring town and due to the topography and surrounding landscape there is no inter visibility between the towns. The site therefore plays a low role in preventing the towns from merging. The site is not located on a road directly connecting Queensbury to Northowram and so there is no opportunity for ribboning to occur due to the development of this site.</p> | <p>safeguarding the countryside from encroachment.</p>                                                                                                                                                                                                                      |     |          |
| No Contribution                                                                                                               | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Moderate                                                                                                                                                                                                                                                                    | Low | Moderate |
| <b>Overall Summary of Purpose Assessment:</b>                                                                                 | Based on planning judgement the site performs a <b>low</b> role overall when assessed against the NPPF Green Belt purposes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                             |     |          |
| <b>Boundary Strength - Existing Boundary:</b><br>( <u>Strong</u> : defensible boundary;<br><u>Moderate</u> : less defensible) | Moderate: less defensible boundary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | The existing Green Belt boundaries are made up of a mix of features including a made road (Long Lane) which runs along the northern site boundary and is a strong boundary. The boundary to the west of the site is formed by the rear gardens of properties on Henacrewood |     |          |

|                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                         | Court and consist of a dry stone wall, fences and hedgerows. These constitute a weaker boundary.                                                                                                                                                                                                                        |
| <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> )                                                      | Moderate: less defensible boundary                                                                                                                                                                                                                                                                                                                                                                                                      | The Green Belt boundaries created through the development of the site would be formed by the strongly defined track / private road to the east of the site and by the ridgeline / significant change in topography to the south of the site. These would form a similar moderately strong boundary as the existing one. |
| <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> ) | Moderate: less defensible boundary                                                                                                                                                                                                                                                                                                                                                                                                      | If the site were extended slightly to the south to meet the strongly defined track / private road then this could create a strong boundary for the Green Belt.                                                                                                                                                          |
| <b>Potential for Sprawl:</b>                                                                                                                                                                                                                                                                                  | The site is contiguous with the settlement along two boundaries and is partially contained by the existing urban area. The existing Green Belt boundary is moderate in strength and there may be some potential for sprawl. The site would form a logical rounding off of the settlement in this location.                                                                                                                              |                                                                                                                                                                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                               | Moderate                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                         |
| <b>Impact on Openness:</b>                                                                                                                                                                                                                                                                                    | There is a small amount of built form on the site in the form of animal sheds. The remainder of the site is open grassland used for grazing. There are wide ranging view out from the site into the Green Belt beyond. The site is reasonably prominent as it sits on a ridgeline. However, due to the built form surrounding the site the development of the site would have only a moderate impact on the openness of the Green Belt. |                                                                                                                                                                                                                                                                                                                         |

|                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                     | Moderate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b> | There is a public right of way which runs adjacent to the site which could be improved to provide access into the wider Green Belt. There are also areas of habitat network in the adjacent Green Belt which could be further enhanced to help improve the environmental quality of the surrounding Green Belt.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Site Specific Assessment Summary – Impact on the Green Belt:</b>                                                 | <p><b>Purposes:</b> The site performs a low role against the purposes of including land within the Green Belt. It performs a moderate role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and preserving the setting and special character of historic towns.</p> <p><b>Sprawl:</b> The site is connected to the settlement along two boundaries and is partially contained by the existing urban area. Development of the site would breach the current boundaries increasing the potential for sprawl eastwards.</p> <p><b>Openness:</b> The site consists of open grassland but with a small amount of built form associated with the agricultural use. The built form surrounding the site reduces the potential impact on the openness of the wider Green Belt if the site were developed.</p> <p><b>Boundary Strength:</b> The new Green Belt boundaries formed by the development of the site would be of a similar strength to the existing boundaries.</p> <p><b>Compensatory Improvements:</b> Potential opportunities exist to improve access and the environmental quality of the surrounding Green Belt.</p> |
| <b>Overall Conclusion:</b>                                                                                          | <p>Based on planning judgement the site has a <b>low</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>low</b> Green Belt parcel.</li> <li>• The site makes a <b>low</b> contribution to the purposes of including land within the Green Belt.</li> <li>• The site has a moderate potential for sprawl and would have a moderate impact on the openness of the Green Belt.</li> <li>• The Green Belt boundaries created by the development of the site would be of a similar strength to the existing ones.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

| Site Specific Green Belt Assessment                                                                                                                                                                                                                                                                                                                                  |                                  |                       |                                                                                      |                   |      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------|--------------------------------------------------------------------------------------|-------------------|------|
| <b>Site Reference:</b>                                                                                                                                                                                                                                                                                                                                               | QB/039                           | <b>Site Name:</b>     | Hill End Lane                                                                        | <b>Size (ha):</b> | 0.97 |
| <b>Sub Area:</b>                                                                                                                                                                                                                                                                                                                                                     | South Pennine Towns and Villages |                       | <b>Settlement:</b>                                                                   | Queensbury        |      |
| <b>Site Description:</b>                                                                                                                                                                                                                                                                                                                                             |                                  |                       |                                                                                      |                   |      |
| <p>This is a grassed agricultural field which is relatively flat but which slopes moderately downhill to the west towards Shibden valley. The site's boundaries are formed of dry stone walls, a made road (Hill End Lane), post and wire fencing and significant change in topography along the west edge. The site is located in the north east of Parcel 247.</p> |                                  |                       |                                                                                      |                   |      |
| <b>Map (Parcel and Site Boundary):</b>                                                                                                                                                                                                                                                                                                                               |                                  |                       | <b>Aerial (Site Boundary):</b>                                                       |                   |      |
|                                                                                                                                                                                                                                                                                    |                                  |                       |  |                   |      |
| <b>PDL Status:</b>                                                                                                                                                                                                                                                                                                                                                   | Greenfield                       | <b>Accessibility:</b> | TBC                                                                                  | <b>SA Score:</b>  | TBC  |

| Strategic Parcel Assessment Results:                                        |                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                           |                                                                                                                   |
|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Parcel Reference:</b>                                                    | 247                                                                                                                                                                                                                                                                                                                          | <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                                                                                                          |
| Site Specific Assessment Results:                                           |                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                           |                                                                                                                   |
| Assessment Summary:                                                         |                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                           |                                                                                                                   |
| <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 the defined large built-up area.  | The existing Green Belt boundary is formed by a made road (Hill End Lane) which is a strong boundary. The new Green Belt boundaries would be defined by a change in topography and dry stone walls which provide a weak boundary. The site is located within a less essential land gap between Queensbury and Northowram and | The site consists of open grassland used for grazing. There is no built form on the site except for the dry stone wall field boundaries. The site is rural in character and plays a major role in safeguarding the countryside from encroachment. | The site separated from the historic core of Queensbury by post World War II development. There are no views into the historic core from the site and no views of the site from the historic core. The site therefore plays a low role in preserving the setting and special character of historic towns. | All sites are considered to score moderately against Purpose 5.                                                   |



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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------|
|                                                                                                                                                                                                     | <p>Queensbury and Halifax. However, there is a considerable distance between the site and the neighbouring towns and due to the intervening landscape and topography there is no inter visibility between the site and the neighbouring towns. The site therefore plays a low role in preventing neighbouring towns from merging into one another. The site is not located on a road with provides a direct connection between Queensbury and Halifax or Northowram. Therefore, there is no opportunity for ribboning to occur as a result of the development of this site.</p> |                                                                                                                                                                                                                          |     |          |
| No Contribution                                                                                                                                                                                     | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Major                                                                                                                                                                                                                    | Low | Moderate |
| <b>Overall Summary of Purpose Assessment:</b>                                                                                                                                                       | Based on planning judgement the site performs a <b>moderate</b> role overall when assessed against the NPPF Green Belt purposes.                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                          |     |          |
| <b>Boundary Strength – Existing Boundary:</b><br>( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> | Strong: defensible boundary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | The existing Green Belt boundary is formed along the site’s eastern boundary by the made road of Hill End Lane. This is a recognisable feature which is likely to be permanent and therefore provides a strong boundary. |     |          |

|                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Undefined)</u>                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                        |
| <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> )                                                      | Weak: boundaries lacking in durability                                                                                                                                                                                                                                                                                                                                                                                   | The Green Belt boundaries which would be formed by the development of the site would be made up of dry stone walls and a notable change in topography on the western side of the site. |
| <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> ) | N/A                                                                                                                                                                                                                                                                                                                                                                                                                      | There are no features within the site which could create a more logical boundary.                                                                                                      |
| <b>Potential for Sprawl:</b>                                                                                                                                                                                                                                                                                  | The site is connected to the settlement along only one boundary and therefore is not contained by the existing urban area. The existing Green Belt boundary is formed by a made road which is a strong boundary and helps to prevent sprawl. The site does not represent a logical rounding off of the existing settlement pattern.                                                                                      |                                                                                                                                                                                        |
|                                                                                                                                                                                                                                                                                                               | Major                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                        |
| <b>Impact on Openness:</b>                                                                                                                                                                                                                                                                                    | The site consists of open grassland used for grazing with no built form on site. The site is located in a narrow gap of Green Belt land between two parts of the urban area. There are views across the Shibden Valley into the site. The site is prominent in the landscape providing the setting for the settlement beyond. Development of the site would have a significant impact on the openness of the Green Belt. |                                                                                                                                                                                        |
|                                                                                                                                                                                                                                                                                                               | Major                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                        |

|                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| <b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b> | <p>There is a public right of way which runs through the site which could be improved to provide access into the wider Green Belt. There are also areas of priority habitat in the adjacent Green Belt which could be further enhanced to help improve the environmental quality of the surrounding Green Belt.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Site Specific Assessment Summary – Impact on the Green Belt:</b>                                                 | <p><b>Purposes:</b> The site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and preserving the setting and special character of historic towns.</p> <p><b>Sprawl:</b> The site is connected to the settlement along only one boundary and is not contained by the existing urban area. Development of the site would breach the existing strong Green Belt boundary increasing the potential for sprawl to the west and south.</p> <p><b>Openness:</b> The site consists of open grassland with no built form on site. There are localised views from the site into the Green Belt beyond. The development of the site would have significant impact on the openness of the Green Belt.</p> <p><b>Boundary Strength:</b> The new Green Belt boundaries formed by the development of the site would be considerably weaker than then existing strong boundary.</p> <p><b>Compensatory Improvements:</b> There are potential opportunities to improve the rights of way network which run through and adjacent to the site and to enhance the biodiversity assets which are located in the wider Green Belt in close proximity to the site.</p> |
| <b>Overall Conclusion:</b>                                                                                          | <p>Based on planning judgement the site has a <b>moderate</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>moderate</b> Green Belt parcel.</li> <li>• The site makes a <b>moderate</b> contribution to the purposes of including land within the Green Belt.</li> <li>• The site has a high potential for sprawl and would have a major impact on the openness of the Green Belt.</li> <li>• There is limited opportunity to provide a stronger Green Belt boundary than that of the existing one.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

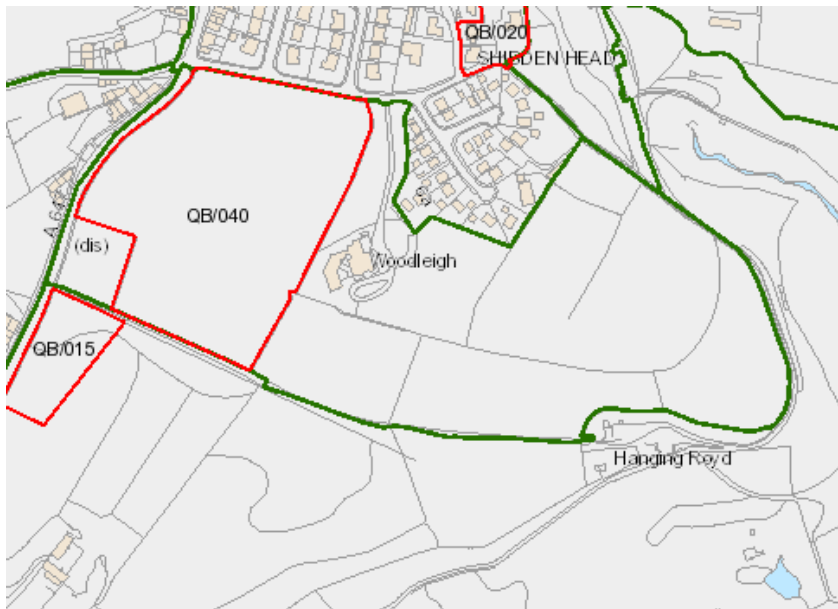
### Site Specific Green Belt Assessment

|                        |                                  |                   |                    |                   |      |
|------------------------|----------------------------------|-------------------|--------------------|-------------------|------|
| <b>Site Reference:</b> | QB/040                           | <b>Site Name:</b> | Brewery Lane       | <b>Size (ha):</b> | 3.19 |
| <b>Sub Area:</b>       | South Pennine Towns and Villages |                   | <b>Settlement:</b> | Queensbury        |      |

#### Site Description:

This is a large, grassed agricultural field on the south western edge of Queensbury. It is an elevated site that slopes downhill from south to north and also to the east. The boundaries of the site are made up dry stone walls and made roads (Halifax Road and Brewery Lane). The site is located in the western half of parcel 248.

#### Map (Parcel and Site Boundary):



#### Aerial (Site Boundary):



|                    |            |                       |     |                  |     |
|--------------------|------------|-----------------------|-----|------------------|-----|
| <b>PDL Status:</b> | Greenfield | <b>Accessibility:</b> | TBC | <b>SA Score:</b> | TBC |
|--------------------|------------|-----------------------|-----|------------------|-----|

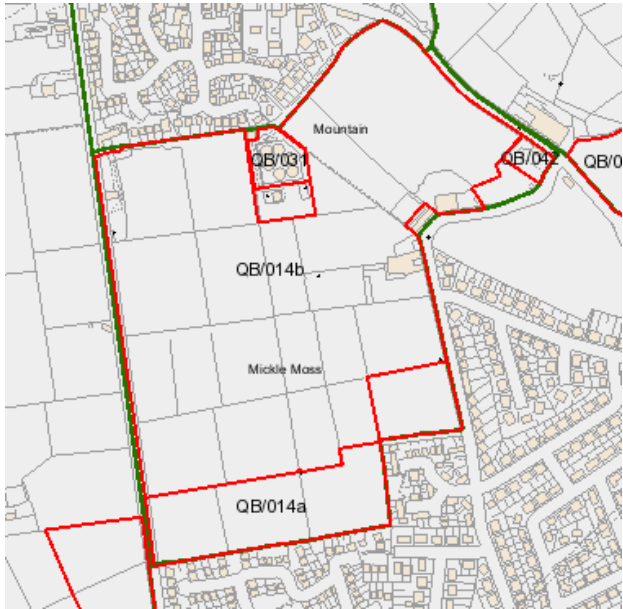

| Strategic Parcel Assessment Results:                                        |                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                   |
|-----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Parcel Reference:</b>                                                    | 248                                                                                                                                                                                                                                                                                                                                                      | <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                                                                                                          |
| Site Specific Assessment Results:                                           |                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                   |
| Assessment Summary:                                                         |                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                   |
| <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 the defined large built-up area.  | The existing Green Belt boundary is formed by the made road of Brewery Lane and is a strong boundary. The new boundaries created by the development of the site would be formed of a mix of strong and moderate boundaries including a made road (Halifax Road), a footpath, well defined tree line and dry stone walls. The site is located in a parcel | The site consists of grassland used for grazing. There is no built form on the site. The site is on the edge of the urban area but is characteristically rural in nature. The site plays a major role in safeguarding the countryside from encroachment. | The site is separated from the historic core of Queensbury by post World War II development. Although the site is elevated and there are distant views of the historic core from the site the site does not support the setting of the historic core and there are no views of the site from the historic core. The site therefore plays a low role in preserving the | All sites are considered to score moderately against Purpose 5.                                                   |

|                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                  |                                                         |          |
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|                                                                                                                                                                                                                 | <p>that forms a less essential land gap between Queensbury and Halifax and Queensbury and Shelf. Due to the surrounding topography and landscape there is no inter visibility between the towns from the site and therefore development of the site could occur without the risk of towns merging. The site is located on Halifax Road which directly connects Queensbury with Halifax. Development of the site would constitute ribboning.</p> |                                                                                                                                                                                                                                                                                  | <p>setting and special character of historic towns.</p> |          |
| No Contribution                                                                                                                                                                                                 | Moderate                                                                                                                                                                                                                                                                                                                                                                                                                                        | Major                                                                                                                                                                                                                                                                            | Low                                                     | Moderate |
| <b>Overall Summary of Purpose Assessment:</b>                                                                                                                                                                   | Based on planning judgement the site performs a <b>moderate</b> role overall when assessed against the NPPF Green Belt purposes.                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                  |                                                         |          |
| <b>Boundary Strength - Existing Boundary:</b><br>( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> ) | Strong: defensible boundary                                                                                                                                                                                                                                                                                                                                                                                                                     | The existing Green Belt boundary is formed of the made road Brewery Lane. This is a recognisable feature which is likely to be permanent and therefore creates a strong boundary.                                                                                                |                                                         |          |
| <b>Boundary Strength – Potential new boundary (based on the full extent of</b>                                                                                                                                  | Moderate: less defensible boundary                                                                                                                                                                                                                                                                                                                                                                                                              | The new Green Belt boundaries created by the development of this site would be formed from a made road (Halifax Road) to the west of the site, a footpath/tree line / dry stone wall to the south and tree line /drystone wall to the east. These consist of defensible and less |                                                         |          |

|                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <p><b>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>defensible boundaries. The new boundary would be moderate in strength.</p>                        |
| <p><b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b><br/>(<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p> | <p>N/A</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>There are no features within the site which would provide a more logical Green Belt boundary.</p> |
| <p><b>Potential for Sprawl:</b></p>                                                                                                                                                                                                                                                                                 | <p>The site is only connected to the settlement along one boundary and is therefore not contained by the existing urban area. The existing inner Green Belt boundary is formed by a made road (Brewery Lane) and is a strong boundary which would help to prevent sprawl. The development of the site would be a notable extension to the south of Queensbury and would not form a logical rounding off of the settlement.</p> <p style="background-color: red; color: black; text-align: center;">Major</p> |                                                                                                      |
| <p><b>Impact on Openness:</b></p>                                                                                                                                                                                                                                                                                   | <p>The site is open with no built form. The site consists of agricultural grassland used for grazing. The site rises to the south and is prominent to some extent in the landscape. There are views out of the site into the wider Green Belt but some views are restricted by the line of trees to the south. The development of the site would have a significant impact on the openness of the Green Belt.</p> <p style="background-color: red; color: black; text-align: center;">Major</p>              |                                                                                                      |
| <p><b>Opportunities for compensatory improvement to the environmental quality</b></p>                                                                                                                                                                                                                               | <p>There are a number of biodiversity assets within the adjacent areas of Green Belt close to the site which could be enhanced as part of compensatory improvements. There is also a footpath which runs along the southern boundary of the site – improvement measures could be put in place to enhance the rights of network in this area.</p>                                                                                                                                                             |                                                                                                      |

|                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <p><b>and accessibility of the Green Belt:</b></p>                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p> | <p><b>Purposes:</b> The 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, a moderate role in preventing towns from merging into one another and a low in preserving the setting and special character of historic towns.</p> <p><b>Sprawl:</b> The site is connected to the settlement along only one boundary and is not contained by the existing urban area. Development of the site would breach the existing strong Green Belt boundary increasing the potential for sprawl to the south.</p> <p><b>Openness:</b> The site consists of open grassland with no built form on site. The site rises to the south and is prominent in the landscape with long ranging views into the wider Green Belt, albeit somewhat screened by the tree line. The development of the site would have a significant impact on the openness of the Green Belt.</p> <p><b>Boundary Strength:</b> The new Green Belt boundaries formed by the development site would be of a moderate strength but weaker than the existing boundary.</p> <p><b>Compensatory Improvements:</b> There are potential opportunities in the surrounding wider Green Belt for improvements to both biodiversity assets and the rights of way network.</p> |
| <p><b>Overall Conclusion:</b></p>                                          | <p>Based on planning judgement the site has a <u>moderate</u> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>moderate</b> Green Belt parcel.</li> <li>• The site makes a <b>moderate</b> contribution to the purposes of including land within the Green Belt.</li> <li>• The site has a high potential for sprawl and would have a major impact on the openness of the Green Belt.</li> <li>• There is limited opportunity to provide a stronger Green Belt boundary than that of the existing one.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

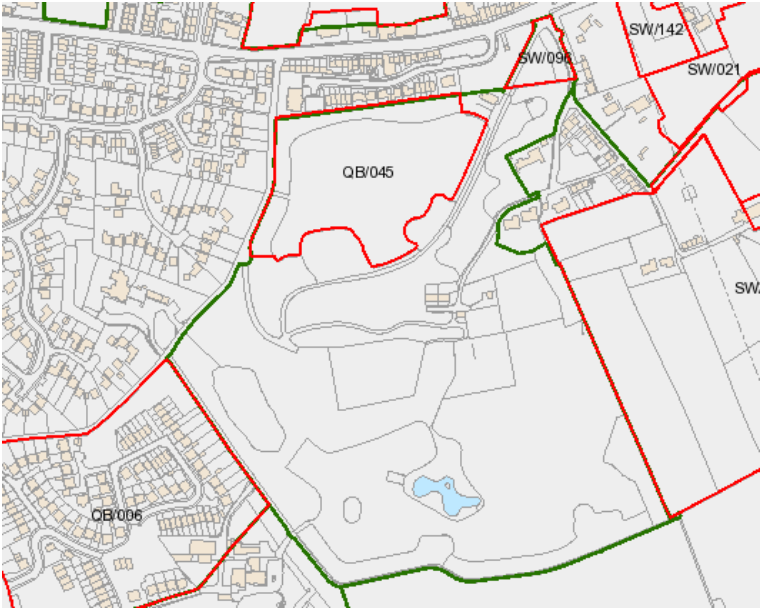



| Site Specific Green Belt Assessment                                                                                                                                                                                                                                                                                                                   |                                  |                       |                                                                                      |                   |      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------|--------------------------------------------------------------------------------------|-------------------|------|
| <b>Site Reference:</b>                                                                                                                                                                                                                                                                                                                                | QB/042                           | <b>Site Name:</b>     | Pineberry Inn, Brighthouse and Denholme Road                                         | <b>Size (ha):</b> | 0.21 |
| <b>Sub Area:</b>                                                                                                                                                                                                                                                                                                                                      | South Pennine Towns and Villages | <b>Settlement:</b>    | Queensbury                                                                           |                   |      |
| <b>Site Description:</b>                                                                                                                                                                                                                                                                                                                              |                                  |                       |                                                                                      |                   |      |
| <p>This site consists of a former public house and associated curtilage including a car park. The boundaries of the site are formed of post and wire fence supplemented by a broken hedgerow and other vegetation, and two made roads (Fleet Lane and Brighthouse and Denholme Road). The site is located in the north east corner of Parcel 246.</p> |                                  |                       |                                                                                      |                   |      |
| <b>Map (Parcel and Site Boundary):</b>                                                                                                                                                                                                                                                                                                                |                                  |                       | <b>Aerial (Site Boundary):</b>                                                       |                   |      |
|                                                                                                                                                                                                                                                                     |                                  |                       |  |                   |      |
| <b>PDL Status:</b>                                                                                                                                                                                                                                                                                                                                    | PDL                              | <b>Accessibility:</b> | TBC                                                                                  | <b>SA Score:</b>  | TBC  |

| Strategic Parcel Assessment Results:                                        |                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                              |                                                                                                                   |
|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Parcel Reference:</b>                                                    | 246                                                                                                                | <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                                                             | No Contribution                                                                                                    | Moderate                                                                                                                                                                                                                                                                                                                                                 | Low                                                                                                                                                                                                                                                                                                          | Moderate                                                                                                          |
| Site Specific Assessment Results:                                           |                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                              |                                                                                                                   |
| Assessment Summary:                                                         |                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                              |                                                                                                                   |
| <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 the defined large built-up area.  | This site is not located within a gap between two neighbouring towns. The site plays no role against this purpose. | A large part of this site is occupied by a public house building and hard surfaced car parking. This accounts for around 60% of the site. The remainder of the site is the curtilage / beer garden which is a grassed area but urban in nature. The site is not rural in nature. The plays a low role in safeguarding the countryside from encroachment. | The site is separated from the historic core of Queensbury by post World War II development. There are no views into the historic core from the site and no views of the site from the historic core. The site therefore plays a low role in preserving the setting and special character of historic towns. | All sites are considered to score moderately against Purpose 5.                                                   |

| No Contribution                                                                                                                                                                                                                                                                                                  | No Contribution                                                                                                             | Low                                                                                                                                                                                                                                                                                                                                             | Low | Moderate |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------|
| <b>Overall Summary of Purpose Assessment:</b>                                                                                                                                                                                                                                                                    | Based on planning judgement the site performs a <b>low</b> role overall when assessed against the NPPF Green Belt purposes. |                                                                                                                                                                                                                                                                                                                                                 |     |          |
| <b>Boundary Strength - Existing Boundary:</b><br>( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )                                                                                                  | Strong: defensible boundary                                                                                                 | The existing inner Green Belt boundary is formed of a made road (Fleet Lane) which is a recognisable feature, likely to be permanent and therefore provides a strong boundary.                                                                                                                                                                  |     |          |
| <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> )                                                         | Weak: boundaries lacking in durability                                                                                      | The new Green Belt boundaries created through the development of the site would be formed of wire and post fence and broken hedgerow. Although these features provide a clear boundary of the site, they are lacking durability, could be easily breached and unlikely to be permanent. The new boundaries would therefore be weak in strength. |     |          |
| <b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b><br>( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> ) | N/A                                                                                                                         | There are no features within the site that could form a more logical Green Belt boundary.                                                                                                                                                                                                                                                       |     |          |
| <b>Potential for Sprawl:</b>                                                                                                                                                                                                                                                                                     | The site is connected to the settlement along only one boundary and is therefore not contained by the existing urban area.  |                                                                                                                                                                                                                                                                                                                                                 |     |          |

|                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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|                                                                                                                            | <p>The existing Green Belt boundary is strong and helps to prevent sprawl. The site does not represent a logical rounding off of the settlement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                                                            | <p>Major</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p><b>Impact on Openness:</b></p>                                                                                          | <p>The site is dominated by the existing built form including the hard surfaced car park. There are limited views into the Green Belt beyond the site. Development of the site would have a limited impact on the openness of the Green Belt.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                                                                                            | <p>Low</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p><b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b></p> | <p>There are public rights of way within close proximity to the site which could be enhanced to improve access to the wider Green Belt. There are limited designated biodiversity assets within close proximity to the site and therefore consideration would need to be given to look at the potential for habitat creation where possible.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>                                                 | <p><b>Purposes:</b> The site performs a low role against the purposes of including land within the Green Belt. It performs a low role in safeguarding the countryside from encroachment and in preserving the setting and special character of historic town. The site makes no contribution to preventing neighbouring towns from merging into one another as it is not located within a gap between two towns.</p> <p><b>Sprawl:</b> The site is connected to the settlement along only one boundary and is not contained by the existing urban area. The existing Green Belt boundary is a strong boundary which restricts the potential for sprawl.</p> <p><b>Openness:</b> The existing built form dominates the site and therefore development of the site would have a limited impact on the openness of the Green Belt in this location.</p> <p><b>Boundary Strength:</b> The new boundary created by the development of the site is likely to be significantly weaker than the existing strong boundary.</p> <p><b>Compensatory Improvements:</b> Some opportunities to improve access to the wider Green Belt but more limited existing opportunities to improve the environmental quality.</p> |
| <p><b>Overall Conclusion:</b></p>                                                                                          | <p>Based on planning judgement the site has a <b>low</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>moderate</b> Green Belt parcel.</li> <li>• The site makes a <b>low</b> contribution to the purposes of including land within the Green Belt.</li> <li>• The site has a high potential for sprawl but would have a limited impact on the openness of the Green Belt.</li> <li>• There is limited opportunity to provide a stronger Green Belt boundary than that of the existing one.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| Site Specific Green Belt Assessment                                                                                                                                                                                                                                             |                                  |                       |                                                                                      |                   |      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------|--------------------------------------------------------------------------------------|-------------------|------|
| <b>Site Reference:</b>                                                                                                                                                                                                                                                          | QB/045                           | <b>Site Name:</b>     | Land to rear of Upper Fawth Close                                                    | <b>Size (ha):</b> | 2.23 |
| <b>Sub Area:</b>                                                                                                                                                                                                                                                                | South Pennine Towns and Villages | <b>Settlement:</b>    | Queensbury                                                                           |                   |      |
| <b>Site Description:</b>                                                                                                                                                                                                                                                        |                                  |                       |                                                                                      |                   |      |
| This site forms part of Foster Park/Littlemoor Park. It is a open grassed area border by mature trees. Its boundaries are formed by these continuous mature tree lines and the rear gardens of properties on Upper Fawth Close. The site is located to the north of Parcel 259. |                                  |                       |                                                                                      |                   |      |
| <b>Map (Parcel and Site Boundary):</b>                                                                                                                                                                                                                                          |                                  |                       | <b>Aerial (Site Boundary):</b>                                                       |                   |      |
|                                                                                                                                                                                              |                                  |                       |  |                   |      |
| <b>PDL Status:</b>                                                                                                                                                                                                                                                              | Greenfield                       | <b>Accessibility:</b> | TBC                                                                                  | <b>SA Score:</b>  | TBC  |

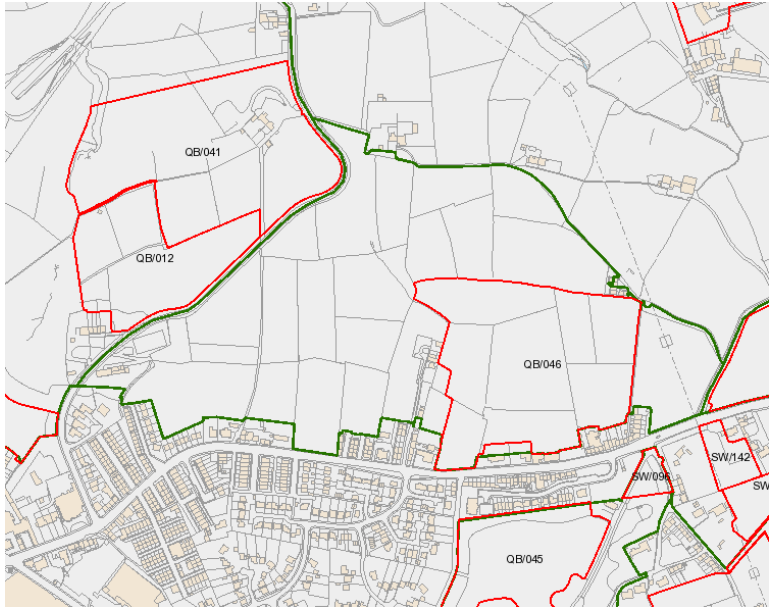

| Strategic Parcel Assessment Results:                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Parcel Reference:</b>                                                                                                                                                                                             | 259                                                                                                                                                                                                                                                                                                                                                       | <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. |
| Major                                                                                                                                                                                                                | Major                                                                                                                                                                                                                                                                                                                                                     | Moderate                                                                                                                                                                                             | Low                                                                                                                                                                                                                                                                                                                                                  | Moderate                                                                                                          |
| Site Specific Assessment Results:                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                   |
| Assessment Summary:                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                   |
| <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. |
| Although the site is located within a parcel that is connected to the defined large built-up area, the site itself is not connected to the large built-up area and therefore makes not contribution to this purpose. | The existing Green Belt boundaries are formed by a road (Park Lane) on the west of the site and by a strong tree line and rear gardens of properties on Upper Fawth Close to the north of the site. These provide a mix of defensible and less defensible boundaries. The proposed new Green Belt boundaries would be formed of a strong tree line to the | The site consists of grassland and woodland which constitute rural uses. There is no built form on site and therefore the site plays a major role in safeguarding the countryside from encroachment. | The site is separated from the historic core of Queensbury by post World War II development. Due to the topography and substantial vegetation in the form of strongly defined mature lines of trees, there are no views into the historic core from the site and no views of the site from the historic core. The site therefore plays a low role in | All sites are considered to score moderately against Purpose 5.                                                   |

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|                                                                                                                                                                                                     | <p>east of the site and would be weaker, increasing the likelihood of towns merging. The site is located in a parcel which provides an essential gap between Queensbury and Bradford. Although there is limited inter visibility between the two towns from this site due to the heavy screening of the vegetation on site, development of the site would significantly reduce the distance between the towns and may therefore lead to the towns merging. The site is not located on road which connects Queensbury to Bradford and therefore development of the site would not constitute ribboning.</p> |                                                                                                                                                                                                                                                          | <p>preserving the setting and special character of historic towns.</p> |          |
| No Contribution                                                                                                                                                                                     | Major                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Major                                                                                                                                                                                                                                                    | Low                                                                    | Moderate |
| <b>Overall Summary of Purpose Assessment:</b>                                                                                                                                                       | Based on planning judgement the site performs a <b>major</b> role overall when assessed against the NPPF Green Belt purposes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                          |                                                                        |          |
| <b>Boundary Strength - Existing Boundary:</b><br>( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> | Strong: defensible boundary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | The existing inner Green Belt boundary is formed of a road (Park Lane) at the site's western side and a well-defined tree line and rear gardens of properties on Upper Fawth Close. These represent boundaries which are defensible and less defensible. |                                                                        |          |

|                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                 |
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| Undefined)                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                 |
| <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> )                                                         | Moderate: less defensible boundary                                                                                                                                                                                                                                                                                                                                                                    | The new Green Belt boundaries formed by the development of the site would be created by well-defined tree lines to the east and south of the site. Although being well-defined the trees create a boundary of only moderate strength which are less defensible. |
| <b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b><br>( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> ) | N/A                                                                                                                                                                                                                                                                                                                                                                                                   | There are no features within the site that could form a more logical Green Belt boundary.                                                                                                                                                                       |
| <b>Potential for Sprawl:</b>                                                                                                                                                                                                                                                                                     | The site is contiguous with the settlement along two boundaries and is partially contained by the existing urban area. The existing Green Belt boundary is moderate to strong in strength and therefore helps to restrict sprawl. The site does not represent a logical rounding off of the settlement.                                                                                               |                                                                                                                                                                                                                                                                 |
| <b>Impact on Openness:</b>                                                                                                                                                                                                                                                                                       | There is no built form on site and the majority of the site consists of grassland. However, the site is well screening by the mature trees and woodland which run along the perimeter of the site. This reduces views into and out of the site into the wider Green Belt. Development of the site would still have a significant localised impact on the openness of the Green Belt in this location. |                                                                                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                  | Major                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                 |



|                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b> | <p>Public rights of way run adjacent to the site offering potential to improve access into the adjacent Green Belt. The site is designated as part of the habitat network together with the surrounding Green Belt land offering an opportunity to enhance the environmental quality.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Site Specific Assessment Summary – Impact on the Green Belt:</b>                                                 | <p><b>Purposes:</b> The site performs a major role against the purposes of including land within the Green Belt. It performs a major role in preventing neighbouring towns merging into one another and in safeguarding the countryside from encroachment. It plays a low role in preserving the setting and special character of historic towns.</p> <p><b>Sprawl:</b> The site is connected to the settlement along two boundaries and is partially contained by the existing urban area. The development of the site would breach the existing strong boundaries and increase the potential for sprawl.</p> <p><b>Openness:</b> The site mainly consists of grassland with a heavy tree line running the perimeter of the site. There is no built form on the site but there are limited views into the wider Green Belt. Nevertheless, development of the site would still have a significant localised impact on the openness of the Green Belt in this location.</p> <p><b>Boundary Strength:</b> The new Green Belt boundaries created by the development of the site would be weaker than the existing boundary.</p> <p><b>Compensatory Improvements:</b> Potential opportunities to improve access and enhance environmental quality of the surrounding Green Belt.</p> |
| <b>Overall Conclusion:</b>                                                                                          | <p>Based on planning judgement the site has a <b>major</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>major</b> Green Belt parcel.</li> <li>• The site makes a <b>major</b> contribution to the purposes of including land within the Green Belt.</li> <li>• The site has a high potential for sprawl and would have a major impact on the openness of the Green Belt.</li> <li>• There is limited opportunity to provide a stronger Green Belt boundary than that of the existing one</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Site Specific Green Belt Assessment                                                                                                                                                                                                                                                               |                                  |                       |                                                                                      |                   |      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------|--------------------------------------------------------------------------------------|-------------------|------|
| <b>Site Reference:</b>                                                                                                                                                                                                                                                                            | QB/046                           | <b>Site Name:</b>     | Land north of Scarlet Heights                                                        | <b>Size (ha):</b> | 5.18 |
| <b>Sub Area:</b>                                                                                                                                                                                                                                                                                  | South Pennine Towns and Villages | <b>Settlement:</b>    | Queensbury                                                                           |                   |      |
| <b>Site Description:</b>                                                                                                                                                                                                                                                                          |                                  |                       |                                                                                      |                   |      |
| This site consists of seven grassed agricultural fields. The site slopes significantly downhill to the north. The site boundaries are formed of dry stone walls, broken hedgerows, a public footpath, and mad road (A647, Scarlet Heights). The site is located to the south east of Parcel 258). |                                  |                       |                                                                                      |                   |      |
| <b>Map (Parcel and Site Boundary):</b>                                                                                                                                                                                                                                                            |                                  |                       | <b>Aerial (Site Boundary):</b>                                                       |                   |      |
|                                                                                                                                                                                                                |                                  |                       |  |                   |      |
| <b>PDL Status:</b>                                                                                                                                                                                                                                                                                | Greenfield                       | <b>Accessibility:</b> | TBC                                                                                  | <b>SA Score:</b>  | TBC  |


| Strategic Parcel Assessment Results:                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Parcel Reference:</b>                                                                                                                                                                                            | 258                                                                                                                                                                                                                                                                                                                          | <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. |
| Major                                                                                                                                                                                                               | Major                                                                                                                                                                                                                                                                                                                        | Major                                                                                                                                                                                                                          | Moderate                                                                                                                                                                                                                                                                                                                                       | Moderate                                                                                                          |
| Site Specific Assessment Results:                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                   |
| Assessment Summary:                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                   |
| <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. |
| Although the site is located within a parcel that is connected to the defined large built-up area, the site itself is not connected to the large built-up area and therefore makes no contribution to this purpose. | The existing Green Belt boundary is formed of a made road, the A647 (Scarlet Heights) and the rear gardens/built-form of properties situated on this road. This is a reasonably strong boundary preventing neighbouring towns from merging.<br>The site is located in a parcel which forms a land gap between Queensbury and | The site consists of agricultural grassland used for grazing. There is no built form on site. The site is therefore characterised by rural land uses and plays a major role in safeguarding the countryside from encroachment. | The site is separated from the historic core of Queensbury by post World War II development. Due to the topography of the site there are no views into the historic core from the site and no views of the site from the historic core. The site therefore plays a low role in preserving the setting and special character of historic towns. | All sites are considered to score moderately against Purpose 5.                                                   |



|                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                           |     |          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------|
|                                                                                                                                                                                                                 | Bradford and Queensbury and Thornton. There is inter visibility from the site towards Bradford and Thornton. The site provides an essential gap between Queensbury and Bradford with any development significantly reducing the actual distance between the two towns.<br>The site is located on a min route between Queensbury and Bradford and any development would result in ribboning. |                                                                                                                                                                                                                                                                                                                                           |     |          |
| No Contribution                                                                                                                                                                                                 | Major                                                                                                                                                                                                                                                                                                                                                                                       | Major                                                                                                                                                                                                                                                                                                                                     | Low | Moderate |
| <b>Overall Summary of Purpose Assessment:</b>                                                                                                                                                                   | Based on planning judgement the site performs a <b>major</b> role overall when assessed against the NPPF Green Belt purposes.                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                           |     |          |
| <b>Boundary Strength - Existing Boundary:</b><br>( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> ) | Strong: defensible boundary                                                                                                                                                                                                                                                                                                                                                                 | The existing inner Green Belt boundary is formed by the made road (A647 Scarlet Heights) and the rear gardens/built form of the properties located on this road. This represents a strong to moderate boundary.                                                                                                                           |     |          |
| <b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> ( <u>Strong</u> : defensible                                                                                          | Weak: boundaries lacking in durability/ Entirely Undefined                                                                                                                                                                                                                                                                                                                                  | The new Green Belt boundaries formed by the development of this site would consist of dry stone wall field boundaries to the north and west of the site and a dry stone wall/well-defined footpath to the east of the site. These represent boundaries that are less defensible and lacking in durability and therefore weak in strength. |     |          |

|                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> ]                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                           |
| <b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b><br>( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> ) | N/A                                                                                                                                                                                                                                                                                                                                                                                                              | There are no features within the site that could form a more logical Green Belt boundary. |
| <b>Potential for Sprawl:</b>                                                                                                                                                                                                                                                                                     | The site is connected to the settlement along only one boundary and is therefore not contained by the existing urban area. The existing Green Belt boundary is strong and helps to prevent sprawl. Development of the site would breach this strong boundary leading to sprawl into the wider Green Belt to the north. The site would not represent a logical rounding off of the settlement.                    |                                                                                           |
| <b>Impact on Openness:</b>                                                                                                                                                                                                                                                                                       | There is no built form on site, which is characteristically rural in nature consisting of agricultural grassland used for grazing. There are wide ranging views from the site into the Green Belt beyond. The site is prominent in the landscape providing the setting for Queensbury as viewed from Bradford and Thornton. Development of the site would have a major impact on the openness of the Green Belt. |                                                                                           |
| <b>Opportunities for compensatory improvement to the environmental quality and accessibility of the</b>                                                                                                                                                                                                          | There are public rights of way which run adjacent to the site offering opportunities to improve access into the surrounding Green Belt. The site is also part of, and adjacent to, a habitat network offering opportunities to improve the environmental quality of the area.                                                                                                                                    |                                                                                           |

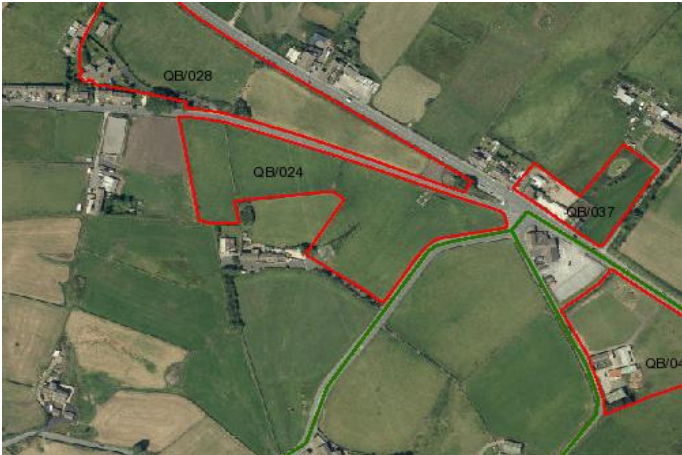
|                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Green Belt:</b>                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Site Specific Assessment Summary – Impact on the Green Belt:</b> | <p><b>Purposes:</b> The site performs a major role against the purposes of including land within the Green Belt. It performs a major role in preventing neighbouring towns from merging into one another and safeguarding the countryside from encroachment. It performs a low role in preserving the setting and special character of historic towns.</p> <p><b>Sprawl:</b> The site is connected to the settlement along only one boundary and is not contained by the existing urban area. Development of the site would breach the existing strong Green Belt boundary increasing the potential for sprawl to the north.</p> <p><b>Openness:</b> The site consists of agricultural grassland with no built form on site. The site is open with wider ranging views out to the Green Belt beyond. Development would have a major impact on the openness of the Green Belt.</p> <p><b>Boundary Strength:</b> The new Green Belt boundaries formed by the development of the site would be weaker than the existing strong boundary.</p> <p><b>Compensatory Improvements:</b> Potential opportunities to improve both access and environmental quality of the surrounding Green Belt.</p> |
| <b>Overall Conclusion:</b>                                          | <p>Based on planning judgement the site has a <b>major</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>major</b> Green Belt parcel.</li> <li>• The site makes a <b>major</b> contribution to the purposes of including land within the Green Belt.</li> <li>• The site has a high potential for sprawl and would have a major impact on the openness of the Green Belt.</li> <li>• There is limited opportunity to provide a stronger Green Belt boundary than that of the existing one.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |


### Isolated and Detached Site Assessment


| Site Reference | Site Name         | Isolated OR Detached | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Map                                                                                 |
|----------------|-------------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| QB/012         | Station Road east | Isolated             | <p>This is an isolated site in the Green Belt and is not connected to the settlement of Queensbury.</p> <p>There is a notable gap between the site and the settlement boundary. Development of the site would result in an isolated area of green belt being removed. This would not result in a pattern of sustainable development and it is therefore considered that the development of the site would have a major potential impact on the purposes of including land within the green belt and risk unrestricted sprawl. A full site specific Green Belt assessment has therefore not been carried out on this site.</p> <p>The site could not be combined with another site/piece of land to make a logical site allocation option for Queensbury.</p> |  |


| Site Reference | Site Name                           | Isolated OR Detached | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Map                                                                                  |
|----------------|-------------------------------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| QB/015         | Halifax Road                        | Detached             | <p>This site is detached from the settlement boundary of Queensbury. As a standalone site its development would result in an isolated area of green belt being removed. This would not result in a pattern of sustainable development and it is therefore considered that the development of the site would have a major potential impact on the purposes of including land within the green belt and risk unrestricted sprawl. A full site specific Green Belt assessment has therefore not been carried out on this site.</p> <p>However, if the site were combined with QB/040 then a new assessment would need to be conducted for the larger combined site which would be attached to the settlement along one boundary at Brewery Lane.</p> |   |
| QB/022         | Cricket Ground, Mill Lane, Mountain | Isolated             | <p>This site is located on the edge of Mountain. Although Mountain is considered to be part of Queensbury, there is no defined settlement boundary at this location. The site is therefore considered to be isolated from the main settlement area.</p> <p>This would not result in a pattern of sustainable development and it is therefore considered that the development of the site would have a major potential impact on the purposes of including land within the green belt and risk unrestricted sprawl. A full site specific Green Belt assessment has therefore not been carried out on this site.</p>                                                                                                                                |  |





| Site Reference | Site Name                              | Isolated OR Detached | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Map                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------|----------------------------------------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| QB/024         | Perseverance Lane/Green Lane, Mountain | Isolated             | <p>This is an isolated site in the Green Belt and is not connected to the settlement of Queensbury.</p> <p>There is a significant gap between the site and the settlement boundary. Development of the site would result in an isolated area of green belt being removed. This would not result in a pattern of sustainable development and it is therefore considered that the development of the site would have a major potential impact on the purposes of including land within the green belt and risk unrestricted sprawl. A full site specific Green Belt assessment has therefore not been carried out on this site.</p> <p>The site could not be combined with another site/piece of land to make a logical site allocation option for Queensbury.</p> |  <p>The map is an aerial photograph with several sites outlined in red. Site QB/024 is a large, irregularly shaped green field located in the center-left. To its north is site QB/028, which is a smaller area near a road. To its east is site QB/037, another irregularly shaped area. Further east and south is site QB/040, which appears to be a residential or developed area. The surrounding landscape consists of green fields and some buildings.</p> |

| Site Reference | Site Name                          | Isolated OR Detached | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Map                                                                                 |
|----------------|------------------------------------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| QB/028         | Small Tail Farm, Perseverance Road | Isolated             | <p>This is an isolated site in the Green Belt and is not connected to the settlement of Queensbury.</p> <p>There is a significant gap between the site and the settlement boundary. Development of the site would result in an isolated area of green belt being removed. This would not result in a pattern of sustainable development and it is therefore considered that the development of the site would have a major potential impact on the purposes of including land within the green belt and risk unrestricted sprawl. A full site specific Green Belt assessment has therefore not been carried out on this site.</p> <p>The site could not be combined with another site/piece of land to make a logical site allocation option for Queensbury.</p> |  |

| Site Reference | Site Name                     | Isolated OR Detached | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Map                                                                                 |
|----------------|-------------------------------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| QB/037         | Brighthouse and Denholme Road | Isolated             | <p>This is an isolated site in the Green Belt and is not connected to the settlement of Queensbury.</p> <p>There is a significant gap between the site and the settlement boundary. Development of the site would result in an isolated area of green belt being removed. This would not result in a pattern of sustainable development and it is therefore considered that the development of the site would have a major potential impact on the purposes of including land within the green belt and risk unrestricted sprawl. A full site specific Green Belt assessment has therefore not been carried out on this site.</p> <p>The site could not be combined with another site/piece of land to make a logical site allocation option for Queensbury.</p> |  |

| Site Reference | Site Name                  | Isolated OR Detached | Comments                                                                                                                                                                                                                                                                                       | Map                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------|----------------------------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| QB/038         | School Cote Brow/Brow Lane | Isolated             | This site is isolated from the settlement of Queensbury. However, it is in close proximity to the settlement of Illingworth in the neighbouring district of Calderdale. For the purposes of this assessment it is considered as an isolated site in terms of its relationship with Queensbury. |  An aerial photograph showing a rural landscape. A large, irregularly shaped field is outlined in red and labeled 'QB/038'. To the left of the field, there is a cluster of buildings, including several large industrial-style structures with white roofs. A road or railway line runs along the left and bottom edges of the field. The surrounding area consists of green fields and some scattered trees. |

| Site Reference | Site Name    | Isolated OR Detached | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Map                                                                                 |
|----------------|--------------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| QB/041         | Station Road | Isolated             | <p>This is an isolated site in the Green Belt and is not connected to the settlement of Queensbury.</p> <p>There is a significant gap between the site and the settlement boundary. Development of the site would result in an isolated area of green belt being removed. This would not result in a pattern of sustainable development and it is therefore considered that the development of the site would have a major potential impact on the purposes of including land within the green belt and risk unrestricted sprawl. A full site specific Green Belt assessment has therefore not been carried out on this site.</p> <p>The site could not be combined with another site/piece of land to make a logical site allocation option for Queensbury.</p> |  |

| Site Reference | Site Name  | Isolated OR Detached | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Map                                                                                 |
|----------------|------------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| QB/044         | Roper Lane | Isolated             | <p>This is an isolated site in the Green Belt and is not connected to the settlement of Queensbury.</p> <p>There is a significant gap between the site and the settlement boundary. Development of the site would result in an isolated area of green belt being removed. This would not result in a pattern of sustainable development and it is therefore considered that the development of the site would have a major potential impact on the purposes of including land within the green belt and risk unrestricted sprawl. A full site specific Green Belt assessment has therefore not been carried out on this site.</p> <p>The site is located adjacent to site QB/022, however this site is also considered as being isolated from the settlement. It therefore is not considered as a detached site.</p> |  |

#### Detached Previously Developed Sites in the Green Belt

| Site Reference | Site Name | Gross Area (ha) | Brownfield / Greenfield % Split | Does the site meet Core Strategy accessibility standards? | Further considerations including any requirement for a full assessment | Map |
|----------------|-----------|-----------------|---------------------------------|-----------------------------------------------------------|------------------------------------------------------------------------|-----|
| N/A            |           |                 |                                 |                                                           |                                                                        |     |