

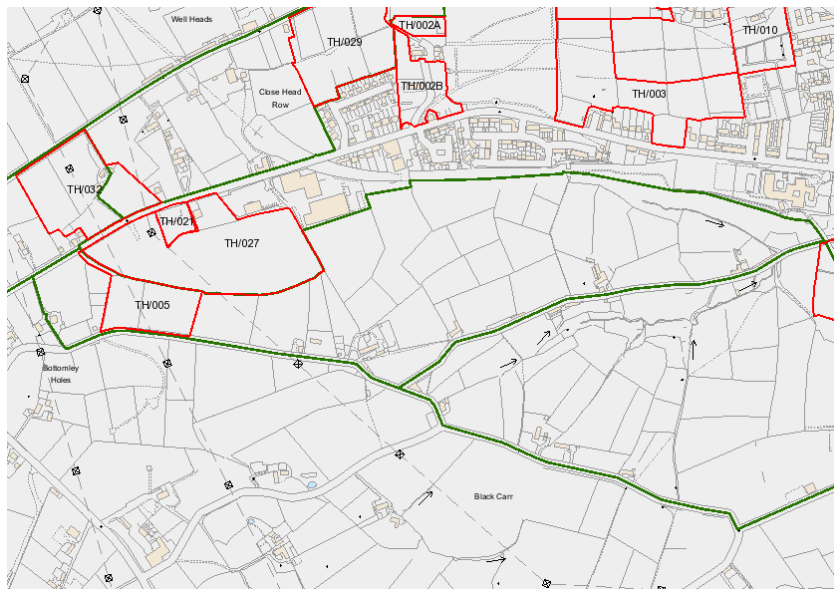
Site Specific Green Belt Assessment

Site Reference:	TH/005	Site Name:	Cragg Lane, Thornton Road	Size (ha):	2.11
Sub Area:	South Pennine Towns and Villages		Settlement:	Thornton	

Site Description:

Open grazing land consisting of two fields separated by a dilapidated stone wall. The site slopes steeply south to north. Disconnected from settlement but adjoining TH/027 which has outline planning permission for residential development. The site boundaries are formed by a made road (Thornton Road) to the north, a made road (Cragg Lane) to the south, a dry stone wall to the east and a mix of stone walls side garden boundaries to the west. There is access from Cragg Lane. The site is located in the south western corner of Parcel 279.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



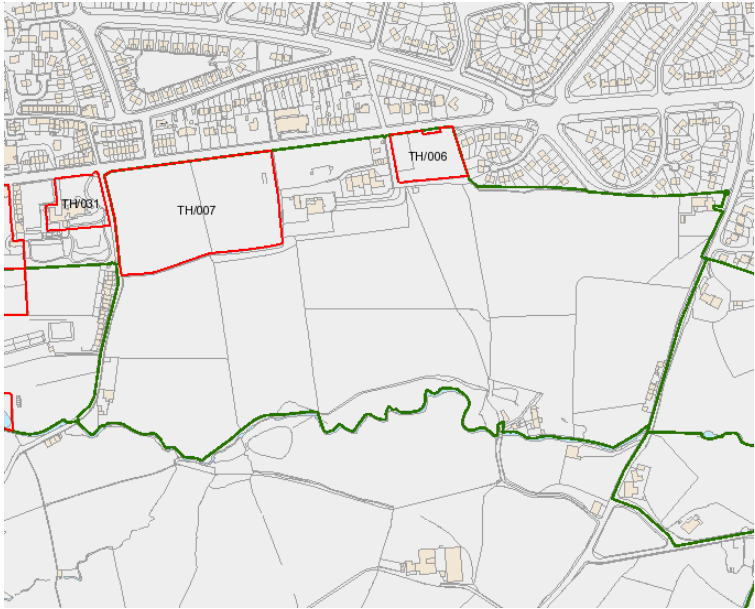
PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
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Strategic Parcel Assessment Results:				
Parcel Reference:	279	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Low	Moderate	Moderate	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing inner Green Belt boundary is formed of a dry stone wall which separates the site from another large field which has outline planning permission for residential development. This boundary is dilapidated in places and weak in strength. The new boundaries would be formed of a made road (Cragg Lane), a private road (The Drive) to the north, a	The site is a small agricultural field adjacent to the urban area. It consists of grassland with no built form except its dry stone wall field boundaries. It therefore plays a major role in safeguarding the countryside from encroachment.	There are no views into the historic core from the site and there are limited views out of the historic core into the site. The site does not play a role in preserving the setting and special character of the settlement.	All sites are considered to score moderately against Purpose 5.

	<p>dry stone wall to the east and a dry stone wall and residential garden to the west. These are a mix of strong and weak strength boundaries.</p> <p>The site sits within a parcel that forms a less essential land gap between Thornton and Queensbury. Due to the topography and landscape of the surrounding area there is no inter-visibility between the two settlements from the site. Therefore development of the site would not lead to a significant reduction in the gap between the settlements.</p> <p>There is no road directly connecting this site to a neighbouring town and so there is no opportunity for ribboning.</p> <p>Development of the site would not lead to the merging of one town with another.</p>			
No Contribution	Low	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			

Boundary Strength - Existing Boundary:	Weak: boundaries lacking in durability	The existing inner Green Belt boundary is formed of a dry stone wall which separates the site from another large field which has outline planning permission for residential development. This boundary is dilapidated in places and weak in strength.
Boundary Strength – Potential new boundary (based on the full extent of the site):	Moderate: less defensible boundary	The new boundaries would be formed of a made road (Cragg Lane), a private road (The Drive) to the north, a dry stone wall to the east and a dry stone wall and residential garden to the west. These are a mix of strong and weak strength boundaries. These new boundaries would overall be stronger than that of the existing boundary.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?	N/A	There are no features within the site which could be used to create a more logical or potentially stronger Green Belt boundary.
Potential for Sprawl:	The site is connected to the settlement along only one boundary, which comprises an open field and therefore is not contained by the existing urban area. The existing inner Green Belt boundary is formed of a dry stone wall which is dilapidated in places and weak in strength. The new boundaries would overall be stronger than that of the existing boundary, comprising a made road (Cragg Lane), a private road (The Drive) to the north, a dry stone wall to the east and a dry stone wall and residential garden to the west. The development of the site could represent a rounding off of the settlement in terms of boundary strength.	
	Low	
Impact on Openness:	There is no built form on the site. The site consists of open grassland. The site is very prominent in the landscape and there are wider ranging view from the site across to the wider Green Belt. Development of the site would have a significant impact on the openness of the Green Belt.	
	Major	
Opportunities for compensatory improvement to the environmental quality and accessibility of the	There are a number of public rights of way within reasonable proximity to the site. There may be some potential to enhance these rights of way or provide additional connections from the site to improve accessibility into the surrounding Green Belt. There are also a number of biodiversity assets within the surrounding Green Belt which may provide opportunities for the enhancement of the environmental quality of the area.	

Green Belt:	
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: 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. The site plays no role in preserving the setting and special character of historic towns as it is not connected to an historic town.</p> <p>Sprawl: The site is connected to the settlement along only one boundary, which is an open field and therefore is not contained by the existing urban area. The existing inner Green Belt boundary is weak in strength. The new boundaries would be stronger than that of the existing boundary. The development of the site could represent a rounding off of the settlement in terms of boundary strength.</p> <p>Openness: There is no built form on site and it is open and prominent in the landscape. The wide ranging views into and out of the site would see the development of the site having a significant impact on the openness of the Green Belt.</p> <p>Boundary Strength: The new boundaries created by the development of the site would be of moderate strength, stronger than the existing weak boundaries.</p> <p>Compensatory Improvements: There are potential opportunities in the remaining Green Belt close to the site for enhancements and improvements to be made to the rights of way network and local biodiversity assets.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a moderate performing Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a low potential impact for sprawl and would have a major impact on the openness. • The site presents the opportunity to create a stronger boundary than that of the existing one.

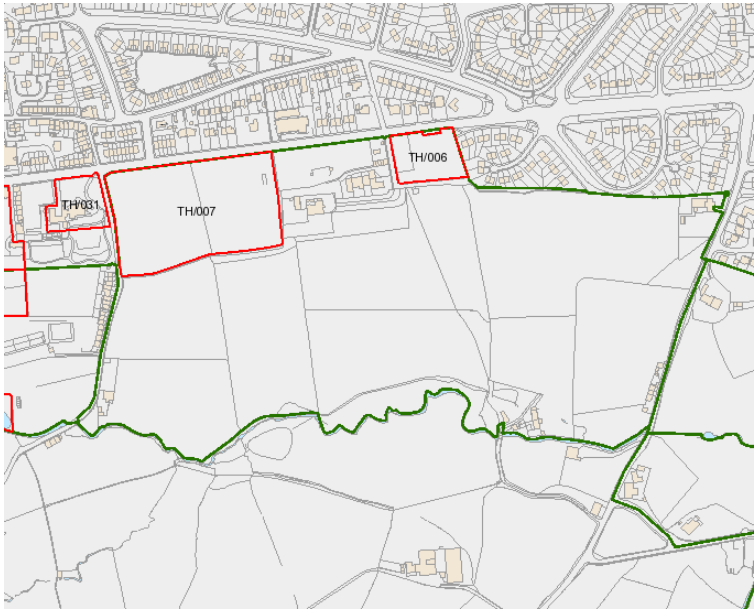

Site Specific Green Belt Assessment					
Site Reference:	TH/006	Site Name:	Thornton Road	Size (ha):	0.47
Sub Area:	South Pennine Towns and Villages	Settlement:	Thornton		
Site Description:					
Self contained, former kitchen garden site to the south side of Thornton Road (B6145). Adjacent to Thornton Hall. This greenfield site is fairly level with a slight slope to the south, surrounded by fairly high dry stone walls.					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	282	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Low	Moderate	Major	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing inner Green Belt boundary at this site is a formed by the strong boundary of Thornton Road to the north and to the east, the rear gardens of residential properties from Foster Avenue which are less defensible and lacking in durability boundaries. The new green belt boundary would be formed of a substantial stone wall which	The site is a small field which is contained with built form to three sides. It consists of grassland with no built form except its dry stone wall field boundaries. It therefore plays a major role in safeguarding the countryside from encroachment.	The site is directly connected to the historic core of Thornton. There are views into the historic core from the site and views of the site from the historic core. The site plays a major role in preserving the setting and special character of the historic town.	All sites are considered to score moderately against Purpose 5.

	<p>has an established public right of way, enclosed between two walls to the south, as a strongly defined footpath this would be a Moderate boundary, though less defensible boundary than the road. The new boundary to the west would be a lane leading to Grade II Listed Thornton Hall; this would represent a stronger, more durable boundary. The site sits in a Green Belt parcel which forms a less essential land gap between Thornton and Queensbury. There is no inter-visibility between the towns from the parcel due to surrounding topography. There is no road directly connecting this site to a neighbouring town and so there is no opportunity for ribboning. Development of the site would not lead to the merging of one town with another.</p>			
No Contribution	Low	Major	Major	Moderate

Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes.	
Boundary Strength - Existing Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Moderate less defensible boundary	The existing inner Green Belt boundary at this site is formed by the strong, defensible boundary of Thornton Road (B6145) to the north which is durable, recognisable and likely to be permanent. The rear gardens of residential properties from Foster Avenue make the eastern boundary which is less defensible and lacking in durability. Overall the site has moderate boundaries.
Boundary Strength – Potential new boundary (based on the full extent of the site):	Moderate: less defensible boundary	The new boundary to the west would be a lane (which also serves as an established footpath) leading to Grade II Listed Thornton Hall; this would represent a stronger, more durable boundary than the existing residential gardens. The new southern boundary would be formed of a substantial stone wall which has an established public right of way, enclosed between this and another wall, to the south, as a strongly defined footpath this would be a Moderate boundary, though less defensible boundary than Thornton Road. Overall the site would retain moderate boundaries.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.
Potential for Sprawl:	<p>The site is connected to the settlement along two boundaries the north and east, whilst there is development to the west (Thornton Hall) this is within the Green Belt. The new Green Belt boundaries would be of a similar strength to the existing ones. Therefore the site is strongly contained by the existing urban area. The site represents a logical rounding off of the settlement.</p> <p>Low</p>	
Impact on Openness:	This site consists of a small open field, enclosed by sturdy stone walls; it was formally the kitchen garden for Thornton Hall. There is no built form on the site (except for the field boundaries) and there are wide and expansive views from the site	

	<p>across the Green Belt and beyond. The views into the site from across the valley are limited by the topography and surrounding urban form. Development of the site would have a moderate negative impact on the openness of the Green Belt.</p> <p>Moderate</p>
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>There are two existing rights of way which run along the boundaries of the site. There may be opportunity to improve these paths allowing for better access into the wider countryside. There are no existing, identified wildlife sites or habitats within the immediate vicinity, therefore any compensatory improvements would need to consider the opportunity for habitat creation.</p>
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: The site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another. The site plays a major role in preserving the setting and special character of historic towns as it is directly connected to the historic core.</p> <p>Sprawl: The site is connected to the settlement along two boundaries the north and east, whilst there is development to the west (Thornton Hall) this is within the Green Belt. Therefore the site is strongly contained by the existing urban area. The site represents a logical rounding off of the settlement.</p> <p>Openness: There is no built form on site and there are wide and expansive views from the site across the Green Belt and beyond. However, the views into the site from across the valley are limited by the topography and surrounding urban form. Development of the site would have a moderate negative impact on the openness of the Green Belt.</p> <p>Boundary Strength: The new boundaries created by the development of the site would overall be of similar moderate strength, to the existing boundaries.</p> <p>Compensatory Improvements: There are potential opportunities in the remaining Green Belt close to the site for enhancements and improvements to be made to the rights of way network and habitat creation.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is in a moderate performing Green Belt parcel. • The site makes a major contribution to the purposes of including land in the Green Belt. • The site has a low potential for sprawl and would have a moderate impact on the openness of the Green Belt. • There are limited opportunities to create a stronger Green Belt boundary than that of the existing one.

Site Specific Green Belt Assessment					
Site Reference:	TH/007	Site Name:	Green Lane	Size (ha):	2.35
Sub Area:	South Pennine Towns and Villages	Settlement:	Thornton		
Site Description:					
Open agricultural fields, sloping from north to south to the south side of Thornton Road (B6145). Open aspect into countryside. Site contains dry stone field boundary to the edge and running through the centre and evidence of a small former outbuilding in the north-eastern corner. Bounded by Thornton Road to north, Green Lane to west and Thornton Hall to east.					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	282	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Low	Moderate	Major	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing inner Green Belt boundary is formed of Thornton Road (B6145) to the north and Green Lane to the west these form strong, defensible boundaries. The new Green Belt boundaries would be formed of a dry stone wall leading onto a public footpath and the wider countryside (a weak boundary lacking in durability) to the south and a	The site is made up of two fairly large fields; it has built form to the north, a large residential house and garden to the west and an old graveyard and garden to the east. It consists of grassland with no built form except its dry stone wall field boundaries and the derelict remains of an old outhouse in the north-eastern corner. It therefore plays a major	The site is directly connected to the historic core of Thornton. There are views into the historic core from the site and views of the site from the historic core. The site plays a major role in preserving the setting and special character of the historic town.	All sites are considered to score moderately against Purpose 5.

	<p>stone wall which forms the strongly established boundary of Thonrton Hall and a dilapilated graveyard to the east (a recognisable but less durable boundary). Development of the site is likely to create a similar weak boundary made of a dry stone wall. The new boundaries would be weaker than the existing strong boundaries.</p> <p>The site sits in a Green Belt parcel which forms a less essential land gap between Thornton and Queensbury. There is no inter-visibility between the towns from the parcel due to surrounding topography.</p> <p>There is no road directly connecting this site to a neighbouring town and so there is no opportunity for ribboning.</p> <p>Development of the site would not lead to the merging of one town with another.</p>	<p>role in safeguarding the countryside from encroachment.</p>		
No Contribution	Low	Major	Major	Moderate

Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes.	
Boundary Strength - Existing Boundary:	Strong: defensible boundary	The existing inner Green Belt boundary is formed of Thornton Road (B6145) to the north and Green Lane to west these form strong, defensible boundaries.
Boundary Strength – Potential new boundary (based on the full extent of the site)	Weak: boundaries lacking in durability	The new Green Belt boundaries would be formed of a dry stone wall leading onto a public footpath and the wider countryside (a weak boundary lacking in durability) to the south and a stone wall which forms the established boundary of Thonrton Hall and a dilapidated graveyard to the east (a recognisable but less durable boundary). Overall the new boundaries would be weak and lacking in durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.
Potential for Sprawl:	The site is connected to the settlement along two boundaries the north and east, whilst there is development to the west (Ashfield House), beyond Green Lane; this is within the Green Belt. The new Green Belt boundaries would be of a weaker than the existing ones. The site does not represent a logical rounding off of the settlement and development of the site may lead to further sprawl into the surrounding Green Belt as the new Green Belt boundaries would of weaker strength and less defensible and which could be breached.	
	Major	
Impact on Openness:	There is little built form on the site (just one dilapidated wall of a former outhouse) and although there is development on two sides of the site its elevation and topography provide a sense of openness both form and into the settlement. The site is highly prominent in the landscape from across the valley due to the topography and there are wide ranging and long distance views to the surrounding Green Belt and beyond. Development of the site would have a significant impact on the openness of the Green Belt.	
	Major	

Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There are two existing rights of way which run along the boundaries of the site. There may be opportunity to improve these paths allowing for better access into the wider countryside. There are no existing, identified wildlife sites or habitats within the immediate vicinity, therefore any compensatory improvements would need to consider the opportunity for habitat creation.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another. The site plays a major role in preserving the setting and special character of historic towns as it is directly connected to the historic core.</p> <p>Sprawl: The site is connected to the settlement along two boundaries the north and west, whilst there is development to the east; this is within the Green Belt. The site does not represent a logical rounding off of the settlement and development of the site may lead to further sprawl into the surrounding Green Belt as the new Green Belt boundaries would be weaker strength and less defensible and which could be breached.</p> <p>Openness: Development of the site would have a major impact on openness. There is no built form on site and it is open and prominent in the landscape. The wide ranging views into and out of the site would see the development of the site having a significant impact on the openness of the Green Belt.</p> <p>Boundary Strength: The new Green Belt boundaries formed as a result of the development of the site are likely to be weaker than the existing Green Belt boundaries.</p> <p>Compensatory Improvements: There are potential opportunities in the remaining Green Belt close to the site for enhancements and improvements to be made to the rights of way network and habitat creation.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is in a moderate performing Green Belt parcel. • The site makes a major contribution to the purposes of including land in the Green Belt. • The site has a major potential for sprawl and would have a major impact on the openness of the Green Belt. • There is limited opportunity to create a stronger Green belt boundary than that of the existing one

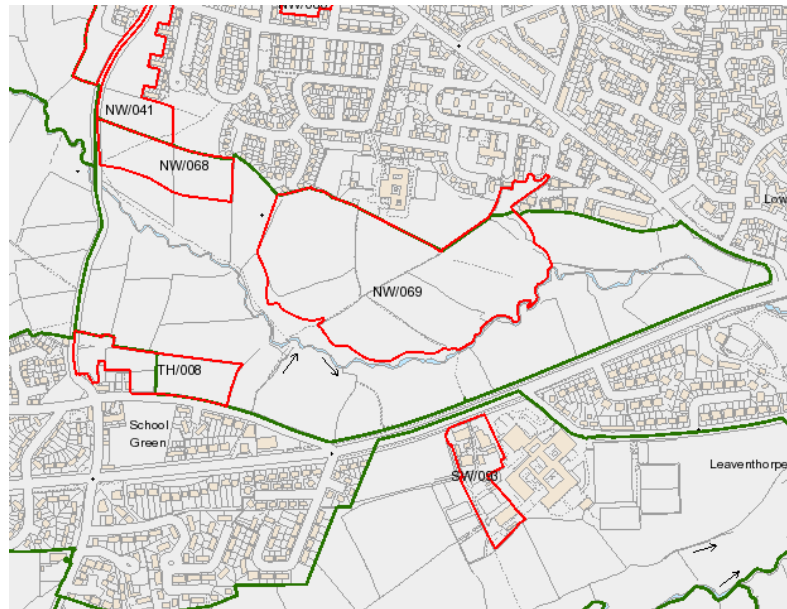
Site Specific Green Belt Assessment

Site Reference:	TH/008	Site Name:	Old Road, School Green	Size (ha):	1.74
Sub Area:	South Pennine Towns and Villages	Settlement:	Thornton		

Site Description:

Level area to the rear of sub station and north of listed cottages at school green. Western half of site is designated as greenspace on the edge of the urban area. Eastern half is an open agricultural field and is the only part within the Green Belt. Old Road runs along south of site.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



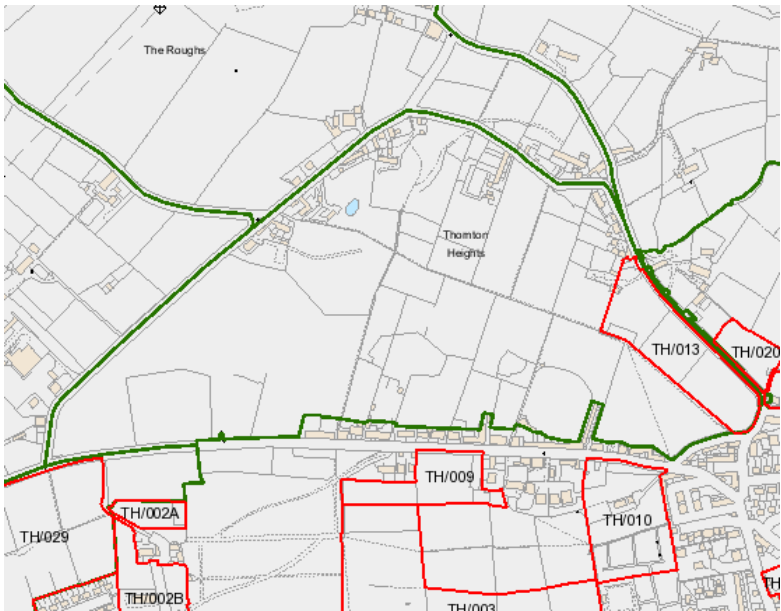

PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
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Strategic Parcel Assessment Results:				
Parcel Reference:	275	Overall Rating:	Major	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Moderate	Major	Major	Low	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
	Only the eastern half of the site is within the Green Belt. The existing western inner Green Belt boundary is formed by a poorly defined field boundary adjacent to scrub land which is very weak and would be easily breached. The southern inner Green Belt boundary is formed by Old Road which is strong and defensible. The new Green Belt	The eastern side of the site which is in the Green Belt comprises an open field with no built form present on-site aside from the field boundaries. The site is characteristically rural in nature. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core of Thornton by post World War II development. There are no views into the historic core from or into the site from the historic core. The site plays a limited role in preserving the setting and special character of historic towns.	All sites are considered to score moderately against Purpose 5.

	<p>boundary formed by the development of the site would be made up of a weak, dilapidated dry stone wall field boundary to the north and also to the east, although this is in better condition and has woodland beyond it. These boundaries lack in durability and are weaker than existing boundaries.</p> <p>The site is located within a parcel which forms an essential land gap between Thornton and Bradford. There is no inter-visibility between the towns from the site. Development of the site would cause reduction in the gap between the settlements but without the neighbouring towns merging.</p> <p>The site is not located on direct route between the two settlements and therefore development would not lead to ribboning.</p>			
Low/Moderate/Major	Major	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a <u>major</u> role overall when assessed against the NPPF Green Belt purposes.			

Boundary Strength - Existing Boundary:	Moderate: less defensible boundary	The existing western inner Green Belt boundary is formed by a poorly defined field boundary adjacent to scrub land which is very weak and would be easily breached. The southern inner Green Belt boundary is formed by Old Road which is strong and defensible. Overall the combination forms moderate, less defensible boundaries.
Boundary Strength – Potential new boundary (based on the full extent of the site):	Weak: boundaries lacking in durability	The new Green Belt boundary formed by the development of the site would be made up of a weak, dilapidated dry stone wall field boundary to the north and also to the east, although this is in better condition and has woodland beyond it. These boundaries lack in durability and are weaker than existing boundaries.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?	N/A	The eastern Green Belt portion of the site could be removed from consideration so the inner Green Belt boundary remains as is, although this is still a weak boundary, lacking in durability. The western non-Green Belt portion has heritage, access and ecology constraints.
Potential for Sprawl:	<p>The site is connected to the settlement along two boundaries to the west and the south and is therefore partially contained by the existing urban area. The existing Green Belt boundaries are a mix of defensible and weak boundaries, overall the combination forms moderate, less defensible boundaries. If the site were developed the new boundaries would be less defensible and therefore may increase the potential for sprawl. The site does not present a logical rounding off of the settlement and if the site were to be developed there is the potential for sprawl to occur into the land/fields beyond.</p> <p>Major</p>	
Impact on Openness:	<p>There is no built form within the site’s boundary. The site is open in form and characteristically rural in nature. There are long distance views out of the site into the wider countryside and beyond. The site sits in an elevated position and its development would have a significant impact on the openness of the Green Belt in this location.</p> <p>Major</p>	
Opportunities for compensatory improvement to the environmental quality and accessibility of the	<p>There are a number of public rights of way within reasonable proximity to the site. There may be some potential to enhance these rights of way or provide additional connections from the site to improve accessibility into the surrounding Green Belt. There are also a number of biodiversity assets including Wildlife Habitat Network to the north-east, which may provide opportunities for the enhancement of the environmental quality of the area.</p>	

Green Belt:	
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a major role in preventing neighbouring towns from merging into one another. The site plays a low role in preserving the setting and special character of historic towns as it is not directly connected to the historic core.</p> <p>Sprawl: The site is connected to the settlement along two boundaries is therefore partially contained by the existing urban area. The site does not represent a logical rounding off of the settlement and development of the site may lead to further sprawl into the surrounding Green Belt as the new Green Belt boundaries would of weaker strength and less defensible and which could be breached.</p> <p>Openness: Development of the site would have a major impact on openness. There is no built form on site and it is open and prominent in the landscape. The wide ranging views into and out of the site would see the development of the site having a significant impact on the openness of the Green Belt.</p> <p>Boundary Strength: The new Green Belt boundaries formed as a result of the development of the site are likely to be weaker than the existing Green Belt boundaries.</p> <p>Compensatory Improvements: There are opportunities to improve and enhance the public rights of way network and wildlife habitats in the wider Green Belt surrounding the site.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is in a major performing Green Belt parcel. • The site makes a major contribution to the purposes of including land in the Green Belt. • The site has a major potential for sprawl and would have a major impact on the openness of the Green Belt. • There is limited opportunity to create a stronger Green belt boundary than that of the existing one

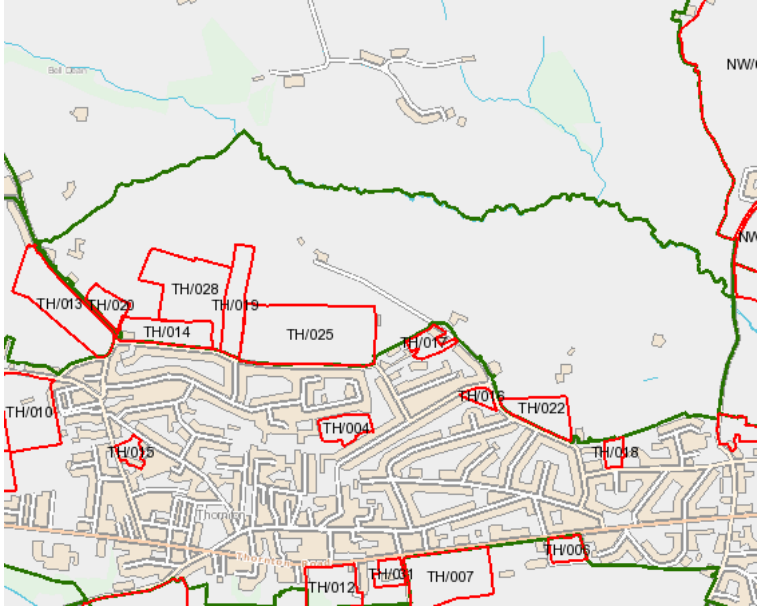

Site Specific Green Belt Assessment					
Site Reference:	TH/013	Site Name:	Spring Holes Lane	Size (ha):	2.31
Sub Area:	South Pennine Towns and Villages	Settlement:	Thornton		
Site Description:					
Level fields alongside Spring Holes Lane toward Upper Heights, within green belt.					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	277	Overall Rating:	Low	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Low	Moderate	Low	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing inner Green Belt boundary is to the south along Wicken Lane, however due to the elongated nature of the site, this is a short but strong, defensible boundary. The new Green Belt boundary formed by the development of weak, easily breached field boundaries to the west and north and a strong boundary to the east of the site would be made up	The site comprises an open field with no built form present on-site aside from the field boundaries. The site is characteristically rural in nature. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core or Thornton by post World War II development. There are limited views into the historic core from the site. The site plays a limited role in preserving the setting and special character of historic towns.	All sites are considered to score moderately against Purpose 5.

	<p>of Spring Holes Lane. The site would protrude into the countryside.</p> <p>The site is located within a parcel which forms a less essential land gap between Thornton and Wilsden. There is no direct road access or inter-visibility between the towns from the site.</p> <p>There is no opportunity for ribboning from this site.</p>			
No Contribution	Low	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing Boundary:	Strong: defensible boundary	The existing inner Green Belt boundary is to the south along Wicken Lane, however due to the elongated nature of the site, this is a short but strong, defensible boundary.		
Boundary Strength – Potential new boundary (based on the full extent of the site)	Weak: boundaries lacking in durability	The new Green Belt boundary formed by the development of weak, easily breached field boundaries to the west and north and a strong boundary to the east of the site would be made up of Spring Holes Lane, although this would protrude into the existing Green Belt.		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?	N/A	There are no features within the site which would create a stronger or more logical Green Belt boundary.		
Potential for Sprawl:	The site is connected to the settlement along only one short boundary and is therefore not at all contained by the existing			

	<p>settlement. The existing Green Belt boundary that the site is connected to is strong and defensible. The site does not present a logical rounding off of the settlement and if the site were to be developed there is the potential for sprawl to occur into the land/fields beyond.</p> <p>Major</p>
Impact on Openness:	<p>There is no built form within the site’s boundary. The site is open in form and characteristically rural in nature. There are long distance views out of the site into the wider countryside and beyond. The site sits in an elevated position and its development would have a significant impact on the openness of the Green Belt in this location.</p> <p>Major</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There are a number of rights of way in close proximity to the site, including one that runs adjacent to the western boundary of the site, which could be enhanced to improve accessibility into the surrounding Green Belt land. There are no existing, identified wildlife sites or habitats within the immediate vicinity, therefore any compensatory improvements would need to consider the opportunity for habitat creation.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: 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 margining into one another and in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along one boundary and is not contained by the existing urban area. The existing Green Belt boundary is strong in strength. The potential new boundaries are weaker in strength and could lead to sprawl into the wider Green Belt beyond.</p> <p>Openness: The site is open with no built form on site. There are distance views from the site into the wider Green Belt and beyond. The site sits in an elevated position, on a hillside which rises up from the settlement.</p> <p>Boundary Strength: The new boundaries created as a result of the development of the site are likely to be weaker than the existing Green Belt boundary.</p> <p>Compensatory Improvements: There are potential opportunities to enhance existing rights of way and habitat improvement to increase the accessibility and environmental quality of the Green Belt land surrounding the site.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a low performing Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt.

- The site has a high 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 that of the existing one.

Site Specific Green Belt Assessment					
Site Reference:	TH/014	Site Name:	Back Lane	Size (ha):	1.26
Sub Area:	South Pennine Towns and Villages		Settlement:	Thornton	
Site Description:					
Large open, slightly sloping fields and detached property adjacent to Back Lane in the north of Thornton.					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	276	Overall Rating:	Major	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Major	Major	Low	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing inner Green Belt boundary is to the south along Back Lane, this is a strong, defensible boundary. The new Green Belt boundaries formed by the development would be weak, easily breached field boundaries to the east and north and half the western boundary, the remainder would be a strong boundary of Spring Holes Lane.	The site comprises an open field with no built form present on-site aside from the field boundaries. The site is characteristically rural in nature. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core or Thornton by post World War II development. There are limited views into the historic core from the site. The site plays a limited role in preserving the setting and special character of historic towns.	All sites are considered to score moderately against Purpose 5.

	The site is located within a parcel which forms a less essential land gap between Thornton and Wilsden. There is no direct road access between Thornton and Wilsden. There is no direct road access or inter-visibility between the towns from the site. There is no opportunity for ribboning from this site.			
No Contribution	Moderate	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing Boundary:	Strong: defensible boundary	The existing inner Green Belt boundary is to the south along Back Lane, this is a strong, defensible boundary.		
Boundary Strength – Potential new boundary (based on the full extent of the site):	Weak: boundaries lacking in durability	The new Green Belt boundaries formed by the development would be weak, easily breached field boundaries to the east and north and half the western boundary, the remainder would be a strong boundary of Spring Holes Lane. These would be weaker, less defensible boundaries than the existing inner boundary.		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?	N/A	There are no features within the site which would create a stronger or more logical Green Belt boundary.		
Potential for Sprawl:	The site is connected to the settlement along one boundary and is therefore not at all contained by the existing settlement. The existing Green Belt boundary that the site is connected to is strong and defensible. The site does not present a logical			

	<p>rounding off of the settlement and if the site were to be developed there is the potential for sprawl to occur into the land/fields beyond.</p>
Impact on Openness:	<p>There is no built form within the site’s boundary. The site is open in form and characteristically rural in nature. There are long distance views out of the site into the wider countryside and beyond. The site sits in an elevated position and its development would have a significant impact on the openness of the Green Belt in this location.</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There are a number of rights of way surrounding the site, running along the perimeter, which could be enhanced to improve accessibility into the surrounding Green Belt land. There are no existing, identified wildlife sites or habitats within the immediate vicinity, therefore any compensatory improvements would need to consider the opportunity for habitat creation.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: 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 moderate role in preventing neighbouring towns from margining into one another and a low role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along one boundary and is not contained by the existing urban area. The existing Green Belt boundary is strong in strength. The potential new boundaries are weaker in strength and could lead to sprawl into the wider Green Belt beyond.</p> <p>Openness: The site is open with no built form on site. There are distance views from the site into the wider Green Belt and beyond. The site sits in an elevated position, on a hillside which rises up from the settlement.</p> <p>Boundary Strength: The new boundaries created as a result of the development of the site are likely to be weaker than the existing Green Belt boundary.</p> <p>Compensatory Improvements: There are potential opportunities to enhance existing rights of way and biodiversity assets to improve the accessibility and environmental quality of the Green Belt land surrounding the site.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a major performing Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a high 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 that of the existing one.

Site Specific Green Belt Assessment					
Site Reference:	TH/019	Site Name:	Back Lane	Size (ha):	1.22
Sub Area:	South Pennine Towns and Villages		Settlement:	Thornton	
Site Description:					
The site was historically the site of a children's fever hospital. Site slopes down towards the north. It is long and narrow and adjacent to Back Lane in the north of Thornton.					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	276	Overall Rating:	Major	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Major	Major	Low	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing inner Green Belt boundary is to the south along Back Lane, this is a strong, defensible boundary. The new Green Belt boundaries formed by the development would be weak, easily breached stone wall field boundaries to the east and north and west. The site is located within a parcel which forms a less essential land gap between	The site comprises an open field with discrete remains of the former hospital present on-site aside along with a corrugated iron shed the field boundaries and perimeter trees. The site is characteristically rural in nature. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core or Thornton by post World War II development. There are limited views into the historic core from the site. The site plays a limited role in preserving the setting and special character of historic towns.	All sites are considered to score moderately against Purpose 5.

	Thornton and Wilsden. There is no direct road access between Thornton and Wilsden. There is no direct road access or inter-visibility between the towns from the site. There is no opportunity for ribboning from this site.			
No Contribution	Moderate	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing Boundary	Strong: defensible boundary	The existing inner Green Belt boundary is to the south along Back Lane, this is a strong, defensible boundary.		
Boundary Strength – Potential new boundary (based on the full extent of the site)	Weak: boundaries lacking in durability	The new Green Belt boundaries formed by the development would be weak, easily breached field boundaries formed of stone walls to the east and north and west. These would be weaker, less defensible boundaries than the existing inner boundary.		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?	N/A	There are no features within the site which would create a stronger or more logical Green Belt boundary.		
Potential for Sprawl:	The site is connected to the settlement along one boundary and is therefore not at all contained by the existing settlement. The existing Green Belt boundary that the site is connected to is strong and defensible. The site does not present a logical rounding off of the settlement; it would protrude deeply into the countryside and if the site were to be developed there is the potential for sprawl to occur into the land/fields beyond.			
	Major			

Impact on Openness:	<p>There is limited built form within the site's boundary. The site is open in form and characteristically rural in nature. There are long distance views out of the site into the wider countryside and beyond. The site sits in an elevated position with a steep downward slope and its development would have a significant impact on the openness of the Green Belt in this location.</p> <p style="text-align: center;">Major</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There are a number of rights of way surrounding the site, running along the perimeter, which could be enhanced to improve accessibility into the surrounding Green Belt land. There are no existing, identified wildlife sites or habitats within the immediate vicinity, therefore any compensatory improvements would need to consider the opportunity for habitat creation.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: 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 moderate role in preventing neighbouring towns from margining into one another and a low role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along one boundary and is not contained by the existing urban area. The existing Green Belt boundary is strong in strength. The potential new boundaries are weaker in strength and could lead to sprawl into the wider Green Belt beyond.</p> <p>Openness: The site is open with no built form on site. There are distance views from the site into the wider Green Belt and beyond. The site sits in an elevated position, on a hillside which rises up from the settlement.</p> <p>Boundary Strength: The new boundaries created as a result of the development of the site are likely to be weaker than the existing Green Belt boundary.</p> <p>Compensatory Improvements: There are potential opportunities to enhance existing rights of way and create habitats to improve the accessibility and environmental quality of the Green Belt land surrounding the site.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a major performing Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a high potential for sprawl and would have a major impact on the openness of the Green Belt. • There is no opportunity to create a stronger Green Belt boundary than that of the existing one.

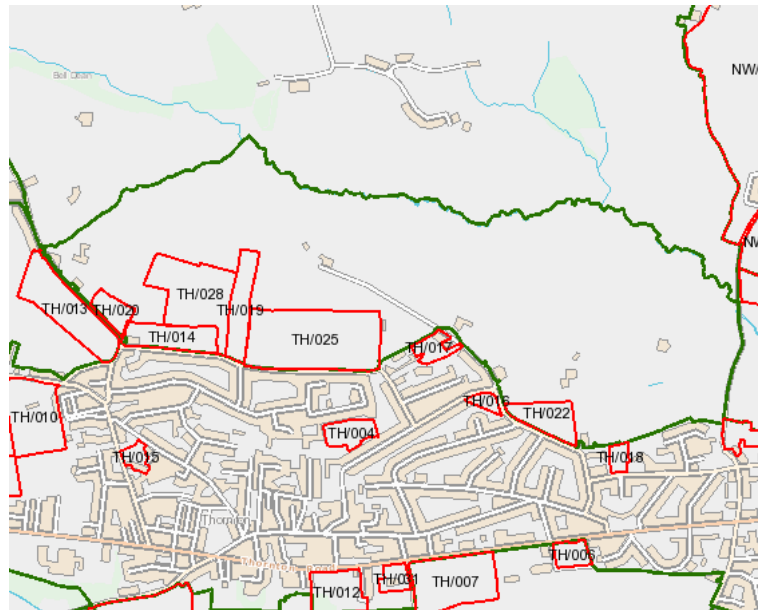
Site Specific Green Belt Assessment

Site Reference:	TH/022	Site Name:	North Cliffe Lane	Size (ha):	1.06
Sub Area:	South Pennine Towns and Villages		Settlement:	Thornton	

Site Description:

Sloping triangular, greenfield site on the eastern edge of Thornton off North Cliffe Lane. There are trees with TPOs on the south eastern edge of the site. To the east is a Grade II listed farm building. There is a residential estate to the south and west and open fields to the north with views across the valley.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
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Strategic Parcel Assessment Results:				
Parcel Reference:	276	Overall Rating:	Major	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Major	Major	Low	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing inner Green Belt boundary is to the north along North Cliffe Lane, this is a strong, defensible boundary. The new Green Belt boundaries formed by the development would be weak, easily breached stone wall field boundaries to the east and north. The site is located within a parcel which forms an essential land gap between	The site comprises an open field with no built form aside from the field boundaries. The site is characteristically rural in nature. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core or Thornton by post World War II development. There are limited views into the historic core from the site. The site plays a limited role in preserving the setting and special character of historic towns.	All sites are considered to score moderately against Purpose 5.

	Thornton and Bradford. There are long ranging views out of the site to Bradford and Allerton but limited views into the site. There is no opportunity for ribboning from this site.			
No Contribution	Major	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing Boundary:	Strong: defensible boundary	The existing inner Green Belt boundary is to the north along North Cliffe Lane, this is a strong, defensible boundary.		
Boundary Strength – Potential new boundary (based on the full extent of the site)	Weak: boundaries lacking in durability	If this site were to be developed and removed from the Green Belt, the new Green Belt boundaries formed by the development would be weak, easily breached stone wall field boundaries to the east and north.		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?	N/A	There are no features within the site which would create a stronger or more logical Green Belt boundary.		
Potential for Sprawl:	The site is connected to the settlement along one boundary and is therefore not at all contained by the existing settlement. The existing Green Belt boundary that the site is connected to is strong and defensible. The new boundary created to the north and east of the site would be weak in strength and further increase the potential for sprawl into the wider Green Belt. The site would not represent a logical rounding off of the settlement.			
	Major			
Impact on Openness:	There is no built form on the site and it is open and characteristically rural in nature. The site consists of grassed agricultural			

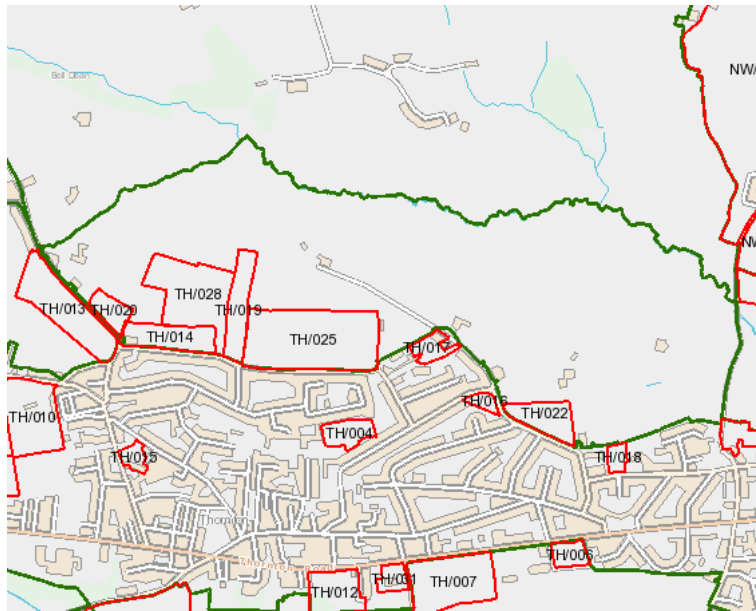
	<p>fields with long distance and wide ranging views into the surrounding Green Belt. The site is reasonably prominent in the landscape and provides part of the rural setting in which the settlement sits. Development of the site would have a significant impact on the openness of the Green Belt.</p>
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>The site is in close proximity to a number of public rights of way, including one running along the eastern boundary, there is an area of habitat network to the east of the site. These assets present an opportunity for enhancement to the accessibility and environmental quality of the surrounding Green Belt land.</p>
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: The site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a major role in preventing neighbouring towns from margining into one another and a low role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along one boundary and is not contained by the existing urban area. The existing Green Belt boundary is strong in strength. The potential new boundaries are weaker in strength and could lead to sprawl into the wider Green Belt beyond.</p> <p>Openness: The site is open with no built form on site. There are distance views from the site into the wider Green Belt and beyond. The site sits in an elevated position, on a hillside which rises up from the settlement.</p> <p>Boundary Strength: The new boundaries created as a result of the development of the site are likely to be weaker than the existing Green Belt boundary.</p> <p>Compensatory Improvements: There are potential opportunities to enhance existing rights of way and create habitats to improve the accessibility and environmental quality of the Green Belt land surrounding the site.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a major performing Green Belt parcel. • The site makes a major contribution to the purposes of including land in the Green Belt. • The site has a high potential for sprawl and would have a major impact on the openness of the Green Belt. • There is no opportunity to create a stronger Green Belt boundary than that of the existing one.

Site Specific Green Belt Assessment

Site Reference:	TH/025	Site Name:	Land to north of Back Lane	Size (ha):	4.38
Sub Area:	South Pennine Towns and Villages		Settlement:	Thornton	

Site Description:

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



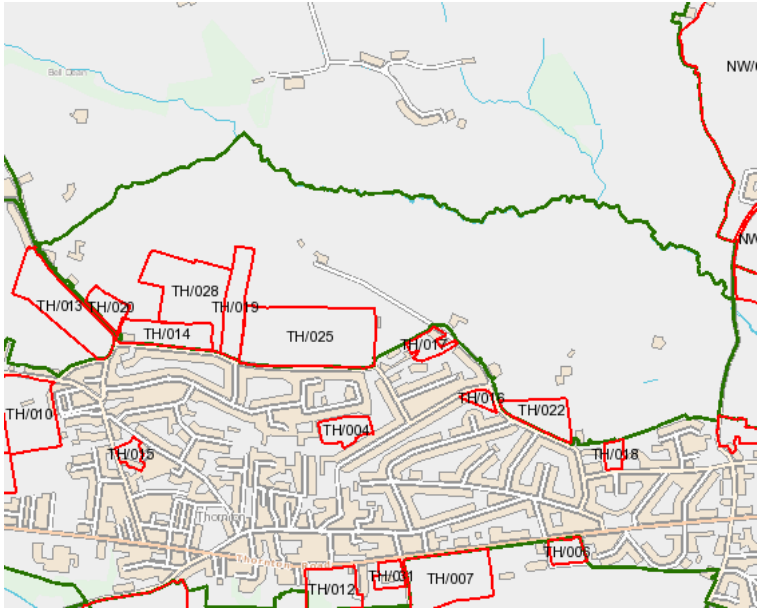

PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
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Strategic Parcel Assessment Results:				
Parcel Reference:	276	Overall Rating:	Major	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Major	Major	Low	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing inner Green Belt boundary is to the south along Back Lane, this is a strong, defensible boundary. The new Green Belt boundaries formed by the development would be weak, easily breached field boundaries to the west and north; the western boundary, would be formed of a field boundary and farm track which is moderate, less	The site comprises an open field with no built form present on-site aside from the field boundaries and a small area of hard-standing in the south-western corner. The site is characteristically rural in nature. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core or Thornton by post World War II development. There are limited views into the historic core from the site. The site plays a limited role in preserving the setting and special character of historic towns.	All sites are considered to score moderately against Purpose 5.

	Defensible Boundary. The site is located within a parcel which forms a less essential land gap between Thornton and Wilsden. There is no direct road access between Thornton and Wilsden. There is no direct road access or inter-visibility between the towns from the site. There is no opportunity for ribboning from this site.			
No Contribution	Moderate	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing Boundary	Strong: defensible boundary	The existing inner Green Belt boundary is to the south along Back Lane, this is a strong, defensible boundary.		
Boundary Strength – Potential new boundary (based on the full extent of the site)	Weak: boundaries lacking in durability	The new Green Belt boundaries formed by the development would be weak field boundaries to the west and north which are lacking in durability; the western boundary would be formed of a field boundary and farm track which is moderate, less defensible boundary. Overall development of the site would lead to weak boundaries which could be easily breached.		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?	N/A	There are no features within the site which would create a stronger or more logical Green Belt boundary.		
Potential for Sprawl:	The site is connected to the settlement along one boundary and is therefore not at all contained by the existing settlement.			

	<p>The existing Green Belt boundary that the site is connected to is strong and defensible. The site does not present a logical rounding off of the settlement and if the site were to be developed there is the potential for sprawl to occur into the land/fields beyond.</p> <p>Major</p>
Impact on Openness:	<p>There is no built form within the site's boundary. The site is open in form and characteristically rural in nature. There are long distance views out of the site into the wider countryside and beyond. The site sits in an elevated position and its development would have a significant impact on the openness of the Green Belt in this location.</p> <p>Major</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There are a number of rights of way surrounding the site, running along the track on the eastern perimeter, which could be enhanced to improve accessibility into the surrounding Green Belt land. There are no existing, identified wildlife sites or habitats within the immediate vicinity, therefore any compensatory improvements would need to consider the opportunity for habitat creation.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: 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 moderate role in preventing neighbouring towns from margining into one another and a low role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along one boundary and is not contained by the existing urban area. The existing Green Belt boundary is strong in strength. The potential new boundaries are weaker in strength and could lead to sprawl into the wider Green Belt beyond.</p> <p>Openness: The site is open with no built form on site. There are distance views from the site into the wider Green Belt and beyond. The site sits in an elevated position, on a hillside which rises up from the settlement.</p> <p>Boundary Strength: The new boundaries created as a result of the development of the site are likely to be weaker than the existing Green Belt boundary.</p> <p>Compensatory Improvements: There are potential opportunities to enhance existing rights of way and create habitat to improve the accessibility and environmental quality of the Green Belt land surrounding the site.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a major performing Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt.

- The site has a high 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 that of the existing one.

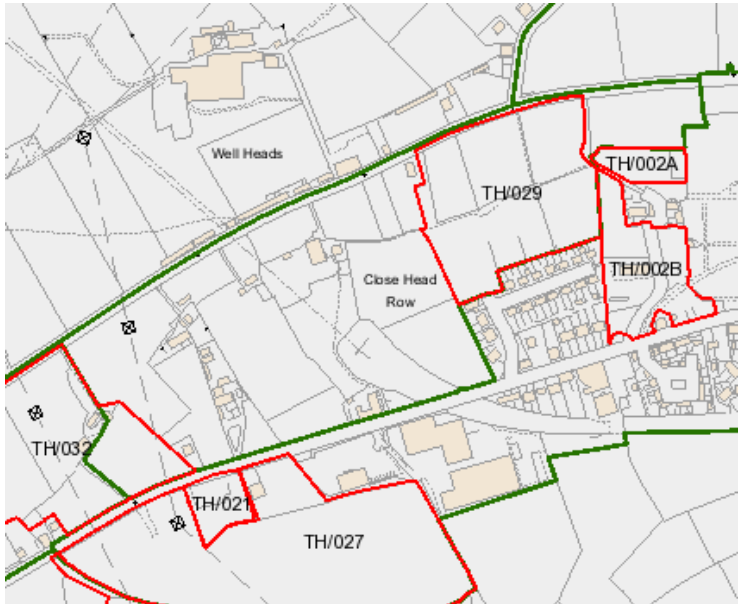

Site Specific Green Belt Assessment					
Site Reference:	TH/028	Site Name:	Back Lane	Size (ha):	2.77
Sub Area:	South Pennine Towns and Villages		Settlement:	Thornton	
Site Description:					
The site is largely open fields, sloping down towards the north. There are also agricultural farm buildings in a poor state of repair. Access from Back Lane and the approach roads are narrow with only passing places.					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	276	Overall Rating:	Major	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Major	Major	Low	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing inner Green Belt boundary is a small section, to the south, along the access to the site along Back Lane. Whilst this is a strong, defensible boundary, it is only a small section; the site is almost detached from the settlement. The new Green Belt boundaries formed by the development would be weak, easily breached field	The site comprises number of open fields with dry stone wall field boundaries and a small holding in the south-eastern corner but this is of small scale and appears to be in a diminished state. The remainder of this large site is characteristically rural in nature. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core or Thornton by post World War II development. There are limited views into the historic core from the site. The site plays a limited role in preserving the setting and special character of historic towns.	All sites are considered to score moderately against Purpose 5.

	<p>boundaries around the whole perimeter aside from the point where the access track joins Back Lane.</p> <p>The site is located within a parcel which forms a less essential land gap between Thornton and Wilsden.</p> <p>There is no direct road access between Thornton and Wilsden. There is no direct road access or inter-visibility between the towns from the site. There is no opportunity for ribboning from this site.</p>			
No Contribution	Moderate	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing Boundary	Strong: defensible boundary	The existing inner Green Belt boundary is a small section, to the south, along the access to the site along Back Lane. Whilst this is a strong, defensible boundary, it is only a small section; the site is almost detached from the settlement.		
Boundary Strength – Potential new boundary (based on the full extent of the site)	Weak: boundaries lacking in durability	The new Green Belt boundaries formed by the development would be weak, easily breached field boundaries around the whole perimeter aside from the point where the access track joins Back Lane. If the site was developed in isolation it would protrude, irregularly into the Green Belt.		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more	N/A	There are no features within the site which would create a stronger or more logical Green Belt boundary.		

logical Green Belt boundary?		
Potential for Sprawl:	<p>The site is connected to the settlement along one boundary at one small section, the access track, and is therefore not at all contained by the existing settlement. The existing Green Belt boundary that the site is connected to is strong and defensible. The site does not present a logical rounding off of the settlement and if the site were to be developed it would protrude into the Green Belt there is the potential for sprawl to occur into the land/fields beyond.</p>	
Major		
Impact on Openness:	<p>The site comprises number of open fields with dry stone wall field boundaries and a small holding in the south-eastern corner but this is of small scale and appears to be in a diminished state. The remainder site is open in form and characteristically rural in nature. There are long distance views out of the site into the wider countryside and beyond. The site sits in an elevated position and its development would have a significant impact on the openness of the Green Belt in this location.</p>	
Major		
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There are a number of rights of way surrounding the site, running along the track on the southern and western perimeter, which could be enhanced to improve accessibility into the surrounding Green Belt land. There are no existing, identified wildlife sites or habitats within the immediate vicinity, therefore any compensatory improvements would need to consider the opportunity for habitat creation.</p>	
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: 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 moderate role in preventing neighbouring towns from margining into one another and a low role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along one boundary and is not contained by the existing urban area. The existing Green Belt boundary is strong in strength. The potential new boundaries are weaker in strength and could lead to sprawl into the wider Green Belt beyond.</p> <p>Openness: The site is open with limited built form on site. There are distance views from the site into the wider Green Belt and beyond. The site sits in an elevated position, on a hillside which rises up from the settlement.</p> <p>Boundary Strength: The new boundaries created as a result of the development of the site are likely to be weaker than the existing Green Belt boundary.</p> <p>Compensatory Improvements: There are potential opportunities to enhance existing rights of way and create habitat to</p>	

	improve the accessibility and environmental quality of the Green Belt land surrounding the site.
Overall Conclusion:	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none">• The site is located in a major performing Green Belt parcel.• The site makes a moderate contribution to the purposes of including land in the Green Belt.• The site has a high 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 that of the existing one.

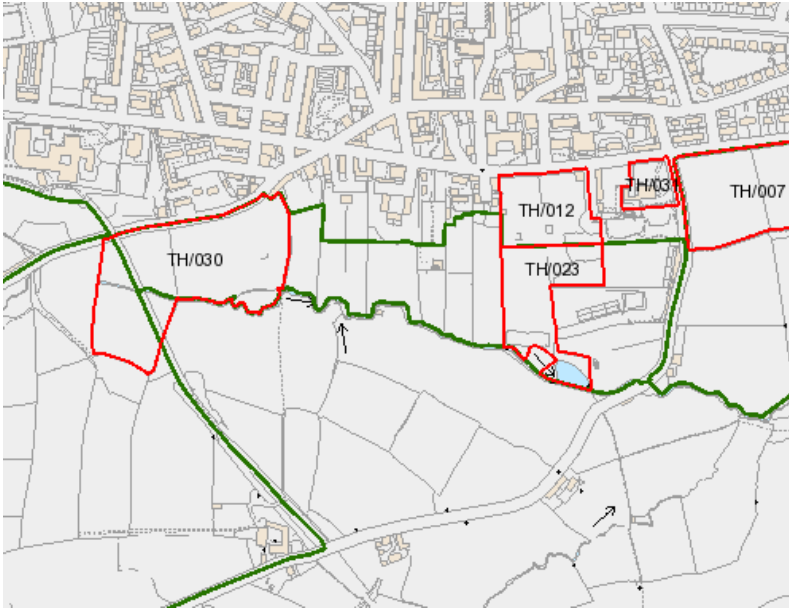

Site Specific Green Belt Assessment					
Site Reference:	TH/029	Site Name:	Hill Top Road, Close Head Drive	Size (ha):	3.90
Sub Area:	South Pennine Towns and Villages	Settlement:	Thornton		
Site Description:					
<p>Open agricultural fields to the west of Thornton. A former farmstead was in centre of site and some remains can be seen otherwise dry stone walls bisect the site. Access is available from the adjacent estate via field access at Close Head Drive. There are agricultural fields surrounding the site aside from the south where there is a residential development. The site slopes north to south and is located on a hillside location with far ranging views across the valley.</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
 <p>A cadastral map showing the site boundary in red. The site is labeled TH/029 and is divided into sub-parcels TH/002A and TH/002B. Other nearby parcels are labeled TH/032, TH/021, and TH/027. The map also shows 'Well Heads' and 'Close Head Row'.</p>			 <p>An aerial photograph of the site, with the site boundary and sub-parcels TH/029, TH/002A, and TH/002B outlined in red. The site is situated on a hillside with agricultural fields and some residential buildings visible.</p>		
PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	278	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Moderate	Moderate	Moderate	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing inner Green Belt boundary is formed of the rear gardens of Ash Tree Avenue to the south, are made up of dry stone retaining walls. The eastern boundary is a dry stone wall field boundary between the site and a small paddock. These are weak boundaries, which could be easily breached. If the whole site was	The site comprises number of open fields with dry stone wall field boundaries and the foundations of a former small holding in the centre of the site. The remainder of this large site is characteristically rural in nature. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core or Thornton by some post World War II development and the former water treatment site. There are views into the historic core from the site. The site plays a limited role in preserving the setting and special character of historic towns.	All sites are considered to score moderately against Purpose 5.

	<p>developed a new green belt boundary would extend up the eastern side, comprising Close Head Lane. The northern boundary would be Hill Top Road. The new western boundary would be formed of the curtilage and gardens of a farmstead and dry stone field boundaries which are overall moderate boundaries.</p> <p>The site is in a parcel which forms a largely essential land gap between Thornton and Denholme.</p> <p>Due to the topography of the site there is no inter-visibility between the settlements.</p> <p>There is no road connecting this site to a neighbouring town. There is therefore no opportunity for ribboning.</p>			
No Contribution	Low	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing Boundary	Weak: boundaries lacking in durability	The existing inner Green Belt boundary is formed of the rear gardens of Ash Tree Avenue to the south, are made up of dry stone retaining walls. The eastern boundary is a dry stone wall field boundary between the site and a small paddock. These are weak boundaries, which		

		could be easily breached.
Boundary Strength – Potential new boundary (based on the full extent of the site)	Moderate: less defensible boundary	If the whole site was developed a new green belt boundary would extend up the eastern side, comprising Close Head Lane, the northern boundary would be Hill Top Road, both strong, defensible boundaries. The new western boundary would be formed of the curtilage and gardens of a farmstead and dry stone field boundaries which is weak and lacking in durability. Overall development of the site would give a mix of strong and weak boundaries.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?	Weak: boundaries lacking in durability	The lower half of the site could be developed which would result in the boundaries consisting of weak field boundaries all around the new boundary. However, due to the topography of the site and the surrounding built form, this may represent a more logical rounding off of the settlement.
Potential for Sprawl:	The site is connected to the settlement along two boundaries and is therefore partially contained by the existing urban area. The existing Green Belt boundaries are formed of weak and less defensible boundaries. The site's western boundary is less defensible and therefore may increase the potential for sprawl. Due to the extent of the housing estate to the south, the site could present a logical rounding off of the settlement.	
	Moderate	
Impact on Openness:	There is limited form within the site's boundary, just the field boundaries and foundations of a former farmstead. The site is open in form and characteristically rural in nature. There are long distance views out of the site into the wider countryside and beyond. The site sits in an elevated position and its development would have a significant impact on the openness of the Green Belt in this location.	
	Major	
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	There are a number of rights of way in close proximity to the site, including one that forms the southern boundary of the site, which could be enhanced to improve accessibility into the surrounding Green Belt land. There are areas of wildlife interest adjacent the site which again could be enhanced and/or expanded to aid improvements to the environmental quality of the surrounding Green Belt.	

<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: 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 margining into one another and a moderate role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along two boundaries and is therefore partially contained by the existing urban area. The existing Green Belt boundaries are formed of weak boundaries. The potential new boundaries are stronger in strength, although the western boundary would be weak and could lead to sprawl into the wider Green Belt beyond.</p> <p>Openness: The site is open with limited built form on site. There are distance views from the site into the wider Green Belt and beyond. The site sits in an elevated position, on a hillside which rises up from the settlement.</p> <p>Boundary Strength: The new boundaries created as a result of the development of the site are likely to be overall stronger than the existing Green Belt boundary.</p> <p>Compensatory Improvements: There are potential opportunities to enhance existing rights of way and biodiversity assets to improve the accessibility and environmental quality of the Green Belt land surrounding the site.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a major performing Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a moderate potential for sprawl and would have a major impact on the openness of the Green Belt. • There is opportunity to create a stronger Green Belt boundary than that of the existing one.

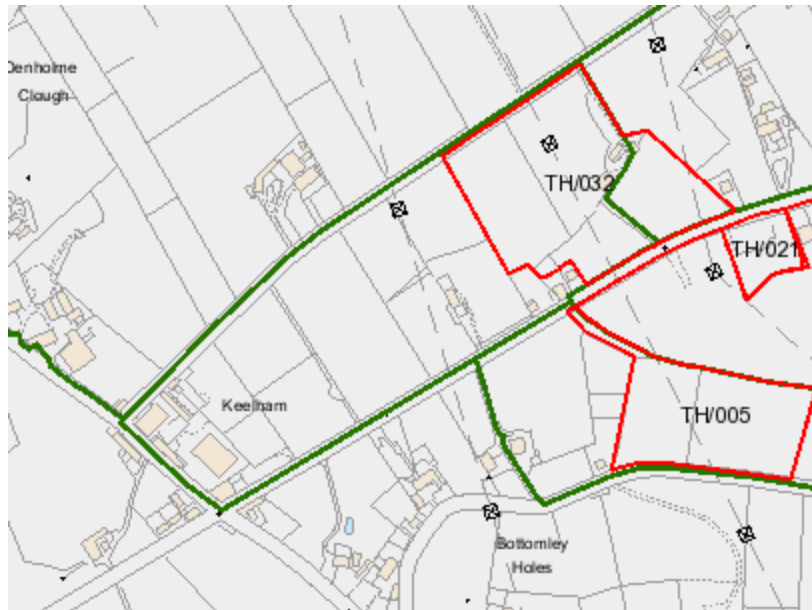

Site Specific Green Belt Assessment					
Site Reference:	TH/030	Site Name:	Alderscholes Lane	Size (ha):	3.57
Sub Area:	South Pennine Towns and Villages	Settlement:	Thornton		
Site Description:					
Greenfield site at the bottom of the valley with a stream running along southern boundary. Grade II Listed Thornton viaduct crosses the site and the Thornton conservation area. It contains a number of single and group tree preservation orders.					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	281	Overall Rating:	Major	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Low	Major	Major	Moderate
Parcel Reference:	283	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Low	Moderate	Moderate	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing inner Green Belt boundary is formed of Alderscholes Lane which is a strong defensible boundary. If the site was to be	The site comprises of open fields. Grade II Listed Thornton Viaduct crosses the site and is an imposing feature. However, the site is	The site is directly connected to the historic core of Thornton, Grade II Listed Thornton Viaduct also crosses the site There are	All sites are considered to score moderately against Purpose 5.

	<p>developed the new Green Belt boundary would be formed of undulating Pinch Beck along half the southern boundary and a field boundary. Field boundaries to the southern portion which extends up the hill, along with the western boundary and a public right of way to the east. These form a mix of moderate and weak, less defensible boundaries.</p> <p>The site is within two parcels but it contributes mostly by which forming a less essential land gap between Thornton and Queensbury. The topography of the site is a steep slope to the south. There is no inter visibility between the towns from the site. There is no road connecting this site to a neighbouring town. There is therefore no opportunity for ribboning.</p>	<p>predominantly rural in nature. The site therefore plays a moderate role in safeguarding the countryside from encroachment.</p>	<p>views into the historic core from the site and views of the site from the historic core. The site plays a major role in preserving the setting and special character of the historic town.</p>	
No Contribution	Low	Moderate	Major	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			

Boundary Strength - Existing Boundary	Strong: defensible boundary	The existing inner Green Belt boundary is formed of Alderscholes Lane which is a strong defensible boundary.
Boundary Strength – Potential new boundary (based on the full extent of the site)	Weak boundaries lacking in durability	If the site was to be developed the new Green Belt boundary would be formed of undulating, narrow Pinch Beck along half the southern boundary. A portion of the site breaches Pinch Beck and extends up the southern side of the valley; the new boundaries here would be formed of tree and stone field boundaries. The western boundary would also be formed of a field boundary and there would be a public right of way to the east. This is a mixture of weak and moderate, less defensible boundaries. Overall the boundaries would be weak boundaries lacking in durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?	N/A	There are no features within the site which would create a stronger or more logical Green Belt boundary.
Potential for Sprawl:	<p>The site is connected to the settlement along only one boundary, which is formed of Alderscholes Lane which is a strong defensible boundary; it is not contained by the existing urban area. The new boundaries would overall be weaker, less defensible than that of the existing boundary, comprising a narrow watercourse (Pinch Beck), field boundaries and a public right of way. The development of the site would not represent a rounding off of the settlement and could increase the potential for sprawl. .</p> <p style="background-color: red; color: black; text-align: center;">Major</p>	
Impact on Openness:	<p>The imposing feature of Grade II Listed Thornton Viaduct crosses the site, aside from this there is no built form. However, the site is predominantly rural in The site consists of open grassland and woodland /trees. The site is towards the bottom of the valley so views into the site are somewhat limited; however, as it provides the setting for the elevated viaduct it is subsequently a prominent landmark. Arguably its setting is enhanced by the openness of the surrounding countryside. There are wider ranging views from the site across to the wider Green Belt. Development of the site would have a significant impact on the openness of the Green Belt.</p>	

	Major
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	There are a number of rights of way surrounding the site, including a footpath running along the eastern perimeter, which could be enhanced to improve accessibility into the surrounding Green Belt land. There is an existing, identified habitat network which crosses the viaduct; there are also a number of biodiversity assets within the surrounding Green Belt which may provide opportunities for the enhancement of the environmental quality of the area.
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: 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 a low role in preventing neighbouring towns from margining into one another and a major role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along one boundary and is therefore not contained by the existing urban area. The existing Green Belt boundaries are formed of strong boundaries. The potential new boundaries are weaker in strength and could lead to sprawl into the wider Green Belt beyond.</p> <p>Openness: The site is open but has the historically important viaduct running through the centre. There are distance views from the site into the wider Green Belt and beyond. The site sits in the valley but the southern portion rises steeply away from the settlement.</p> <p>Boundary Strength: The new boundaries created as a result of the development of the site are likely to be overall weaker than the existing Green Belt boundary.</p> <p>Compensatory Improvements: There are potential opportunities to enhance existing rights of way and biodiversity assets to improve the accessibility and environmental quality of the Green Belt land surrounding the site.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> The site is located in a major performing Green Belt parcel. The site makes a moderate contribution to the purposes of including land in the Green Belt. The site has a major potential for sprawl and would have a major impact on the openness of the Green Belt. There is no opportunity to create a stronger Green Belt boundary than that of the existing one.

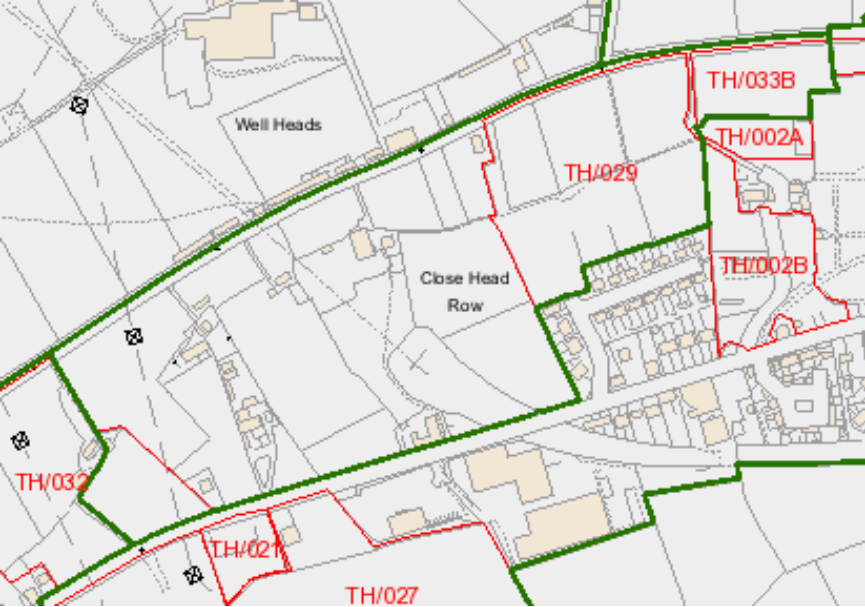

Site Specific Green Belt Assessment					
Site Reference:	TH/032	Site Name:	Land between Well Heads and Thornton Road	Size (ha):	3.80
Sub Area:	South Pennine Towns and Villages	Settlement:	Thornton		
Site Description:					
The site is an irregular, roughly rectangular shape comprising agricultural fields and a farmstead. A pylon is located in the centre of the site with overhead wires crossing north to south. The site slopes from a road, Well Heads to the north to Thornton Road in the south.					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	280	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Moderate	Moderate	Moderate	Moderate
Parcel Reference:	278	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Moderate	Moderate	Moderate	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing inner Green Belt boundary is formed of Thornton Road to the south of the site which is a strong defensible boundary. If the	The site comprises number of open fields with dry stone wall field boundaries and a farmstead on the eastern boundary. A pylon crosses	The site is separated from the historic core or Thornton by some post World War II development and the former water treatment site. There	All sites are considered to score moderately against Purpose 5.

	<p>site was to be developed the new Green Belt boundary would be formed of Well Heads, a road to the north, a public right of way and further fields to the east and a dry stone wall field boundary to the west. A small portion of the new southern boundary would be the rear gardens of the detached properties. The site is within two parcels but it contributes mostly by which forming a largely essential land gap between Thornton and Denholme. The new boundaries would overall be weaker than the existing inner boundary. The topography of the site is a steep slope to the south. There is no inter visibility between the towns from the site. There is no road connecting this site to a neighbouring town. There is therefore no opportunity for ribboning.</p>	<p>the site. The remainder of this large site is characteristically rural in nature and sits, detached from the main settlement and in a rural setting. The site, as a whole, therefore plays a major role in safeguarding the countryside from encroachment.</p>	<p>are limited views into the historic core from the site. The site plays a limited role in preserving the setting and special character of historic towns.</p>	
No Contribution	Moderate	Major	Low	Moderate
Overall Summary of Purpose	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt			

Assessment:	purposes.	
Boundary Strength - Existing Boundary	Strong: defensible boundary	The existing inner Green Belt boundary is formed of Thornton Road to the south of the site which is a strong defensible boundary.
Boundary Strength – Potential new boundary (based on the full extent of the site)	Moderate: less defensible boundary	If the site was to be developed the new Green Belt boundary would be formed of Well Heads, a road to the north, a strong, defensible boundary. A moderate, less defensible boundary of public right of way and further fields would form the eastern boundary. A weak dry stone wall field boundary, lacking in durability, would be formed to the west. A small portion of the new southern boundary would be the rear gardens of three detached properties which run along Thornton Road; this would also be a weak boundary. Overall a mix of strong, weak and moderate boundaries would be formed.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?	N/A	There are no features within the site which would create a stronger or more logical Green Belt boundary.
Potential for Sprawl:	The site is connected to the settlement along one boundary, along Thornton Road is therefore not at all contained by the existing settlement. The existing Green Belt boundary that the site is connected to is strong and defensible. The site does not present a logical rounding off of the settlement and if the site were to be developed it would protrude into the Green Belt on three sides there is the potential for sprawl to occur into the land/fields beyond.	
	Major	
Impact on Openness:	The site comprises number of open fields with dry stone wall field boundaries and a farmstead in the eastern boundary; a pylon also crosses the site. The remainder site is open in form and characteristically rural in nature being detached from the main urban area. There are long distance views out of the site into the wider countryside and beyond. The site sits in an elevated position, on the gateway to Thornton and its development would have a significant impact on the openness of the Green Belt in this location.	
	Major	

Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There are a number of rights of way surrounding the site, running along the track on eastern perimeter, which could be enhanced to improve accessibility into the surrounding Green Belt land. There are also a number of biodiversity assets including Wildlife Habitat Network to the north-east, which may provide opportunities for the enhancement of the environmental quality of the area.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: 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 moderate role in preventing neighbouring towns from margining into one another and a low role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along one boundary and is not contained by the existing urban area. The existing Green Belt boundary is strong in strength. The potential new boundaries are weaker in strength and could lead to sprawl into the wider Green Belt beyond.</p> <p>Openness: The site is open with some built form on site. There are distance views from the site into the wider Green Belt and beyond. The site sits in an elevated position, on a hillside.</p> <p>Boundary Strength: The new boundaries created as a result of the development of the site are likely to be weaker than the existing Green Belt boundary.</p> <p>Compensatory Improvements: There are potential opportunities to enhance existing rights of way and create habitat to improve the accessibility and environmental quality of the Green Belt land surrounding the site.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a moderate performing Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a high 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 that of the existing one.


Site Specific Green Belt Assessment					
Site Reference:	TH/033B	Site Name:	South of Hill Top Road and East of Close Head Lane	Size (ha):	0.96
Sub Area:	South Pennine Towns and Villages	Settlement:	Thornton		
Site Description:					
Moderately sloping agricultural field, bounded by dry stone walls to the south of Hill Top Road. The site is mainly surrounded by agricultural fields and isolated dwellings.					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	278	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Moderate	Moderate	Moderate	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing Green Belt boundary at this site are formed from dry stone walls and are partly undefined. The development of the site would create a stronger Green Belt boundary and would not increase the risk of towns merging. The site is in a parcel which forms a largely essential land gap between Thornton and Denholme.	The site comprises of an open grassed field. There is no built form on site and is characteristically rural in nature. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core or Thornton by post World War II development, the Cemetery and the former water treatment site. There are no views into the historic core from the site. The site plays a limited role in preserving the setting and special character of historic towns.	All sites are considered to score moderately against Purpose 5.

	<p>There is limited inter-visibility between the settlements from this site, but the significance of the gap between the settlements means development would not result in the towns merging.</p> <p>There is no road connecting this site to a neighbouring town. There is therefore no opportunity for ribboning.</p>			
No Contribution	Low	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing Boundary	Weak: boundaries lacking in durability	The existing inner Green Belt boundary is made up of dry stone walls which run along the site's southern and eastern boundary, although there is a small part of the eastern boundary which is not defined by any structure or feature. This boundary is therefore weak and lacking in durability.		
Boundary Strength – Potential new boundary (based on the full extent of the site)	Strong: defensible boundary	If the site were developed the new Green Belt boundary would be formed from the made road (Hill Top Road) along the site's northern boundary and a well-defined track (Close Head Lane). These boundaries would be a mix of strong and moderate boundaries. They would provide a boundary which is likely to durable and defensible.		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?	N/A			

Potential for Sprawl:	<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 boundaries are weak in strength and lacking in durability, increasing the potential for sprawl. The proposed boundaries would be stronger and would restrict sprawl into the wider Green Belt beyond. The development of the site would represent a reasonable rounding off of the settlement.</p> <p>Moderate</p>
Impact on Openness:	<p>There is no built form on the site. The site is open in form and characteristically rural in nature. There are long distance views out of the site into the wider countryside and beyond. The site sits in an elevated position and its development would have a significant impact on the openness of the Green Belt in this location.</p> <p>Major</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There are a number of rights of way surrounding the site and within close proximity providing potential options for improved access into the wider Green Belt. There are some areas of wildlife habitat network to the west of the site which could be improved.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a moderate role against 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 a low role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along two boundaries and is partially contained by the existing urban area. The existing Green Belt boundary is weak in strength increasing the potential for sprawl. The proposed boundaries would resist sprawl, and the development of the site would represent a reasonable rounding off of the settlement.</p> <p>Openness: There is no built form on the site and it is open and prominent in the landscape. There are long distance views out of the site into the wider countryside and beyond.</p> <p>Boundary Strength: The new boundaries created by the development of the site would be stronger than the existing weak boundaries.</p> <p>Compensatory Improvements: There are potential opportunities to enhance existing rights of way and biodiversity assets to improve the accessibility and environmental quality of the Green Belt land surrounding the site.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> The site is located in a moderate performing 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 impact for sprawl and would have a **major** impact on the openness.
- The site presents the opportunity to create a stronger boundary than that of the existing one.

Site Reference	Site Name	Isolated OR Detached	Comments	Map
TH/020	Spring Holes Lane	Detached	<p>This is a detached site in the Green Belt and is not connected to the settlement of Thornton. It could only come forward as part of a larger linear green belt release alongside the adjacent site TH/014.</p> <p>There is a gap between the site and the settlement boundary of Thornton. 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>	

Site Reference	Site Name	Isolated OR Detached	Comments	Map
TH/023	Land south of Prospect and Dole Mills, Thornton	Detached	<p>This is a detached site in the Green Belt and is not connected to the settlement of Thornton. It could only come forward as part of a larger linear green belt release alongside the adjacent site TH/012.</p> <p>There is a gap between the site and the settlement boundary of Thornton. 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>	