


Appendix A
Site Proformas

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A1 Parcel Information

Parcel information	
Parcel ID	1
Parcel size	135.29 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Addingham"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Ilkley" "Silsden"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No

Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The northern (inner) boundary is formed by the A65 which is defensible. The eastern, southern and northern (outer) boundaries are formed by a road and a weakly defined track and path which are a mixture of defensible and less defensible boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms part of a land gap between Addingham and Ilkley and Addingham and Silsden. The A65 provides direct road access between Addingham and Ilkley. The topography of the parcel is undulating and gently slopes to the north. There are views of Addingham from the parcel but not of Ilkley. The parcel forms a largely essential gap between Addingham and Ilkley, and Addingham and Silsden where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by the A65 connecting Addingham to Ilkley. There are no instances of ribbon development along the A65 and therefore the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of countryside uses in the form of farmland and grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 5.01% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Addingham"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post-WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are limited views of the historic core from the parcel.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land

Criteria 1: Green Belt parcel assists in urban regeneration	Moderate
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Parcel Information


Parcel ID	2	Parcel size	18.5 ha
			

Five Green Belt Purposes

Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Addingham"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Ilkley"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring	1d) No


authority?	
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The northern and western (inner) boundaries are formed by a road and treelines providing a mixture of defensible and less defensible boundaries. The eastern and southern (outer) boundaries are formed by a road and the A65 providing defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms part of a land gap between Addingham and Ilkley. The parcel is contained within the bounds of the A65 and Main Street which provides direct road access between the towns. The topography of the parcel is a gentle slope to the north. There are views into Addingham but no views into Ilkley to create any inter visibility. The parcel forms a less essential gap where development may be possible without significant risk of merging towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution. The parcel is formed by the A65 and Main Road connecting Addingham to Ilkley. There are instances of ribbon development along the roads, which pre-date the designation of the Green Belt. However, the ribbon development does not extend beyond the existing built form of Addingham to the east and the A65 and Main Road provide an infrastructure boundary to stop ribbon development occurring further than the existing eastern extend of Addingham. There is therefore No Contribution against this criterion as the Green Belt parcel has no role in resisting ribbon development.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, residential properties and a cricket club.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 5.07% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Addingham"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core is adjacent to the parcel and is connected on the northern and western boundaries.

Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core from the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	3	Parcel size	4.52 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Addingham"		
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Silsden"		


<p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The eastern (inner) boundary is formed by contiguous woodland which is less defensible. The northern, southern and western (outer) boundaries are formed by roads, providing defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms part of a land gap between Addingham and Silsden. The A6034 (Silsden Road) provides direct road access between the towns. The topography of the parcel is a gentle slope to the south and there are no views out of the parcel due to dense vegetation, creating a sense of containment. Development of the parcel may be possible without significant risk of merging; therefore, this is a less essential gap.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution.</p> <p>The parcel boundary is formed by Silsden Road connecting Addingham with Silsden and the A65 connecting Addingham to Ilkley. There are no instances of ribbon development along the roads. However, Silsden Road and the A65 provide an infrastructure boundary to stop ribbon development occurring.</p> <p>There is therefore No Contribution against this criterion as the Green Belt parcel has no role in resisting ribbon development.</p>
<p>Overall for Purpose 2</p>	<p>Low</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside uses in the form of woodland and grassland and non-rural uses in the form of allotments.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Low</p> <p>The parcel comprises of 9.38% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>

Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Addingham"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post-WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel due to dense vegetation.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	4	Parcel size	14.46 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			


Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Addingham"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	No Contribution The parcel does not form a gap between an identified neighbouring town, as the parcel is contained in the built form on all sides.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	No Contribution The parcel does not form a gap between an identified neighbouring town, as the parcel is contained in the built form on all sides.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution The parcel boundary is formed by the A65 connecting Addingham to Ilkley. There are no instances of ribbon development along the A65. As the parcel is contained in the built form of Addingham on all sides, there is no opportunity for ribbon development. There is therefore No Contribution against this criterion as the Green Belt parcel has no role in resisting ribbon development
Overall for Purpose 2	No Contribution
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside uses in the form of farm buildings, farmland and grassland; and non-rural uses in the form of allotments.
Criteria 2: To what extent does the	Low

Green Belt parcel safeguard the countryside from encroachment?	The parcel comprises of 8.09% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Addingham"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core is adjacent to the parcel and is connected on the northern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are limited views into the historic core from the parcel due to some woodland in the line of sight.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	5	Parcel size	7.32 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the			


absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Addingham"</p> <p>1b) Yes "Ilkley"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Major</p> <p>The western (inner) boundary is formed by a road which is a defensible boundary. The northern, eastern and southern (outer) boundaries are formed by the River Wharfe and the Town Beck providing a mixture of defensible and less defensible boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms part of a land gap between Addingham and Ilkley. There is no direct road access between the towns from the parcel. The topography of the parcel is flat and there are no views due to the dense vegetation, creating a sense of containment. Development of the parcel may be possible without significant risk of merging; therefore, this is a less essential gap.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of grassland, woodland, residential properties and a church with accompanying grounds.</p>

Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 11.34% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Addingham"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core of Addingham is situated within the parcel.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core from the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	6	Parcel size	4.47 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area			


and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Addingham"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Ilkley"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The western (inner) boundary comprises of a road which is a defensible boundary. The northern, eastern and southern (outer) boundaries are a mixture of defensible boundaries and boundaries lacking in durability which include roads and field boundaries comprising of fences and hedgerows. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Addingham and Ilkley. There is direct road access between the towns along Main Street. The topography of the parcel is flat. There is no inter visibility between the towns due to surrounding dense vegetation. Development of the parcel may be possible without significant risk of merging; therefore, this is a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major This parcel boundary is formed by Main Street connecting Addingham to Ilkley. There are no instances of ribbon development along Main Street and therefore the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside	Low The parcel comprises of non-rural uses in the form of residential

character?	properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 20.37% built form.
Overall for Purpose 3	Low
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Addingham"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is located within the historic core of Addingham
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core of Addingham from the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	7	Parcel size	98.34 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel			


prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Addingham"</p> <p>1b) No</p> <p>1c) No</p> <p>1d) Yes "Skipton"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Major</p> <p>The south-eastern (inner) boundary is formed by the A65, which is a defensible boundary. The northern, southern and western (outer) boundaries comprise of a mixture of defensible and less defensible boundaries including roads and a strongly defined track. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms a land gap between Addingham and Skipton in the neighbouring authority of Craven District. There is direct road access along the A65 from the parcel. The topography of the parcel is a gentle slope to the east. There is no inter visibility between the towns. The parcel forms a largely essential gap between the towns where limited development may be possible without significant risk of towns merging.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by the A65 connecting Addingham to Skipton (in the neighbouring authority area of Craven District). There are no instances of ribbon development along the A65 and therefore the Green Belt has resisted ribbon development towards a neighbouring town.</p>
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment

Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland and residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.89% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Addingham"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views into the historic core. Views are limited due to the topography and built form.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	8	Parcel size	2.91 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built	No		


up areas?	
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Addingham"</p> <p>1b) No</p> <p>1c) No</p> <p>1d) No</p>
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	<p>No Contribution</p> <p>The parcel does not form a land gap between any identified towns.</p>
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	<p>No Contribution</p> <p>The parcel does not form a land gap between any identified towns.</p>
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
Overall for Purpose 2	No Contribution

Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of a countryside use in the form of grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 2.46% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Addingham"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post-WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel due to dense vegetation and built form obstructing the line of sight.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	9	Parcel size	10.53 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		


Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Addingham"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	No Contribution

Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of a countryside use in the form of grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 0.09% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Addingham"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel due to post-WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core due to the dense vegetation in the line of sight.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	10	Parcel size	15.28 ha
			

Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Addingham"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is

	therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	No Contribution
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of residential properties, farmland and grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 1.34% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Addingham"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post-WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel due to surrounding built form.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	11
Parcel size	105.99 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Addingham"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) Yes "Skipton"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing	Low The southern (inner) boundary is formed by treelines, hedgerow and stone wall providing a mixture of boundaries which are less defensible and

Green Belt boundary that could increase the likelihood of neighbouring towns merging?	lacking in durability. The northern, eastern and western (outer) boundaries are formed by the A65 and a weakly defined track providing a mixture of defensible boundaries and boundaries lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms part of a land gap between Addingham and Skipton (Craven District). The A65 provides direct road access between Addingham and Skipton. The topography of the parcel forms a hill in the middle that slopes gently to each boundary. There are views of Addingham from the parcel but no inter visibility between the towns. Development of the parcel may be possible without the significant risk of merging towns; therefore, this forms a less essential gap between Addingham and Skipton.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major This parcel boundary is adjacent to the A65 connecting Addingham to Skipton (in the neighbouring authority area of Craven District). There are no instances of ribbon development along the A65 and therefore the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside uses in the form of grassland and non-rural uses in the form of a golf course.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 2.87% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Addingham"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core is adjacent to the parcel and is connected on the southern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core from the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land

Criteria 1: Green Belt parcel assists in urban regeneration	Moderate
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Parcel Information

Parcel ID	12	Parcel size	17.37 ha
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Five Green Belt Purposes

Purpose 1 To check the unrestricted sprawl of large built up areas.

Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
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Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
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Criteria 3: Connection to large built up area?	
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Overall for Purpose 1 No Contribution

Purpose 2 To prevent neighbouring towns from merging into one another

Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Addingham"
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Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
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Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
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Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) Yes "Skipton"
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Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The southern (inner) boundary is formed by a road, existing development and, hedgerows providing a mixture of defensible boundaries and boundaries lacking in durability. The northern, eastern and western (outer) boundaries are formed by a made road and the A65 which are defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms part of a land gap between Addingham and Skipton (Craven District). The A65 provides direct road access between Addingham and Skipton. The topography of the parcel is a gentle slope to the south and while there are no views into Skipton there are views into Keighley, creating a level of inter visibility. Development of the parcel may be possible without significant risk of merging; therefore, this forms a less essential gap between Addingham and Skipton.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by the A65 connecting Addingham to Skipton (in the neighbouring authority area of Craven District). The A65 and heavy tree planting provides an infrastructure boundary, but ribbon development towards Silsden would need to occur to reach this boundary. There are no instances of ribbon development along the A65 and therefore the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland, woodland, and a residential property.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 7.26% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Addingham"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the historic core due to post-WWII development and modern infrastructure.
Criteria 3: Green Belt has a role	Low

in supporting the views into and out of the historic core.	There are no views into the historic core due to dense vegetation in the line of sight.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	13
Parcel size	1.28 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Addingham"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Silsden"


<p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1c) No</p> <p>1d) Yes "Skipton"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Major</p> <p>The eastern (inner) boundary is formed by a road which is defensible. The northern, southern and western (outer) boundaries formed by a road and the A65 which are also defensible. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms part of a land gap between Addingham and Silsden and Addingham and Skipton in the neighbouring authority of the Craven District. The A65 provides direct road access between Addingham and Skipton. The topography of the parcel is flat with a slight slope to the north and there are no views from the parcel due to dense vegetation, creating a sense of containment. Development of the parcel may be possible without significant risk of merging towns; therefore, this forms a less essential gap between Addingham and Silsden, and Addingham and Skipton.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>This parcel is adjacent to the A65 connecting Addingham to Skipton (in the neighbouring authority area of Craven District). There are no instances of ribbon development along the A65. However, the ribbon development does not extend beyond the existing built form of Addingham to the west and the A65 provide an infrastructure boundary to stop ribbon development occurring further than the existing western extend of Addingham.</p> <p>There is therefore No Contribution against this criterion as the Green Belt parcel has no role in resisting ribbon development.</p>
<p>Overall for Purpose 2</p>	<p>Low</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of grassland and a residential property.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Major</p> <p>The parcel comprises of 24.03% built form including the road which forms the parcel boundary. Within the parcel there is 0.00% built form, therefore the Green Belt makes a major contribution.</p>
<p>Overall for Purpose 3</p>	<p>Major</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or in close proximity to a defined</p>	<p>Yes</p>

Historic Town?	"Addingham"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core due to post-WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel due to dense vegetation in the line of sight.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	14	Parcel size	1.84 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			


Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Addingham"</p> <p>1b) Yes "Silsden"</p> <p>1c) No</p> <p>1d) Yes "Skipton"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The eastern (inner) boundary is formed by a broken tree line which is less defensible. The northern, southern and western (outer) boundaries are formed by a road and contiguous treeline which is a mixture of defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms part of a land gap between Addingham and Silsden and Addingham and Skipton in the neighbouring authority of the Craven District. The A65 provides direct road access between Addingham and Skipton. The topography of the parcel is flat and there are no views out of the parcel due to dense vegetation, creating a sense of containment. Development of the parcel may be possible without significant risk of merging; therefore, this forms a less essential gap between Addingham and Silsden, and Addingham and Skipton.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>This parcel is adjacent to the A65 connecting Addingham to Skipton (in the neighbouring authority area of Craven District). There are no instances of ribbon development along the A65. However, the ribbon development does not extend beyond the existing built form of Addingham to the west and the A65 provide an infrastructure boundary to stop ribbon development occurring further than the existing western extend of Addingham.</p> <p>There is therefore No Contribution against this criterion as the Green Belt parcel has no role in resisting ribbon development.</p>
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of grassland and residential properties.</p>

Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 12.39% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Addingham"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post-WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel due to dense vegetation.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	15	Parcel size	193.20 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel			


prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Addingham"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) Yes "Skipton"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The eastern (inner) boundary is formed by the A65 which is a defensible boundary. The northern, southern and western (outer) boundaries are formed by a road and an unmade road which is a mixture of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms part of a land gap between Addingham and Skipton in the neighbouring authority of the Craven District. The A65 provides direct road access between the towns. The topography of the parcel is undulating and there are no views into any towns. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major This parcel is adjacent to the A65 connecting Addingham to Skipton (in the neighbouring authority area of Craven District). There are no instances of ribbon development along the A65 and therefore the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the	Major

essential open countryside character?	The parcel comprises of countryside uses in the form of farm buildings, farmland and grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 1.92% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Addingham"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post-WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel due to undulating topography obstructing the line of sight.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	16	Parcel size	30.57 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon"		


	The parcel is connected to Bradford City on its western boundary.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The western boundary is formed by a road, a tree line and Leeds Liverpool Canal providing a defensible and less defensible boundary. Therefore, the parcel makes a moderate contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town? Criteria 1b: is the parcel located in a gap between two defined towns? Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1a) Yes "Bradford City" 1b) No 1c) Yes "Esholt" 1d) Yes "Rawdon"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The western (inner) boundary is formed by a road, a tree line and Leeds Liverpool Canal providing a defensible and less defensible boundary. The northern, eastern, southern, and a section of the western (outer) boundaries are formed by Leeds Liverpool Canal, a railway line, the River Aire and a road providing defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Bradford City and Rawdon (neighbouring district). Apperley Road provides direct road access between the towns. The topography of the parcel is a slope to the east where it plateaus. There is no inter visibility between the towns but there is limited long line views into Bradford. The parcel forms a largely essential gap between Bradford City and Rawdon where limited development may be possible in the gap between Bradford City and Rawdon without significant risk of towns merging. The parcel also forms a land gap between Bradford City and the washed

	over settlement of Esholt. It is noted that if the parcel was to be developed this would result in a small section of Green Belt remaining between Bradford City and Esholt (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by Apperley Road connecting the City of Bradford to Rawdon (in the neighbouring authority area of Leeds District). There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of rural and non-rural in the form of grassland, a tea room and residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 8.38% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core of Bradford City (Leeds Liverpool Canal) is adjacent to the parcel on the western boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are unspoilt views into the historic core of Bradford from the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	17
Parcel size	50.24 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	<p>Yes</p> <p>"Bradford City, Shipley, and Lower Baildon"</p> <p>The parcel is connected to Bradford City on its southern and a section of its western boundary.</p>
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	<p>Moderate</p> <p>The southern and a section of the western (inner) boundary is formed by existing development and garden boundaries, dense tree lines and the railway line providing boundaries which are defensible, less defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.</p>
Criteria 3: Connection to large built up area?	<p>Major</p> <p>The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.</p>
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford City"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) Yes "Esholt"
Criteria 1d: is the parcel located in a gap between a defined town	


and a town within a neighbouring authority?	1d) Yes "Guiseley"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The southern and a section of the western (inner) boundary is formed by existing development and garden boundaries, dense tree lines and the railway line providing boundaries which are defensible, less defensible and lacking in durability. The western, northern, and eastern (outer) boundaries are formed by Leeds Liverpool Canal, pylons and a road providing a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Bradford City and Guiseley (neighbouring district of Leeds). There is no direct road access between the towns from the parcel. The topography of the parcel is a steep slope down to the west however there is no inter visibility between the towns due to dense vegetation. The parcel forms a largely essential gap between Bradford City and Guiseley where limited development may be possible in the gap between Bradford City and Guiseley without significant risk of towns merging The parcel also forms a land gap between Bradford City and the washed over settlement of Esholt. It is noted that if the parcel was to be developed this would result in a small section of Green Belt remaining between Bradford City and Esholt (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of a countryside use and non-rural land uses in the form of dense woodland, grassland, roads and residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.29% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place	Major The historic core of Bradford City (Leeds Liverpool Canal) is adjacent to

within the Borough.	the parcel on the western boundary. The Leeds Liverpool Canal conservation area is also located within the parcel.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are unspoilt views into the historic core of Bradford from the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	18	Parcel size	28.87 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City along its southern and western boundaries.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The southern and western boundaries are formed by a broken tree line, track and stone wall providing less defensible and lacking in durability boundaries. Therefore, the parcel makes a low contribution to this criterion.		
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Bradford City on two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.		


Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Bradford City"</p> <p>1b) No</p> <p>1c) Yes "Esholt"</p> <p>1d) Yes "Rawdon"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The southern and western (inner) boundaries are formed by a broken tree line, track and stone wall providing boundaries which are less defensible and lacking in durability. The northern and eastern (outer) boundaries are formed by the Leeds Liverpool canal, a track, tree line and railway line providing a mix of defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms a land gap between Bradford City and Rawdon (neighbouring district of Leeds). There is no direct road access from the parcel. The topography of the parcel is flat with a gentle slope to the east. There is no inter visibility between the towns but there are long line views into Rawdon. The parcel forms a largely essential gap between Bradford City and Rawdon where limited development may be possible in the gap between Bradford City and Rawdon without significant risk of towns merging.</p> <p>The parcel also forms a land gap between Bradford City and the washed over settlement of Esholt. It is noted that if the parcel was to be developed this would result in a small section of Green Belt remaining between Bradford City and Esholt (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Major</p> <p>The parcel comprises of a countryside use in the form of farm buildings and farmland.</p>

Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 2.91% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core of Bradford City (Leeds Liverpool Canal) is adjacent to the parcel on the eastern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are unspoilt views into the historic core of Bradford from the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	19	Parcel size	29.24 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Lower Baildon on its south western boundary.		


Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Major The south western boundary is formed by the A6038 providing a defensible boundary. Therefore, the parcel makes a major contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Lower Baildon along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town? Criteria 1b: is the parcel located in a gap between two defined towns? Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1a) Yes "Lower Baildon (Bradford)" 1b) No 1c) Yes "Esholt" 1d) Yes "Guiseley"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The south western (inner) boundary is formed by the A6038 road providing a defensible boundary. The southern, eastern and northern (outer) boundaries are formed by roads and a footpath providing a mix of defensible and less defensible boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Lower Baildon (Bradford) and Guiseley. The A6038 provides direct road access between the towns. The topography of the parcel is flat and there is no inter visibility between the towns due to surrounding topography. The parcel forms a largely essential gap between Lower Baildon (Bradford) and Guiseley where limited development may be possible in the gap between Lower Baildon (Bradford) and Guiseley without significant risk of towns merging. The parcel also forms a land gap between Bradford City and the washed over settlement of Esholt. It is noted that if the parcel was to be developed this would result in the merging of Bradford City with Esholt (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to	Moderate

ribbon development?	This parcel boundary is formed by the A6038 connecting Baildon to Guiseley (in the neighbouring authority area of Leeds District). There are some instances of ribbon development along this road that postdate the Green Belt designation and therefore the Green Belt has resisted ribbon development in part.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland, residential properties, motor trade businesses and an event venue.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 7.93% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core of Bradford is separated from the parcel by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	20	Parcel size	44.61 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?		Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on its south western boundary.	
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?		Moderate The south western boundary is formed by a tree line and the River Aire providing a defensible and less defensible boundary. Therefore, the parcel makes a moderate contribution to this criterion.	
Criteria 3: Connection to large built up area?		Major The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.	
Overall for Purpose 1		Major	
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?		1a) Yes "Bradford City"	
Criteria 1b: is the parcel located in a gap between two defined towns?		1b) No	
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?		1c) Yes "Esholt"	
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?		1d) Yes "Guiseley"	


Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The south western (inner) boundary is formed by the River Aire and contiguous tree line providing a defensible and less defensible boundary. The northern, western and southern (outer) boundaries are formed by the River Aire, Leeds Liverpool Canal and a track providing a mix of defensible and less defensible boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Bradford City and Guiseley. There is no direct road access between the towns from the parcel. The topography of the parcel is flat. There is no inter visibility between the towns due to surrounding topography. The parcel forms a perceived and visual separation between the towns. The parcel forms a largely essential gap between Bradford City and Guiseley where limited development may be possible in the gap between Bradford City and Guiseley without significant risk of towns merging. The parcel also forms a land gap between Bradford City and the washed over settlement of Esholt. It is noted that if the parcel was to be developed this would result in the merging of Bradford City with Esholt (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland and a sewage treatment works.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 21.20% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core of Bradford City (Leeds Liverpool Canal) is adjacent to the parcel on the south eastern boundary.
Criteria 3: Green Belt has a role in supporting the views into and	Moderate

out of the historic core.	There are moderate views into the historic core.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	21	Parcel size	14.54 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Shipley on its eastern boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The eastern boundary is formed by a stone wall and hedgerow which is lacking in durability. Therefore, the parcel makes a low contribution to this criterion.		
Criteria 3: Connection to large built up area?	Major The parcel is connected to Shipley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.		
Overall for Purpose 1	Moderate		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Shipley"		


<p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1b) Yes "Cottingley"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The eastern (inner) boundary is formed by stone walls, hedgerow, and dense tree lines which is lacking in durability. The western and southern (outer) boundaries are formed by the A650 and Bradford Road, stone walls and contiguous woodland which is a mixture of defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms part of a gap between Shipley and Cottingley. Bradford Road provides direct access between the defined towns. The topography of the parcel is a gentle slope to the north and there are limited views into Baildon and Shipley. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by Bradford Road connecting Shipley to Cottingley. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.</p>
<p>Overall for Purpose 2</p>	<p>Major</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of a hotel and farmland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Low</p> <p>The parcel comprises of 14.51% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or in close proximity to a defined</p>	<p>Yes</p>

Historic Town?	"Shipley (and Saltaire)"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are limited views into the historic core from the parcel due to surrounding woodland and topography.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	22	Parcel size	32.44 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		


Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Baildon"</p> <p>1b) No</p> <p>1c) No</p> <p>1d) Yes "Guiseley"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The southern and eastern (inner) boundaries are formed by existing development and garden boundaries, a cricket club, hedges and footpaths providing boundaries which are less defensible and lacking in durability. The northern and western (outer) boundaries are formed by a road, tree lines and footpaths providing a mix of defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms a land gap between Baildon and Guiseley (Leeds District). There is no direct road access between the towns from the parcel. The topography of the parcel is a steep slope to the north providing some inter visibility between the towns. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
<p>Overall for Purpose 2</p>	<p>Low</p>
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of farmland, a school and residential properties.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Low</p> <p>The parcel comprises of 6.45% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>

Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Baildon"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Moderate The parcel is separated from the historic core of Baildon by pre-WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views from the parcel to the historic core due to the topography of the parcel.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	23	Parcel size	241.40 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			


Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Baildon"</p> <p>1b) Yes "Bingley"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The southern and eastern (inner) boundaries are formed of a road and existing residential development including garden boundaries providing a mix of boundaries which are defensible and lacking in durability. The northern and western (outer) boundaries are formed by road which is defensible. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms a land gap between Baildon and Bingley. There is direct road access between Baildon and Bingley along Bingley Road. The topography of the parcel is raised in the middle with steep slopes down towards the eastern, southern and western boundaries. There is inter visibility between Baildon and Bingley. There is a perception and visual separation of leaving Baildon and entering Bingley due to the Green Belt designation between the towns. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by Bingley Road connecting Baildon to Eldwick (Bingley). There are no instances of ribbon development along this road and therefore the Green Belt has resisted ribbon development towards a neighbouring town.</p>
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of farmland, two holiday caravan parks and a golf course.</p>

Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 1.90% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Baildon"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core is adjacent to the parcel.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are views into the historic core from the parcel. Built form has a moderate impact on views and is a detractor.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	24	Parcel size	48.42 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		


Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Baildon"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	No Contribution The parcel does not form a land gap between an identified neighbouring town. The parcel is contained within the built form on all sides.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	No Contribution The parcel does not form a land gap between an identified neighbouring town. The parcel is contained within the built form on all sides.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	No Contribution
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the	Moderate

essential open countryside character?	The parcel comprises of countryside and non-rural uses in the form of woodland, two schools, allotments and residential development.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 12.16% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Baildon" "Shipley (Saltaire)"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is within the historic cores of Baildon (Baildon and Baildon Green) and Shipley (Saltaire).
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views into the historic cores due to visual detractors.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	25	Parcel size	133.52 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bingley"		


	The parcel is connected to Bingley on its western and northern boundaries.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The western and northern boundaries are formed by roads and existing residential development providing a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Bingley along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bingley", "Baildon"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Bingley", "Baildon"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The western and northern (inner) boundaries, connected to Bingley, are formed of roads and existing residential development which form defensible boundaries and a boundary which is lacking in durability. The eastern (inner) boundary, connected to Baildon, is formed by a road which is a defensible boundary. The eastern (outer) boundary is formed of a road and a beck which is a mix of defensible and less defensible boundaries. The southern (outer) boundary is formed of a canal, woodland, a tree line, the River Aire and existing development which is a mix of defensible and less defensible boundaries and a boundary which is lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.

Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel comprises of the land gap between Baildon and Bingley. There is no direct road access between the towns from the parcel. The topography of the parcel is flat with a steep decline along the eastern boundary. There is inter visibility between Baildon and Bingley, with views into Shipley. There is a perception and visual separation of leaving Bingley and entering Baildon because of Green Belt designation between the towns. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. Sheriff Lane does not provide road link through to Saltaire. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of woodland and residential development.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.46% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Bingley" "Baildon"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core of Bingley (Leeds Liverpool Canal) is within the parcel to the south. The parcel is separated from the historic core of Baildon by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views into the historic core of Bingley (Leeds Liverpool Canal) from the parcel. There are no views into the historic core of Baildon from the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	26
Parcel size	46.48 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	<p>Yes</p> <p>"Bradford City, Shipley, and Lower Baildon"</p> <p>The parcel is connected to Shipley on its eastern boundary.</p>
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	<p>Moderate</p> <p>The eastern boundary is formed by made road, contiguous woodland, hedgerows, and development with weak boundaries providing a mix of defensible, less defensible and lacking in durability boundary. Therefore, the parcel makes a moderate contribution to this criterion.</p>
Criteria 3: Connection to large built up area?	<p>Major</p> <p>The parcel is connected to Shipley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.</p>
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Cottingley" "Shipley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Cottingley" "Shipley"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located	


in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The eastern and western (inner) parcel boundaries, connected to Shipley and Cottingley, are formed by made roads, contiguous woodland, hedgerow and fencing which is a mixture of boundaries which are defensible, less defensible and lacking in durability. The northern and southern (outer) boundaries are formed by made roads which are defensible. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Shipley and Cottingley. Bradford Road and the B6269 provide direct road access between the towns. The topography of the parcel is a gentle slope to the north east where it then plateaus. There are views into Cottingley from the east of the parcel, creating a level of inter visibility. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Moderate The parcel boundaries are formed by the A650 and the B6269 which connect Bingley and Cottingley to Saltaire / Shipley. There are some instances of ribbon development along this road that postdate the Green Belt designation and therefore the Green Belt has resisted ribbon development in part.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, outdoor recreation, a school and residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 16.61% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Shipley (and Saltaire)"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role	Low

in supporting the views into and out of the historic core.	There are no views into the historic core from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	27	Parcel size	50.31 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	<p>Yes</p> <p>"Bradford City, Shipley, and Lower Baildon"</p> <p>The parcel is connected to Shipley on its north eastern boundary.</p>		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	<p>Major</p> <p>The north eastern boundary is formed by made road which is defensible. Therefore, the parcel makes a major contribution to this criterion.</p>		
Criteria 3: Connection to large built up area?	<p>Major</p> <p>The parcel is connected to Shipley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.</p>		
Overall for Purpose 1	Major		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	<p>1a) Yes</p> <p>"Cottingley" "Shipley"</p>		


<p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1b) Yes "Cottingley" "Shipley" "Bradford"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Major</p> <p>The north eastern (inner) boundary, connected to Shipley, is formed by made road which is defensible. The north western (inner) boundary, connected to Cottingley, is formed by a road which is a defensible boundary. The eastern, northern, western and southern (outer) boundaries are formed by made road which is defensible. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms a gap between Shipley and Cottingley, and Shipley/Cottingley and Bradford. The B6269 provides direct road access between the towns. The topography of the parcel is flat to the east with a gentle slope to the west. There are views into Cottingley from the east of the parcel creating a level of inter visibility. The parcel forms an essential gap between the three towns as development would significantly reduce the perceived or actual distance between towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Moderate</p> <p>The parcel boundary is formed by the B6269 and B6146 connecting Cottingley to Bradford City and Shipley. There are some instances of ribbon development along the B6146 road that postdate the Green Belt designation (Cottingley Primary School) and therefore the Green Belt has resisted ribbon development in part.</p>
<p>Overall for Purpose 2</p>	<p>Major</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of residential properties, farmland and a school.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Low</p> <p>The parcel comprises of 7.24% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>

Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Shipley (and Saltaire)"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	28	Parcel size	41.80 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on its southern and western boundaries.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The southern and western boundaries are formed by a road, fencing, hedgerows and broken tree lines providing boundaries which are defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.		
Criteria 3: Connection to large	Moderate		


built up area?	The parcel is connected to Bradford City along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Bradford"</p> <p>1b) Yes "Cottingley" "Shipley"</p> <p>1c) No</p> <p>1d) No</p>
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	<p>Low</p> <p>The southern and western boundaries (inner) are formed by a road, fencing, hedgerows and broken tree lines providing defensible and lacking in durability boundaries. The northern and eastern (outer) boundaries are formed by a made road providing a defensible boundary. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	<p>Low</p> <p>The parcel forms part of a land gap between Bradford and Cottingley, and Bradford and Shipley. The B6269 provides direct road access between the towns. The topography of the parcel is a gentle slope to the south west and there are no views out of the parcel due to dense vegetation. Development of the parcel may be possible without significant risk of merging between the towns, therefore this is a less essential gap.</p>
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	<p>Moderate</p> <p>The parcel boundary is formed by the B6269 connecting Shipley and Cottingley to Bradford City. There are some instances of ribbon development along this road that postdate the Green Belt designation and therefore the Green Belt has resisted ribbon development in part.</p>
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of agricultural uses, residential properties, outdoor recreation (golf centre) and woodland.</p>
Criteria 2: To what extent does	Moderate

the Green Belt parcel safeguard the countryside from encroachment?	The parcel comprises of 4.17% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into any historic towns due to dense vegetation.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	29	Parcel size	86.76 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Shipley on its northern boundary and Bradford City on its eastern boundary.		
Criteria 2: Does the parcel prevent the outward, irregular	Moderate		

spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	The northern and eastern boundaries are formed by a road, contiguous woodland, hedgerows, and fencing providing a mixture of boundaries which are defensible, less defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Shipley and Bradford City along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford" "Shipley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Bradford" "Shipley"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The northern and eastern (inner) boundaries are formed by a road, contiguous woodland, fencing and hedgerows which is a mixture of boundaries which are defensible, less defensible and lacking in durability. The western and southern (outer) boundaries are formed by contiguous woodland, unmade road, hedgerow and stone wall which is a mixture of boundaries which are less defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms part of a land gap between Bradford and Shipley. Bradford Road provides direct road access between the towns from the parcel. The topography of the parcel is a gentle slope to the east with a steeper slope towards the south that forms into a valley for the Northcliffe Dyke. There are some views into Bradford from the east of the parcel. The parcel forms an essential gap between the towns as development would significantly reduce the distance between the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Moderate The parcel boundary is formed by Bradford Road connecting Shipley to Bradford City. There are some instances of ribbon development along this road that postdate the Green Belt designation and therefore the

	Green Belt has resisted ribbon development in part.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of agricultural uses, residential properties, outdoor recreation and woodland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 4.03% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford" "Shipley (Saltaire)"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core of Bradford City and Shipley (Saltaire) is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are some views into the historic core of Bradford City from the east of the parcel. There are no views into the historic core of Shipley (Saltaire) from the parcel.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	30	Parcel size	14.55 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes	"Bradford City, Shipley, and Lower Baildon" The parcel is connected to Shipley on its northern boundary.	
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low	The northern boundary is formed by development with weak boundaries, a stone wall, fencing and hedgerow which is lacking in durability. Therefore, the parcel makes a low contribution to this criterion.	
Criteria 3: Connection to large built up area?	Major	The parcel is connected to Shipley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.	
Overall for Purpose 1	Moderate		
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Shipley"		
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "City of Bradford"		
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No		
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No		
Criteria 2: To what extent would	Low		

development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	The northern (inner) parcel boundary is formed by contiguous woodland, stone wall, fencing and hedgerow which is a mixture of boundaries which are less defensible and lacking in durability. The southern, western and eastern (outer) boundaries are formed by a road which is defensible. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms part of a land gap between Shipley and the City of Bradford. High Bank Lane provides direct road access between Shipley and the City of Bradford. The topography of the parcel is flat at the south of the parcel which then slopes steeply towards the north. There are views from the southern boundary of the parcel into Shipley (Saltaire). Development of the parcel may be possible without significant risk of merging; therefore, this is a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by High Bank Lane connecting Shipley to Bradford City. There are no instances of ribbon development along this road and therefore the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of agricultural uses, residential properties and woodland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 4.56% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Shipley (and Saltaire)"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core from the south of the parcel.
Overall for Purpose 4	Moderate

Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate


Parcel Information			
Parcel ID	31	Parcel size	30.38 ha



Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on its southern and eastern boundaries.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The southern and eastern boundaries are formed by contiguous woodland, hedgerows, and development with weak boundaries providing a mix of less defensible boundaries and boundaries lacking in durability. Therefore, the parcel makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Bradford City along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford"
Criteria 1b: is the parcel located in a gap between two defined	1b) Yes "Shipley"


towns? Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1c) No 1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The southern and eastern boundaries (inner) are formed by contiguous woodland, hedgerows, and development providing a mix of boundaries which are less defensible and lacking in durability. The north western (outer) boundary is formed by contiguous woodland which is a less defensible boundary. Therefore, the parcel makes a low contribution to this criterion as both the inner and outer boundaries are not defensible.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms part of a land gap between Bradford and Shipley. There is no direct road access between the towns from the parcel. The topography of the parcel is a gentle slope to the north west. There are no views into the towns from the parcel. Development of the parcel may be possible without significant risk of merging; therefore, this is a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of a school, woodland and allotments.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 1.87% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core of Eaton Estates in the City of Bradford is adjacent to the parcel and is connected on the south eastern boundary.

Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the City of Bradford historic core due to dense woodland within the parcel.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	32	Parcel size	48.17 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on the northern and eastern boundaries.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The northern and eastern boundaries are formed by hedgerow, contiguous woodland, fencing and development with weak boundaries providing a mix of less defensible and lacking in durability boundaries. Therefore, the parcel makes a low contribution to this criterion.		
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Bradford City along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.		
Overall for Purpose 1	Moderate		


Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Bradford"</p> <p>1b) No</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>No Contribution</p> <p>The parcel does not form a land gap between an identified neighbouring town. The parcel is contained within the built form on all sides.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>No Contribution</p> <p>The parcel does not form a land gap between any identified towns. It is noted that the parcel is located between two areas of Bradford City, however they are not identified as neighbouring towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
<p>Overall for Purpose 2</p>	<p>No Contribution</p>
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of farmland and a golf course.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Moderate</p> <p>The parcel comprises of 5.81% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>
Purpose 4	Preserving the setting and special character of historic towns
<p>Criteria 1: Is the parcel attached or in close proximity to a defined</p>	<p>Yes</p>

Historic Town?	"City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	33	Parcel size	261.46 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		


Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Baildon"</p> <p>1b) No</p> <p>1c) No</p> <p>1d) Yes "Guiseley"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Moderate</p> <p>The southern (inner) boundary is formed by a railway line and a tree line providing a mix of defensible and less defensible boundaries. The northern, eastern, and western (outer) boundaries are formed by a railway line, roads, a tree line and Gill beck providing a mix of defensible and less defensible boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms a land gap between Baildon and Guiseley (neighbouring district). The A6308 provides direct road access between the towns. The topography of the parcel is a steep slope to the south providing inter visibility between the towns. There are long line views into Bradford City. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by the A6038, Hawksworth Lane, Hollins Hill and Mill Lane, which connect Guiseley (in Leeds District) and Baildon.</p> <p>There are some instances of ribbon development along these roads, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.</p>
<p>Overall for Purpose 2</p>	<p>Major</p>
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of residential properties, a school and a golf and country club.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Moderate</p> <p>The parcel comprises of 3.61% built form.</p>

Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Baildon"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core of Baildon by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views into the historic core of Baildon. It is noted there are also views into Bradford City historic core, with clear views to Lister Mill.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	34	Parcel size	10.68 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge			


of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Baildon"</p> <p>1b) No</p> <p>1c) No</p> <p>1d) Yes "Guiseley"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The south western (inner) boundary is formed by a track, footpath and broken tree line providing a mix of boundaries which are less defensible and lacking in durability. The northern, eastern and southern (outer) boundaries are formed by roads and a railway line providing defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms a land gap between Baildon and Guiseley. The A6308 provides direct road access between the towns. The topography of the parcel is a gentle slope down to the south west and plateaus to the east. There is no inter visibility between the towns. Development of the parcel may be possible without significant risk of merging; therefore, this is a less essential gap.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by the A6038 connecting Baildon to Guiseley (Leeds District). There are no instances of ribbon development along this road and therefore the Green Belt has resisted ribbon development towards a neighbouring town.</p>
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Major</p> <p>The parcel comprises of countryside uses in the form of farm outbuildings and grassland.</p>

Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 7.02% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Baildon"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core of Baildon by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel due to the scale of separation and surrounding topography.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	35	Parcel size	0.29 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area			


and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Baildon"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	No Contribution
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of countryside uses in the form of open grassland and a defined footpath.

Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 20.19% built form including the road which forms the parcel boundary. Within the parcel there is 0.00% built form, therefore the Green Belt makes a major contribution.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Baildon"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is within Baildon (Baildon Green) historic core.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are expansive views into Baildon Green historic core from the parcel. Trees and limited built form are detractors which have a limited impact.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	36	Parcel size	4.43 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area			

and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Baildon"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	No Contribution
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of open grassland, a public house and residential development.

Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 10.41% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Baildon"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is entirely contained within Baildon (Baildon Green) historic core.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are sweeping and expansive views across Baildon Green historic core from the parcel. Trees and residential development are a limited detractor.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	37	Parcel size	2.73 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		


Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Baildon"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	No Contribution
Purpose 3	To assist in safeguarding the countryside from encroachment

Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of a countryside use in the form of grassland with footpaths and a dense treeline.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 7.51% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Baildon"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to Baildon (Baildon Green) historic core.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are sweeping and expansive views into Baildon Green historic core from the parcel. Trees are a limited detractor.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	38	Parcel size	8.15 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		

Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Baildon"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	No Contribution


Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Low The parcel comprises of non-rural land uses in the form of a school with playing fields.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 16.91% built form.
Overall for Purpose 3	Low
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Baildon"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core of Baildon is separated from the parcel by post WWI development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into Baildon historic core. It is noted there are some views into the historic core of Shipley (Saltaire) from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	39	Parcel size	17.57 ha
			
Five Green Belt Purposes			

Purpose 1	To check the unrestricted sprawl of large built up areas.
<p>Criteria 1: Is the parcel on the edge of one or more, large built up areas?</p>	<p>Yes</p> <p>"Bradford City, Shipley, and Lower Baildon"</p> <p>The parcel is connected to Lower Baildon on its southern and western boundaries.</p>
<p>Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?</p>	<p>Moderate</p> <p>The southern and western boundaries are formed by the A6038 and a track providing a mix of defensible and less defensible boundaries. Therefore, the parcel makes a moderate contribution to this criterion.</p>
<p>Criteria 3: Connection to large built up area?</p>	<p>Moderate</p> <p>The parcel is connected to Lower Baildon along two boundaries where development of the parcel may result in un-restricted sprawl into the Green Belt.</p>
<p>Overall for Purpose 1</p>	<p>Moderate</p>
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Bradford City"</p> <p>1b) No</p> <p>1c) Yes "Esholt"</p> <p>1d) Yes "Guiseley"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The southern and western (inner) boundaries are formed by the A6038 and a track providing a mix of defensible and less defensible boundaries. The northern and eastern (outer) boundaries are formed by a road and the River Aire providing defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>

Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Lower Baildon and Guiseley (Leeds District). The A6038 provides direct road access between the towns. The topography of the parcel is flat with no inter visibility between the towns. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging. The parcel also forms a land gap between Lower Baildon and the washed over settlement of Esholt. It is noted that if the parcel was to be developed this would result in a small section of Green Belt remaining between Lower Baildon and Esholt (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by the A6038 connecting Lower Baildon to Guiseley (in the neighbouring authority area of Leeds District). There are no instances of ribbon development along the A6038 in this parcel and therefore the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farm buildings and a gypsy and traveller site.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 6.44% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core of Bradford City is separated from the parcel by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core due to the scale of separation.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land

Criteria 1: Green Belt parcel assists in urban regeneration	Moderate
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Parcel Information	
Parcel ID	40
Parcel size	63.62 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Baildon"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) Yes "Guiseley"

Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The south eastern (inner) boundary is formed by a railway line, tree lines, and existing development, providing a mix of boundaries which are defensible and lacking in durability. The northern, western and southern (outer) boundaries are formed by Gill Beck, a road, broken tree lines and track, providing a mix of boundaries which are defensible, less defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Baildon and Guiseley (Leeds District). The topography of the parcel is a gentle slope to the south. There is no inter visibility between the towns due to surrounding topography however there are long line views into Guiseley. The parcel forms a perceived and visual separation between the towns. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farm land and outdoor recreation.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 1.44% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Baildon"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core of Baildon by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core from the parcel.

Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information


Parcel ID	41	Parcel size	17.71 ha
			

Five Green Belt Purposes

Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bingley" The parcel is connected to Bingley on its western boundary.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The western boundary is formed by Loadpit Beck and existing residential development providing a boundary which is less defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bingley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bingley"


<p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1b) Yes "Baildon"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The western boundary (inner) is formed by Loadpit Beck and existing residential development providing a boundary which is less defensible and lacking in durability. The northern (outer) boundary is formed of a road which is a defensible boundary. The eastern and southern (outer) boundaries are formed of contiguous treelines which are less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms a land gap between Bingley and Baildon. There is direct road access between Baildon and Bingley along Spring Lane (Bingley Road). The topography of the parcel is flat with a slope down towards the southern boundary. There are views into Shipley, Baildon and Bingley. There is inter visibility between Bingley and Baildon though this is limited by treelines. The parcel is therefore considered to form a less essential gap between the towns as development is unlikely to cause the merging between towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by Spring Lane connecting Eldwick (Bingley) to Baildon. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.</p>
<p>Overall for Purpose 2</p>	<p>Low</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Major</p> <p>The parcel comprises of countryside uses in the form of farm buildings, farmland, grassland and woodland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Major</p> <p>The parcel comprises of 2.52% built form.</p>
<p>Overall for Purpose 3</p>	<p>Major</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>

Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Bingley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to Eldwick conservation area within Bingley on its northern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are views into the historic core from the parcel including key historic elements, with treelines detracting from the views.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	42	Parcel size	77.16 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bingley" The parcel is connected to Bingley along its southern boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Major The southern boundary is formed of a road which is a defensible boundary. Therefore, the parcel makes a major contribution to this criterion.		
Criteria 3: Connection to large built up area?	Major		


	The parcel is connected to Bingley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Bingley"</p> <p>1b) Yes "Ilkley" "Menston" "Baildon"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Major</p> <p>The southern (inner) boundary is formed of a road which is a defensible boundary. The remaining southern, western and northern (outer) boundaries are formed of roads which are defensible boundaries. The eastern (outer) boundary is formed of a private road, field boundaries, existing development and a beck providing a mix of defensible and less defensible and lacking in durability boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms a land gap between Bingley and the following towns: Ilkley, Menston, and Baildon. There is direct road access between Bingley and Baildon along Spring Lane (Bingley Road). Otley Road provides direct road access between Bingley and Menston. The topography of the parcel is gently undulating with a small slope towards the south west corner. There are views into Bingley and Baildon from the parcel. The parcel forms a less essential gap between the towns as development of the parcel is unlikely to cause the merging between towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by Otley Road connecting Eldwick (Bingley) to Menston, and Spring Lane connecting Bingley and Baildon. There are some instances of ribbon development along the roads, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.</p>
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the</p>	Moderate

essential open countryside character?	The parcel comprises of countryside and non-rural uses in the form of grassland, farm buildings, farmland and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.60% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Bingley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to Eldwick conservation area within Bingley on its southern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are sweeping and expansive views from the parcel into the historic core. Trees are a limited detractor.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	43	Parcel size	24.66 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bingley"		


	The parcel is connected to Bingley along its southern boundary.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The southern boundary is formed of existing residential development which is a boundary lacking in durability. Therefore, the parcel makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bingley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town? Criteria 1b: is the parcel located in a gap between two defined towns? Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1a) Yes "Bingley" 1b) Yes "East Morton" 1c) Yes "Micklethwaite" 1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The southern (inner) boundary is formed of existing residential development which is a boundary lacking in durability. The western and eastern (outer) boundaries are formed by roads which are defensible boundaries. The northern (outer) boundary is formed of a track which is a less defensible boundary. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Bingley and East Morton towns. The washed over settlement of Micklethwaite is between them, where a gap still remains between Micklethwaite and Bingley. There is direct road access between the towns along Heights Lane. The topography of the parcel is gently undulating. There is no inter visibility between Bingley and East Morton due to the topography and dense vegetation. Development of the parcel may be possible without significant risk of merging; therefore, this forms a less essential gap between the towns.
Criteria 4: Is the Green Belt	Major

parcel potentially susceptible to ribbon development?	The parcel boundary is formed by Heights Lane connecting Eldwick (Bingley) to East Morton. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of countryside uses in the form of farmland and grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 0.31% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Bingley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to Eldwick conservation area within Bingley on its eastern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are extensive views into the historic core from the parcel. Trees form a limited detractor.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	44
Parcel size	43.71 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bingley" The parcel is connected to Bingley on its western and southern boundaries.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The western boundary is formed by existing residential development with irregular boundaries which is lacking in durability. The southern boundary is formed of woodland and existing residential development providing a less defensible and lacking in durability boundary. Therefore, the parcel makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Bingley along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bingley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "East Morton"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) Yes "Micklethwaite"
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No


Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The western (inner) boundary is formed of existing residential development which is a boundary lacking in durability. The southern (inner) boundary is formed of woodland and existing residential development which is a mix of boundaries which are less defensible and lacking in durability. The northern and western (outer) boundaries are formed of roads which are defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Bingley and East Morton towns. The washed over settlement of Micklethwaite is between them, where a gap still remains between Micklethwaite and Bingley. There is direct road access between Bingley and East Morton along Heights Lane. The topography of the parcel is a gentle slope towards Bingley and the western boundary. There is no inter visibility between Bingley and East Morton. There are limited views into Bradford from the parcel. Development of the parcel may be possible without significant risk of merging; therefore, this forms a less essential gap between the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by Heights Lane connecting Eldwick (Bingley) to East Morton. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland, farmland, some residential properties, a scrapyard and small businesses.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 5.46% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Bingley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role	Low

in supporting the views into and out of the historic core.	There are no views to the historic core of the settlement from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	45	Parcel size	76.48 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?		Yes "Bingley" The parcel is connected to Bingley on the southern boundary.	
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?		Major The southern boundary is formed by made road which is defensible. Therefore, the parcel makes a major contribution to this criterion.	
Criteria 3: Connection to large built up area?		Major The parcel is connected to Bingley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.	
Overall for Purpose 1		Major	
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?		1a) Yes "Bingley"	


<p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1b) Yes "East Morton"</p> <p>1c) Yes "Micklethwaite"</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Major</p> <p>The southern (inner) boundary is formed by made road which is defensible. The northern, eastern and western (outer) boundaries are formed by made road, stone wall and contiguous tree lines which is a mixture of boundaries which are defensible, less defensible and lacking in durability. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms part of a land gap between Bingley and East Morton. Heights Lane provides direct road access between the towns. The topography is steeply sloping to the west and there are views into East Morton and Bingley creating a level of inter visibility. The parcel forms an essential gap between Bingley and East Morton.</p> <p>The parcel also forms a land gap between Bingley and the washed over settlement of Micklethwaite. It is noted that if the parcel was to be developed this would result in the merging of Bingley with Micklethwaite (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by Heights Lane connecting Eldwick (Bingley) to East Morton. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.</p>
<p>Overall for Purpose 2</p>	<p>Major</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of farmland, grassland and some residential properties.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Moderate</p> <p>The parcel comprises of 3.72% built form.</p>

Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Bingley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core of Micklethwaite in Bingley is adjacent to and within the parcel and is connected on the western boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core from the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	46	Parcel size	10.01 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bingley" The parcel is connected to Bingley on its northern and eastern boundaries.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable	Major The northern and eastern boundaries are formed by the River Aire which provides a defensible boundary. Therefore, the parcel makes a major contribution to this criterion.		


boundary?	
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Bingley along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bingley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Keighley"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The northern and eastern boundaries (inner) are formed by the River Aire providing defensible boundaries. The southern and western (outer) boundary is formed by contiguous woodland and a strongly defined footpath with stone wall which are less defensible. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms part of a land gap between Bingley and Keighley. There is no direct road access between the towns from the parcel. The topography of the parcel is a gentle slope to the west and there are no views in or out of the parcel due to dense vegetation. Development of the parcel may be possible without significant risk of merging; therefore, this is a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of countryside uses in the form of farm buildings and farmland.

Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 7.67% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Bingley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Moderate The historic core is separated from the parcel by natural boundaries
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel due to visual detractors.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	47	Parcel size	17.6 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bingley"		


	The parcel is connected to Bingley on a small section of its northern boundary.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Major The northern boundary is formed by a railway line and road providing a defensible boundary. Therefore, the parcel makes a major contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bingley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bingley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Cottingley" "Shipley"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The north western (inner) boundary is formed by made road and railway line which is defensible. The eastern, western and southern (outer) boundaries are formed by made road, railway track, contiguous woodland and the River Aire which are defensible. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms part of a land gap between Bingley and Shipley and Bingley and Cottingley. The A650 provides direct road access between the towns. The topography of the parcel is flat but raised on an embankment. There are views into Cottingley and Shipley from the centre of the parcel, creating a level of inter visibility. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by the A650 connecting Bingley to

	Shipley and Bingley to Cottingley. There are no instances of ribbon development along the A650 and therefore the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of a recycling plant, water treatment works and agricultural uses.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 34.98% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Bingley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core of Bingley is separated from the parcel by post-WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel due to surrounding woodland and topography.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	48
Parcel size	10.3 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bingley" The parcel is connected to Bingley on the northern and western boundaries.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The northern and western boundaries are formed by a railway line and development with weak boundaries providing a mix of defensible and lacking in durability boundaries. Therefore, the parcel makes a moderate contribution to this criterion.
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Bingley along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bingley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Cottingley"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring	1d) No


authority?	
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	<p>Low</p> <p>The northern and western boundaries (inner), connected to Bingley, are formed by a railway line and existing development providing a mix of defensible and lacking in durability boundaries. The southern boundary (inner), connected to Cottingley, is formed by a road providing a defensible boundary. The eastern (outer) is formed by a road providing a defensible boundary. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	<p>Major</p> <p>The parcel forms a land gap between Bingley and Cottingley. Bradford Road provides direct road access between the towns. The topography of the parcel is flat. There are views into the towns from the centre of the parcel creating a level of inter visibility. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.</p>
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	<p>Low</p> <p>The parcel boundary is formed by Bradford Road connecting Bingley to Cottingley. Ribbon development occurs within the parcel which postdates the Green Belt designation. Therefore, the Green Belt has permitted unrestricted ribbon development between neighbouring towns.</p>
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	<p>Low</p> <p>The parcel comprises of non-rural uses in the form of a school.</p>
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	<p>Low</p> <p>The parcel comprises of 59.55% built form.</p>
Overall for Purpose 3	Low
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	<p>Yes</p> <p>"Bingley"</p>
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	<p>Low</p> <p>The historic core is separated from the historic core by post WWI development and modern infrastructure.</p>
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	<p>Low</p> <p>There are no views into the historic core from the parcel.</p>
Overall for Purpose 4	Low

Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	49	Parcel size	9.45 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bingley" The parcel is connected to Bingley along its western boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Major The western boundary is formed of a road which is a defensible boundary. Therefore, the parcel makes a major contribution to this criterion.		
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bingley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.		
Overall for Purpose 1	Major		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bingley"		
Criteria 1b: is the parcel located in a gap between two defined	1b) Yes "Shipley"		


towns? Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1c) No 1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The western (inner) boundary is formed of a road which is a defensible boundary. The northern and eastern (outer) boundaries are formed of a canal and The River Aire which are defensible boundaries. The southern (outer) boundary is formed of a railway line which is a defensible boundary. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms the land gap between Bingley and Shipley. There is no direct road access between Bingley and Shipley. There is inter visibility between Bingley and Shipley however this is limited due to dense vegetation. Development would significantly perceptually and physically reduce the distance between the towns. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Low The parcel comprises of non-rural uses in the form of residential properties, and a water waste treatment works.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 42.99% built form.
Overall for Purpose 3	Low
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Bingley"

Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The Bingley historic core, Leeds Liverpool Canal, is within and adjacent to the parcel on its northern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are unspoilt views into the historic core from the parcel with trees being a limited detractor.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	50	Parcel size	45.41 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bingley" The parcel is connected to Bingley on the eastern boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The eastern boundary is formed by contiguous woodland and the River Aire providing a defensible and less defensible boundary. Therefore, the parcel makes a moderate contribution to this criterion.		
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bingley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.		


Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Bingley"</p> <p>1b) Yes "Keighley"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Moderate</p> <p>The eastern boundary (inner) is formed by contiguous woodland and the River Aire providing a defensible and less defensible boundary. The northern, western, and southern boundaries (outer) are formed by contiguous woodland providing less defensible boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms part of a land gap between Bingley and Keighley. There is no direct road access between the towns from the parcel. The topography of the parcel is a steep slope to the east and there are no views from the parcel due to dense vegetation, creating a sense of containment. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Major</p> <p>The parcel comprises of a countryside use in the form of dense woodland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Major</p> <p>The parcel comprises of 1.35% built form.</p>
Overall for Purpose 3	Major

Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Bingley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to Bingley historic core and is connected on the eastern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel due to dense vegetation.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	51	Parcel size	11.11 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bingley" The parcel is connected to Bingley on the northern boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Major The northern boundary is formed by a made road which is defensible. Therefore, the parcel makes a major contribution to this criterion.		


Criteria 3: Connection to large built up area?	Major The parcel is connected to Bingley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bingley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Harden"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The northern (inner) boundary is formed by made road which is defensible. The eastern, southern and western (outer) boundaries are formed by the River Aire and contiguous woodland providing a mixture of defensible and less defensible boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms part of a gap between Bingley and Harden. Harden Road provides direct road access between the towns. The topography of the parcel is a steep slope to the east and while there are no views into Harden, there are views into Bingley from the south of the parcel. Development of the parcel may be possible without significant risk of merging; therefore, this is a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by Harden Road connecting Bingley to Harden. There are some instances of ribbon development along Bingley Road, which pre-date the designation of the Green Belt. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of a public house, residential properties and dense woodland.

Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 7.16% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Bingley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core is adjacent to the parcel and is attached on the northern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core from the north of the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	52	Parcel size	10.85 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bingley" The parcel is connected to Bingley along the northern and eastern boundaries.		

Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The northern and eastern boundaries are formed by hedgerows, fencing, a broken tree line and a contiguous tree line providing less defensible and lacking in durability boundaries. Therefore, the parcel makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Bingley along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town? Criteria 1b: is the parcel located in a gap between two defined towns? Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1a) Yes "Bingley" 1b) Yes "Harden" 1c) No 1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The northern and eastern boundaries (inner) are formed by hedgerows, fencing, a broken tree line and a contiguous tree line providing boundaries which are less defensible and lacking in durability. The southern and western (outer) boundaries are formed by the River Aire and a dense tree line which are defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Bingley and Harden. There is no direct road access between the towns from the parcel. The topography of the parcel is flat with a gentle slope towards the south west. While there are no views into Harden due to dense vegetation, there are views into Bingley from the north of the parcel. Development of the parcel may be possible without significant risk of merging; therefore, this is a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town.

	There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of a park, grassland and Bingley Town Hall.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 14.34% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Bingley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core is adjacent to the parcel and is connected on a section of the northern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core from the north of the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	53
Parcel size	24.24 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bingley" The parcel is connected to Bingley on a small section of its southern boundary.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Major The southern boundary (inner) is formed of a road which is a defensible boundary. Therefore, the parcel makes a major contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bingley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bingley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "East Morton" "Ilkley"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No

Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The southern (inner) boundary is formed of a road which is a defensible boundary. The eastern (outer) boundary is formed a road which is a defensible boundary. The northern (outer) boundary is formed of an unmade track which is a boundary lacking in durability. The western (outer) boundary is formed by an unmade track and a road providing a mix of a defensible and lacking in durability boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Bingley and East Morton, and Bingley and Ilkley. Otley Road provides direct road access between Bingley and East Morton. There is no direct road access between Bingley and Ilkley from the parcel. The topography of the parcel is a gentle slope to the south. There are views into Bingley from the parcel but no inter visibility between the towns. The parcel forms a less essential gap between the towns as development of the parcel is unlikely to cause merging between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by Otley Road connecting Eldwick (Bingley) to East Morton. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland and grassland with some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 7.56% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Bingley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to Eldwick conservation area within Bingley on its southern boundary.
Criteria 3: Green Belt has a role in supporting the views into and	Major

out of the historic core.	There are sweeping and expansive views into the historic core from the parcel. There are no visual detractors.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information

Parcel ID	54	Parcel size	14.36 ha
			

Five Green Belt Purposes

Purpose 1 To check the unrestricted sprawl of large built up areas.

Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes “Bradford City” The parcel is connected to Bradford City on its north western boundary.
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Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The north western boundary is formed by field boundaries and existing development providing a boundary lacking in durability. Therefore, the parcel makes a low contribution to this criterion.
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Criteria 3: Connection to large built up area?	Major The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
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Overall for Purpose 1 Moderate

Purpose 2 To prevent neighbouring towns from merging into one another


<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes Bradford City</p> <p>1b) No</p> <p>1c) No</p> <p>1d) Yes "Birkenshaw and Drighlington"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The north western (inner) boundary is formed of existing residential development and field boundaries with a broken tree line which are lacking in durability. The northern (outer) boundary is formed of a road which is a defensible boundary. The eastern and southern (outer) boundaries are formed of roads and strongly defined bridleways which are a mix of defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms a land gap between Bradford City and Birkenshaw (Kirklees District), and Bradford City and Drighlington (Leeds District). The A650 provides direct road access between the towns. The topography of the parcel is flat with a higher elevation along the southern and eastern boundaries. There is inter visibility between Bradford and Drighlington. The parcel forms an essential gap between Bradford City and Birkenshaw, and Bradford City and Drighlington.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by the A650 connecting Bradford City to Birkenshaw (Kirklees District), and Bradford City to Drighlington (Leeds District). There are no instances of ribbon development along this road and therefore the Green Belt has resisted ribbon development towards a neighbouring town.</p>
<p>Overall for Purpose 2</p>	<p>Major</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Major</p> <p>The parcel comprises of countryside uses in the form of tracks, farmland and grassland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Low</p> <p>The parcel comprises of 10.59% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>

Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core of Bradford City is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core of the settlement from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	55	Parcel size	85.20 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City along its northern boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The northern boundary is formed of existing development, field boundaries and woodland providing a boundary which is less defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion.		


Criteria 3: Connection to large built up area?	Major The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) Yes "Shelf" "Northowram"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The northern (inner) boundary is formed of existing development, field boundaries and woodland providing a boundary which is less defensible and lacking in durability. The eastern (outer) boundary is formed of a track, woodland and a treeline providing a less defensible boundary. The southern and western (outer) boundaries are formed by woodland and Blackshaw Beck which are less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as both the inner and outer boundaries are not defensible.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Bradford City and Shelf (Calderdale District), and Bradford City and Northowram (Calderdale District). There is no direct road access between the towns from the parcel. The topography of the parcel is flat with a small decline towards the southern boundary. There is no inter visibility between the towns. The parcel forms a largely essential gap where limited development may be possible.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of countryside uses in the form of dense woodland, grassland and farmland.

Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 0.94% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core of the settlement from the parcel or towards the parcel from the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	56	Parcel size	23.52 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon"		


	The parcel is connected to Bradford City on its eastern and western boundaries.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The eastern and western boundaries are formed by contiguous woodland, existing development and a reservoir providing less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Bradford City along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town? Criteria 1b: is the parcel located in a gap between two defined towns? Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1a) Yes “Bradford” 1b) No 1c) No 1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	No Contribution The parcel does not form a land gap between any identified towns. It is noted that the parcel is located between two areas of Bradford City, however they are not identified as neighbouring towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.

Overall for Purpose 2	No Contribution
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of countryside uses in the form of dense woodland, tracks and a reservoir.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 5.22% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel due to dense vegetation.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	57	Parcel size	28.68 ha
			


Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on its southern boundary.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The southern boundary is formed by development with weak boundaries which is lacking in durability. Therefore, the parcel makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) Yes "Esholt"
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) Yes "Yeadon"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The southern boundary (inner) is formed by existing development which is lacking in durability. The western, northern and eastern (outer) boundaries are formed by a road, dense tree lines and a track providing defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.

Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Bradford City and Yeadon (Leeds District). There is no direct road access between the towns from the parcel. The topography of the parcel is a gentle slope to the north where it plateaus. There is no inter visibility between the towns however there are long line views into Bradford and Leeds. The parcel forms a largely essential gap between Bradford City and Yeadon where limited development may be possible without significant risk of towns merging. The parcel also forms a land gap between Bradford City and the washed over settlement of Esholt. It is noted that if the parcel was to be developed this would result in the merging of Bradford City with Esholt (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, stables and outdoor recreation.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 5.68% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core of Bradford City by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core due to built form and woodland.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	58	Parcel size	5.75 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes	"Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on its southern, eastern and western boundaries.	
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate	The southern, eastern, and western boundaries are formed by Leeds Liverpool Canal, a broken tree line and a field boundary providing a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.	
Criteria 3: Connection to large built up area?	Low	The parcel is connected to Bradford City along three boundaries, and development would constitute rounding off limiting the risk of sprawl.	
Overall for Purpose 1		Moderate	
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes	"Bradford City"	
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No		
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No		
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No		


Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	No Contribution The parcel does not form a land gap between an identified neighbouring town. The parcel is contained within the built form on all sides.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	No Contribution The parcel does not form a land gap between an identified neighbouring town. The parcel is contained within the built form on all sides.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution Ribbon development does not extend beyond the existing built form of Bradford City (Apperley Bridge) and the parcel is contained in the built form on all sides. This providing no opportunity for ribbon development to occur. There is therefore No Contribution against this criterion as the Green Belt parcel has no role in resisting ribbon development.
Overall for Purpose 2	No Contribution
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland, residential properties and Apperley Bridge playing fields.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 9.86% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to the City of Bradford historic core, Leeds Liverpool Canal, on its western boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views into the historic core due to dense vegetation.

Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	59	Parcel size	8.50 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	<p>Yes</p> <p>"Bradford City, Shipley, and Lower Baildon"</p> <p>The parcel is connected to Bradford City on its western and northern boundaries.</p>		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	<p>Low</p> <p>The western and northern boundaries are formed by a tree line, hedges and Fagley Beck providing less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion.</p>		
Criteria 3: Connection to large built up area?	<p>Moderate</p> <p>The parcel is connected to Bradford City along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.</p>		
Overall for Purpose 1	Moderate		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	<p>1a) Yes</p> <p>"Bradford City"</p>		


<p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1b) No</p> <p>1c) No</p> <p>1d) Yes "Leeds City and main urban areas of the city (including Pudsey)"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The western and northern (inner) boundaries are formed by a tree line, hedges and Fagley Beck providing less defensible boundaries. The eastern (outer) boundary is formed by a strongly defined footpath providing a less defensible boundary. Therefore, the parcel makes a low contribution to this criterion as both the inner and outer boundaries are not defensible.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms a land gap between Bradford City and the Leeds District (Pudsey). There is no direct road access between the towns from the parcel. The topography of the parcel is gently undulating. There is no inter visibility between the towns. The parcel forms a perceived and visual separation between the towns, however limited development may be possible. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
<p>Overall for Purpose 2</p>	<p>Low</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of residential properties, hairdressers and a gypsy and traveller site.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Moderate</p> <p>The parcel comprises of 5.80% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?</p>	<p>Yes</p> <p>"City of Bradford"</p>
<p>Criteria 2: Green Belt parcel has</p>	<p>Low</p>

a role in supporting the character of the Historic Town or Place within the Borough.	The parcel is separated from the historic core of Bradford City by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core due to the scale of separation.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	60	Parcel size	9.64 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on its western boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The western boundary is formed by a mixture of a road, field boundaries and built development providing a defensible and lacking in durability boundary. Therefore, the parcel makes a moderate contribution to this criterion.		
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.		


Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Bradford City"</p> <p>1b) No</p> <p>1c) No</p> <p>1d) Yes "Leeds City and main urban areas of the city (including Pudsey)"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Moderate</p> <p>The western (inner) boundary is formed by a mixture of a road, field boundaries and built development providing a boundary which is defensible and lacking in durability. The eastern (outer) boundary is formed by the Fagley Beck providing a less defensible boundary. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms a land gap between Bradford City and Calverley (Leeds District). There is no direct road access between the towns from the parcel. The topography of the parcel is flat and slopes towards the beck. There is no inter visibility between the towns. Development would significantly perceptually and physically reduce the distance between the towns. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Major</p> <p>The parcel comprises of countryside uses in the form of dense woodland and grassland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Major</p> <p>The parcel comprises of 0.01% built form.</p>
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns

Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core of Bradford City by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	61	Parcel size	4.26 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on its western, northern and southern boundaries.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable	Moderate The western, northern and southern boundaries are formed by broken tree lines and a road providing a mix of boundaries some of which are defensible and some which are lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.		


boundary?	
Criteria 3: Connection to large built up area?	Low The parcel is connected to Bradford City along three boundaries, and development would constitute rounding off limiting the risk of sprawl.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford City"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) Yes "Leeds City and main urban areas of the city (including Pudsey)"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The western, northern and southern (inner) boundaries are formed by broken tree lines and a road providing a mix of boundaries which are defensible and lacking in durability. The eastern (outer) boundary is formed by Carr Beck providing a less defensible boundary. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Bradford City and Calverley (Leeds District). The A657 provides direct road access between the towns. The topography of the parcel is a steep slope to the east towards the beck. There is no inter visibility between the towns due to the dense vegetation. Development would significantly perceptually and physically reduce the distance between the towns. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by the A657 connecting the City of Bradford to Calverley (in the neighbouring authority area of Leeds District). There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the	Moderate

essential open countryside character?	The parcel comprises of countryside and non-rural uses in the form of residential properties and dense woodland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 1.68% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to the historic core of Bradford City.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	62	Parcel size	16.71 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon"		

	The parcel is connected to Bradford City on its southern boundary.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Major The southern boundary is formed by a road providing a defensible boundary. Therefore, the parcel makes a major contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town? Criteria 1b: is the parcel located in a gap between two defined towns? Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1a) Yes "Bradford City" 1b) No 1c) No 1d) Yes "Rawdon"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The southern (inner) boundary is formed by a road providing a defensible boundary. The western, northern and eastern (outer) boundaries are formed by a road, railway line, and the River Aire providing defensible boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Bradford City and Rawdon (neighbouring district). The A658 provides direct road access between the towns. The topography of the parcel is flat with no inter visibility between the towns. There are long line views into Bradford City. The parcel forms a perceived and visual separation between the towns, however limited development may be possible. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Low The parcel boundary is formed by the A658 connecting Bradford (Apperley Bridge) to Rawdon (in the neighbouring authority of the Leeds

	District). There is ribbon development along the A658, and the residential properties post-date the Green Belt designation, therefore the Green Belt has not resisted ribbon development.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland, a pub, a train station, residential properties and a garage.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 21.78% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core of Bradford City by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	63
Parcel size	2.17 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on its southern and eastern boundaries.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The southern and eastern boundaries are formed by broken tree lines and a track providing a mixture of boundaries that are less defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Bradford City along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Shipley"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located	

in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The southern (inner) and northern, western, and eastern (outer) boundaries are formed by contiguous woodland and broken tree lines providing less defensible and lacking in durability boundaries. Therefore, the parcel makes a low contribution to this criterion as both the inner and outer boundaries are not defensible.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Bradford and Shipley. There is no direct road access between the towns from the parcel. The topography of the parcel is flat and there are no views from the parcel due to dense vegetation. Development of the parcel may be possible without significant risk of merging; therefore, this is a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. Therefore, there is no opportunity for the town to ribbon towards a neighbouring development within this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of countryside uses in the form of dense woodland and grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 2.88% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core of Manningham / North Park Road within Bradford City is adjacent to the parcel.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from parcel due to dense vegetation.
Overall for Purpose 4	Moderate

Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	64	Parcel size	41.91 ha



Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City along the eastern and western boundary.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The eastern and western boundaries are formed by roads, stone walls and hedgerows providing a mixture of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Bradford City along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Cottingley" "Shipley"

<p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The eastern and western (inner) boundaries are formed by roads, stone walls and hedgerows providing a mixture of boundaries which are defensible and lacking in durability. The northern and southern (outer) boundaries are formed by roads which are defensible. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms part of a land gap between Bradford and Cottingley, and Bradford and Shipley. The B6146 provides direct road access between the towns. The topography of the parcel is flat to the south west which slopes steeply to the west. There are views into Cottingley and Shipley from the south east of the parcel creating a level of inter visibility. Development of the parcel may be possible without significant risk of merging; therefore, this is a less essential gap.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Low</p> <p>The parcel boundaries are formed by the B6146 connecting Bradford to Cottingley and Bradford to Shipley. Within the parcel ribboning has occurred along the majority of the B6146 between Bradford and Cottingley with development postdating the Green Belt designation. Therefore, the Green Belt has not resisted ribbon development.</p>
<p>Overall for Purpose 2</p>	<p>Low</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses as characterised by agricultural land, farm buildings and residential dwellings.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Moderate</p> <p>The parcel comprises of 5.50% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?</p>	<p>Yes</p> <p>"City of Bradford"</p>

Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information

Parcel ID	65	Parcel size	17.59 ha
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Five Green Belt Purposes

Purpose 1	To check the unrestricted sprawl of large built up areas.
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Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on the north eastern boundary.
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Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The north eastern boundary is formed by hedgerow and fencing which is lacking in durability. Therefore, the parcel makes a low contribution to this criterion.
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Criteria 3: Connection to large built up area?	Major The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards
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	adjacent towns.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Bradford"</p> <p>1b) No</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>No Contribution</p> <p>The parcel does not form a land gap between an identified neighbouring town.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>No Contribution</p> <p>The parcel does not form a land gap between an identified neighbouring town.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this.</p>
Overall for Purpose 2	No Contribution
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Low</p> <p>The parcel comprises of non-rural uses in the form of a water treatment facility.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Low</p> <p>The parcel comprises of 58.50% built form.</p>
Overall for Purpose 3	Low

Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the historic core by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	66	Parcel size	13.78 ha




Five Green Belt Purposes

Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on the southern and northern boundaries.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area	Low The southern and northern boundaries are formed by hedgerows, tree line


and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	and development with weak boundaries, providing a mix of boundaries which are less defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Bradford City along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this
Overall for Purpose 2	No Contribution
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does	Major

the Green Belt parcel protect the essential open countryside character?	The parcel comprises of countryside uses in the form of dense woodland and grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 0.01% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	67	Parcel size	22.22 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built	Yes		


up areas?	"Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on the eastern boundary.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The eastern boundary is formed by a mixture of stone wall, hedgerow, and a road providing a boundary which is defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to north west Bradford along the eastern boundary.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Wilsden"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The eastern (inner) boundary is formed by a mixture of stone wall, hedgerow, and a road providing a boundary which is defensible and lacking in durability. The northern, western and southern (outer) boundaries are formed by the B6144 and other made roads which are defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Bradford and Wilsden towns. The B6144 provides direct road access between the defined towns. The topography of the parcel is a gentle slope to the east owing to long line views into north west Bradford. There is no inter visibility between the defined towns due to the differentiated topography and dense vegetation. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The B6144 forms the northern boundary of this parcel connecting Bradford to Wilsden. There are small pockets of ribbon development which pre-date the Green Belt designation. Therefore, the Green Belt

	parcel has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of residential properties, small businesses and farmland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 4.49% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core due to the differentiated topography and dense vegetation.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	68
Parcel size	77.73 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford along the south eastern boundary.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The south eastern (inner) boundary is formed by a mixture of stone wall, hedgerow and a road providing a boundary which is defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Wilsden"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No


Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The south eastern (inner) boundary is formed by a mixture of stone wall, hedgerow and a road providing a boundary which is defensible and lacking in durability. The northern, western and southern (outer) boundaries are formed by roads and stone walls providing boundaries which are defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Bradford and Wilsden. The B6144 provides direct road access between the defined towns. The topography of the parcel is a gentle slope towards the east owing to long line views of Wilsden from the east of the parcel, creating inter visibility between the towns. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The B6144 forms the northern boundary of this parcel connecting Bradford to Wilsden. There are no instances of ribbon development within this parcel along the B6144 therefore, the Green Belt parcel has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of residential properties and farmland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.16% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the City of Bradford historic core due to the differentiated topography and dense vegetation. It is noted there are some views into the historic core of Wilsden.

Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	69	Parcel size	161.08 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on its eastern boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The eastern boundary is formed by development with weak boundaries and a road providing a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.		
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.		
Overall for Purpose 1	Major		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford"		
Criteria 1b: is the parcel located in a gap between two defined	1b) Yes "Thornton", "Denholme" "Wilsden"		

towns? Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1c) No 1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The eastern (inner) boundary is formed by a road and development providing a mix of boundaries which are defensible and lacking in durability. The northern, western and southern (outer) boundaries are formed by a road, a tree line and a beck providing a mix of defensible and less defensible boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Bradford and Thornton, and Bradford and Denholme, and Bradford and Wilsden. Thornton Road provides direct road access between Thornton and Bradford. There is no direct road access between Denholme and Bradford, and Bradford and Wilsden. The topography of the parcel is undulating with steep slopes in parts. There is no inter visibility between the towns from the parcel. The parcel forms a largely essential gap between the towns where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Moderate Allerton Lane forms a small section of the parcel on the south eastern boundary, connecting Bradford to Thornton. There is ribbon development along this road that post-dates the Green Belt designation related to the development of the safeguarded site to the north. Our understanding for a review of the consented development is that this area of Green Belt will form the surface water drainage and ecological mitigation related to the residential scheme being constructed to the north and therefore will not contain built form. However, the development of this area as use is considered to demonstrate that the Green Belt has resisted ribbon development in parts.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses comprising of farmland, grassland and residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 3.00% built form.
Overall for Purpose 3	Major

Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core of Bradford is separated from the parcel by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core of Bradford from the parcel due to surrounding topography and built development.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	70	Parcel size	121.76 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on the south eastern boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the	Low The south eastern boundary is formed by a mixture of stone wall, hedgerows and fencing which is lacking in durability. Therefore, the parcel makes a low contribution to this criterion.		

absence of another durable boundary?	
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Wilsden" "Bradford"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Cottingley", "Wilsden" "Bradford"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The eastern (inner) boundary, connected to Bradford, is formed by a mixture of stone wall, hedgerows and fencing which is lacking in durability. A section of the western (inner) boundary, connected to Wilsden, is formed by a made road providing a defensible boundary. The northern, western and southern (outer) boundaries are formed by made road and unmade road which are a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Bradford and Wilsden, and Bradford and Cottingley, and Wilsden and Cottingley. The B6144 provides direct road access between the Wilsden and Bradford. The topography of the parcel is a gentle slope to the north east owing to long line views to Cottingley and Wilsden from the south of the parcel. The parcel forms an essential gap between the towns as development would significantly reduce the perceived distance between the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Moderate The B6144 connecting Bradford to Wilsden forms the southern boundary of the parcel. There are some instances of ribbon development along this road that postdate the Green Belt designation, therefore the Green Belt has resisted neighbouring development in part towards a neighbouring town.
Overall for Purpose 2	Moderate


Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, residential properties and outdoor recreation.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 4.17% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Wilsden" "Bradford City"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core of Wilsden and Bradford City is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are expansive views into the historic core of Wilsden from the south of the parcel. There are no views into the historic core of Bradford City from the parcel.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	71	Parcel size	52.21 ha
			

Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City" The parcel is connected to Bradford City on a section of its western boundary.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Major The section of the western boundary is formed by a road providing a defensible boundary. Therefore, the parcel makes a major contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford City"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) Yes "Birkenshaw and Drighlington"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The western (inner) boundary is formed of a road which is a defensible boundary. The northern and remaining western (outer) boundaries are formed of roads which are defensible boundaries. The eastern and southern (outer) boundaries are formed of existing development which are boundaries lacking in durability. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.


Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Bradford City and Birkenshaw (Kirklees District), and Bradford City and Drighlington (Leeds District). The A650 and B6135 provides direct road access between the towns. The topography of the parcel is undulating with embankments next to the road boundaries. There is inter visibility between Birkenshaw and Drighlington, with views into Leeds, Bradford and Drighlington. The parcel forms an essential gap between the towns as development would significantly reduce the perceived or actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Moderate The B6135 and A650 form the northern and western boundaries of the parcel connecting Drighlington and Birkenshaw with Bradford. There is a small pocket of ribbon development to the northwest of the parcel along the B6135 which postdates the Green Belt designation. Therefore, the parcel has resisted ribbon development, in part, towards a neighbouring town.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, residential properties and small businesses.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 5.73% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core of Bradford City is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land

Criteria 1: Green Belt parcel assists in urban regeneration	Moderate
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Parcel Information	
Parcel ID	72
Parcel size	23.0 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	<p>Yes</p> <p>"Bradford City, Shipley, and Lower Baildon"</p> <p>The parcel is connected to Bradford City on its western and eastern boundaries.</p>
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	<p>Low</p> <p>The western and eastern boundaries (inner) are formed of existing development which are lacking in durability. Therefore, the parcel makes a low contribution to this criterion.</p>
Criteria 3: Connection to large built up area?	<p>Moderate</p> <p>The parcel is connected to Bradford City along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.</p>
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town	1c) No


and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) Yes "Birkenshaw"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The western and eastern boundaries (inner) are formed of existing development which are lacking in durability. The northern and southern (outer) boundaries are formed by field boundaries and a road providing boundaries which are defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Bradford and Birkenshaw (Kirklees District). There is direct road access between Birkenshaw and Bradford along the A650. The topography of the parcel is flat with a slope towards the northern boundary. There are views into Bradford and Leeds. There is inter visibility between Birkenshaw and Bradford. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Low The southern boundary of the parcel is formed by the A650 connecting Bradford to Birkenshaw and Drighlington. There is ribbon development within the parcel which postdates the Green Belt designation, therefore the Green Belt parcel has not resisted ribbon development between neighbouring towns.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Low The parcel comprises of a non-rural use in the form of a school.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 35.07% built form.
Overall for Purpose 3	Low
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.

Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core of the settlement from the parcel or towards the parcel from the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	73	Parcel size	140.07 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City along its western and southern boundaries.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The western and southern boundaries are formed of roads and existing residential development which are a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.		
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Bradford City along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.		
Overall for Purpose 1	Moderate		


Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Bradford"</p> <p>1b) No</p> <p>1c) No</p> <p>1d) Yes "Birkenshaw"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The western and southern boundaries are formed of roads and existing residential development which are a mix of defensible and lacking in durability boundaries. The northern and eastern (outer) boundaries are formed of roads which are defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms a land gap between Bradford and Birkenshaw (Kirklees District). There is direct road access between Bradford and Birkenshaw along the A650. The topography of the parcel is undulating with a decline along its eastern and southern boundaries. There is inter visibility between Bradford and Birkenshaw. There is a perception and visual separation of leaving one town and entering another due Green Belt designation between the towns. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Moderate</p> <p>The A650/B6135 forms part of the southern boundary of the parcel connecting Bradford with Birkenshaw. There is a small pocket of ribbon development within the parcel along the B6135 which postdates the Green Belt designation. Therefore, the parcel has resisted ribbon development, in part, towards a neighbouring town.</p>
<p>Overall for Purpose 2</p>	<p>Moderate</p>
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of farmland, grassland, residential properties and a garden centre.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Moderate</p> <p>The parcel comprises of 5.59% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>

Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core of Bradford City is separated from the parcel by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	74	Parcel size	138.55 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City along part of its western boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable	Major The western boundary is formed of a road which is a defensible boundary. Therefore, the parcel makes a major contribution to this criterion.		


boundary?	
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) Yes "Leeds City and main urban areas of the city (including Pudsey)"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The western (inner) boundary is formed of a road which is a defensible boundary. The remaining western (outer) boundary is formed of a road which is a defensible boundary. The northern and eastern (outer) boundaries are formed of woodland and an unmade track providing a mix of boundaries which are less defensible and lacking in durability. The southern (outer) boundary is formed of a road which is a defensible boundary. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Bradford and Pudsey (Leeds District). There is no direct road access between the towns from the parcel. The topography of the parcel is undulating with land declining along its eastern and southern boundaries. There is inter visibility between Bradford and Leeds, though this is limited by topography and woodland. The parcel forms an essential gap between Bradford and Pudsey as development would significantly reduce the perceived and actual distance between the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does	Major

the Green Belt parcel protect the essential open countryside character?	The parcel comprises of countryside uses in the form of farmland and an equestrian centre.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.15% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core of Bradford City is separated from the parcel by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	75	Parcel size	19.03 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built	Yes		

up areas?	"Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on its western boundary.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The western boundary is formed by development with irregular boundaries which lacks in durability. Therefore, the parcel makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town? Criteria 1b: is the parcel located in a gap between two defined towns? Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1a) Yes "Bradford" 1b) No 1c) No 1d) Yes "Leeds City and main urban areas of the city (including Pudsey)"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The western (inner) boundary is formed by existing development which lacks in durability. The northern, eastern, and southern (outer) boundaries are formed by a mixture of defined tracks and dense tree lines providing less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as both the inner and outer boundaries are not defensible.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Bradford and Pudsey (Leeds District). Tyersal Lane provides direct road access between Bradford and Pudsey in the neighbouring district of Leeds. The topography of the parcel is undulating owing to the long line views into Pudsey, providing a degree of inter visibility to the parcel. There are limited views into Bradford due to topography. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to	Major


ribbon development?	Tyersal Lane forms the northern boundary of the parcel connecting Bradford and Pudsey. There are small pockets of ribbon development along Tyersal Lane which pre-date the Green Belt designation, therefore the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland, a residential property, and a car dealership.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 4.18% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core of Bradford by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core of Bradford City.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	76
Parcel size	11.83 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on its western boundary.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The western boundary is formed by a broken tree line which is lacking in durability. Therefore, the parcel makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) Yes "Leeds City and main urban areas of the city (including Pudsey)"

Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The western (inner) boundary is formed by a broken tree line which lacks in durability. The northern, eastern, and southern (outer) boundaries are formed by a road providing a defensible boundary. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Bradford and Pudsey (Leeds District). There is no direct road access between the towns from the parcel. The topography of the parcel is a steep slope to the south with long line views into Holmewood and East Bierley (Kirklees District). Development of the parcel may be possible without significant risk of merging; therefore, this is a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, a garage and a training centre.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 5.24% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core of Bradford by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core of Bradford due to visual detractors and built urban form.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other

	urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information


Parcel ID	77	Parcel size	86.27 ha
			

Five Green Belt Purposes

Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City along its western and northern boundaries.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The western and northern boundaries are formed of roads, treelines and existing development providing a mix of defensible, less defensible and boundaries and boundaries lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Bradford City along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located	1c) No


in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) Yes "Birkenshaw" "Oakenshaw"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The western and northern boundaries are formed of roads, treelines and existing development providing a mix of defensible, less defensible and lacking in durability boundaries. The southern and eastern boundaries (outer) are formed by broken tree lines and roads providing a mix of defensible and lacking in durability boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Bradford and Birkenshaw (Kirklees District), and Bradford and Oakenshaw (Kirklees District). There is direct road access from Bradford to Oakenshaw along Greenfield Lane. There is no direct road access from Bradford to Birkenshaw. The topography of the parcel is gently undulating with a small decline along its eastern boundary. There is limited inter visibility between the towns due to topography and dense vegetation. The parcel forms an essential gap between the towns as development would significantly reduce the perceived or actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Moderate Millcarr Hill Rd / Greenfield Lane form the eastern boundary of the parcel connecting Bradford and Oakenshaw (in Kirklees District). There are some instances of ribbon development along this road that postdate the Green Belt designation. Therefore, the Green Belt has resisted ribbon development, in part, between neighbouring towns.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, grassland, residential properties, a bed and breakfast and a scrapyard.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 2.98% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"

Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core of the settlement from the parcel or towards the parcel from the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	78	Parcel size	7.9 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on its northern and eastern boundaries.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Major The northern and eastern boundaries are formed of roads which are defensible boundaries. Therefore, the parcel makes a major contribution to this criterion.		
Criteria 3: Connection to large	Moderate		


built up area?	The parcel is connected to Bradford City along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Bradford"</p> <p>1b) No</p> <p>1c) No</p> <p>1d) Yes "Birkenshaw"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Major</p> <p>The northern and eastern (inner) boundaries are formed of roads which are defensible boundaries. The southern (outer) boundary is formed of a road and a contiguous treeline which is a mix of a defensible and less defensible boundary. The western (outer) boundary is formed of a contiguous treeline and a defined track which is a less defensible boundary. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms a land gap between Bradford and Birkenshaw (Kirklees District). There is no direct road access between the towns from the parcel. The topography of the parcel is flat with a gentle decline along its southern boundary. There is no inter visibility between Bradford and Birkenshaw due to topography, dense vegetation and existing development. There is a perception and visual separation of leaving one town and entering another due Green Belt designation between the towns. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside</p>	<p>Moderate</p> <p>The parcel comprises countryside and non-rural uses in the form of</p>

character?	woodland, residential properties and a garden centre.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 6.80% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core of the settlement from the parcel or towards the parcel from the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	79	Parcel size	1.08 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon"		


	The parcel is connected to Bradford on its northern and eastern boundaries.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The northern and eastern boundaries are formed by existing development which are boundaries lacking in durability. Therefore, the parcel makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Bradford City along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) Yes "Shelf"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The northern and eastern (inner) boundaries are formed by existing development which are lacking in durability. The western and southern (outer) boundaries are formed by a dense treeline, a brook and a road providing less defensible and defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Bradford and Shelf (Calderdale District). There is no direct road access between the towns from the parcel. The topography of the parcel declines along the western and southern boundaries and is raised along the northern and eastern boundaries. There is inter visibility between Bradford and Shelf. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between Shelf and Bradford.
Criteria 4: Is the Green Belt parcel potentially susceptible to	No Contribution

ribbon development?	There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland, with some residential development.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 4.62% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core of the settlement from the parcel or towards the parcel from the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	80	Parcel size	47.63 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?		Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City along its northern and eastern boundaries.	
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?		Low The northern and eastern boundaries are formed of existing development and field boundaries which are boundaries lacking in durability. Therefore, the parcel makes a low contribution to this criterion.	
Criteria 3: Connection to large built up area?		Moderate The parcel is connected to Bradford City along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.	
Overall for Purpose 1		Moderate	
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?		1a) Yes "Bradford"	
Criteria 1b: is the parcel located in a gap between two defined towns?		1b) Yes "Queensbury"	
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?		1c) No	
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?		1d) Yes "Shelf"	


Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The northern and eastern (inner) boundaries are formed of existing development and field boundaries which are lacking in durability. The southern (outer) boundary is formed of Blackshaw Beck which is a less defensible boundary. The western (outer) boundary is formed of a road which is a defensible boundary. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Queensbury and Bradford City, and Bradford City and Shelf (Calderdale District). There is no direct road access between the towns from the parcel. The topography of the parcel is flat with a small incline towards the eastern boundary. There is limited inter visibility between the towns due to dense vegetation. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of countryside uses in the form of farm buildings, farmland, grassland and woodland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 2.40% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core of the settlement from the parcel or towards the parcel from the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in

	urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	81	Parcel size	22.12 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes	"Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on its northern boundary.	
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low	The northern boundary consists of field boundaries and existing residential development which is lacking in durability. Therefore, the parcel makes a low contribution to this criterion.	
Criteria 3: Connection to large built up area?	Major	The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.	
Overall for Purpose 1		Moderate	
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford"		
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Queensbury"		
Criteria 1c: is the parcel located	1c) No		


<p>in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1d) Yes "Shelf"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The northern (inner) boundary is formed of field boundaries and existing residential development which is lacking in durability. The eastern (outer) boundary is formed of a road which is a defensible boundary. The southern (outer) boundary is formed of established tree line which is a less defensible boundary. The western (outer) boundary is formed of established tree line and existing residential development which is a mix of boundaries which are less defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms a land gap between Queensbury and Bradford, and Bradford and Shelf (Calderdale District). There is no direct road access between the towns from the parcel. The topography of the parcel is flat with a gentle slope towards the eastern boundary. There are views into Bradford. Inter visibility is limited between the towns due to dense woodland and treelines. The parcel forms a largely essential gap between Bradford and Shelf as limited development may be possible. The parcel forms an essential gap between Queensbury and Bradford as development would significantly reduce the perceived or actual distance between towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
<p>Overall for Purpose 2</p>	<p>Low</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of farmland and grassland with some residential properties.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Moderate</p> <p>The parcel comprises of 3.32% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?</p>	<p>Yes</p> <p>"City of Bradford"</p>

Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core of the settlement from the parcel or towards the parcel from the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	82	Parcel size	6.86 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on its southern and eastern boundaries.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The southern and eastern boundaries are formed by a road, and a hedgerow providing a mix of defensible and lacking in durability boundaries. Therefore, the parcel makes a moderate contribution to this criterion.		
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Bradford City along two boundaries, where		


	development of the parcel may result in un-restricted sprawl into the Green Belt.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Bradford"</p> <p>1b) Yes "Queensbury"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The southern and eastern (inner) boundaries are formed by made road, stone wall and fencing which is a mixture of defensible and lacking in durability boundaries. The northern and western (outer) boundaries are formed by made road which is defensible. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms a gap between Bradford and Queensbury. The A647 provides direct road access between the defined towns. The topography of the parcel is a steep slope to the west. There is some inter visibility between the towns. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by the A647 connecting Queensbury to Bradford City. There are no instances of ribbon development along this road and therefore the Green Belt has resisted ribbon development towards a neighbouring town.</p>
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of farmland and a residential property.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard</p>	<p>Moderate</p>

the countryside from encroachment?	The parcel comprises of 4.34% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the City of Bradford historic core from the parcel. It is noted there are long line views into the historic core of Thornton.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	83	Parcel size	15.29 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on its northern, eastern and a section of the south western boundaries.		
Criteria 2: Does the parcel	Low		

prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	The northern, eastern and a section of the south western boundaries are formed by Clayton beck, hedges and existing development providing a mix of boundaries which are less defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Low The parcel is connected to Bradford City along three boundaries, and development would constitute rounding off limiting the risk of sprawl.
Overall for Purpose 1	Low
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town? Criteria 1b: is the parcel located in a gap between two defined towns? Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1a) Yes "Bradford City" 1b) Yes "Thornton" 1c) No 1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The northern, eastern and a section of the south western boundaries (inner) are formed by Clayton beck, hedges and existing development providing a mix of boundaries which are less defensible and lacking in durability. The southern, western and northern (outer) boundaries are formed by a beck, a tree line, field boundaries and a track providing a mix of boundaries which are less defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as both the inner and outer boundaries are not defensible.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Bradford and Thornton. There is no direct road access between the towns from the parcel. The topography of the parcel is a gentle slope to the south with limited inter visibility between the towns from the parcel. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.

Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of a countryside use in the form of grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 0.00% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core of Bradford (Clayton) by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into Bradford (Clayton) historic core from the parcel due to topography and vegetation.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	84	Parcel size	21.62 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes	"Bradford City, Shipley, and Lower Baildon"	
	The parcel is connected to Bradford City on a section of its southern boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low	The section of the southern boundary is formed by a stone wall which is lacking in durability. Therefore, the parcel makes a low contribution to this criterion.	
Criteria 3: Connection to large built up area?	Major	The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.	
Overall for Purpose 1	Moderate		
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford"		
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Thornton"		
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No		
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring	1d) No		

authority?	
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The southern (inner) boundary is formed by a stone wall which is lacking in durability. The eastern, remaining southern, western and northern (outer) boundaries are formed by a road, a beck, and a tree line providing a mix of boundaries which are defensible, less defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Bradford and Thornton. Low Lane provides direct road access between Thornton and Bradford. The topography of the parcel is relatively flat with inter visibility between the towns and long line views into Thornton and Bradford from the parcel. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Moderate The parcel boundary is formed by Low Lane connecting Thornton to Bradford City. There are some instances of ribbon development along this road that postdate the Green Belt designation and therefore the Green Belt has resisted ribbon development in part.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland and some residential properties
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.60% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to Bradford (Clayton) historic core on its southern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are views into the historic core of Bradford from the parcel with limited visual detractors.

Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information

Parcel ID	85	Parcel size	37.38 ha
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Five Green Belt Purposes

Purpose 1	To check the unrestricted sprawl of large built up areas.
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Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford on its eastern and a section of its northern boundaries.
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Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The eastern and section of northern boundaries are formed by a road and a stone wall providing defensible and lacking in durability boundaries. Therefore, the parcel makes a moderate contribution to this criterion.
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Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Bradford City along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.
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Overall for Purpose 1	Moderate
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Purpose 2	To prevent neighbouring towns from merging into one another
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Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford City"
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<p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1b) Yes "Thornton"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Moderate</p> <p>The eastern, northern and western (inner) boundaries are formed by a road, stone walls and development providing a mix of boundaries which are defensible and lacking in durability. The southern, western and section of the northern (outer) boundaries are formed by roads and a beck providing a mix of defensible and less defensible boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms a land gap between Thornton and Bradford. The B6145 provides direct road access between Thornton and Bradford. The topography of the parcel is flat with limited inter visibility between the towns from the parcel due to surrounding topography. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Moderate</p> <p>The parcel boundary is formed by the B6145, Chat Hill Road, and Leaventhorpe Lane connecting Thornton to Bradford City. There are some instances of ribbon development along these roads that postdate the Green Belt designation (including Thornton Recreation Centre and Beckfoot Thornton School) and therefore the Green Belt has resisted ribbon development in part.</p>
<p>Overall for Purpose 2</p>	<p>Moderate</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of farmland, a school and recreation centre.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Low</p> <p>The parcel comprises of 10.40% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?</p>	<p>Yes</p> <p>"Thornton" "City of Bradford"</p>

Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Moderate The historic core of Thornton is separated from the parcel by natural boundaries. The City of Bradford historic core is separated by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views into the historic core of Thornton. There are no views into the City of Bradford historic core.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	86	Parcel size	3.13 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on its southern and eastern boundaries.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The southern and eastern boundaries are formed by residential gardens which lack durability. Therefore, the parcel makes a low contribution to this criterion.		
Criteria 3: Connection to large	Moderate		


built up area?	The parcel is connected to Bradford City along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Bradford City"</p> <p>1b) Yes "Thornton"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The southern and eastern (inner) boundaries are formed by existing development and residential gardens which lack in durability. The northern (outer) boundary is formed by a public bridleway and track providing a less defensible boundary. Therefore, the parcel makes a low contribution to this criterion as both the inner and outer boundaries are not defensible.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms a land gap between Bradford and Thornton. There is no direct road access between the towns from the parcel. The topography of the parcel is flat with limited inter visibility between the towns from the parcel due to surrounding built form. Development of the parcel may be possible without significant risk of merging; therefore, this is a less essential gap.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of grassland and a park.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from</p>	<p>Major</p> <p>The parcel comprises of 2.18% built form.</p>

encroachment?	
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to Bradford (Clayton) historic core on its eastern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views into the historic core of Bradford (Clayton) due to built form detractors.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	87	Parcel size	34.12 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on sections of its southern boundary.		
Criteria 2: Does the parcel prevent the outward, irregular	Low		

spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	The southern boundary is formed by a track and a stone wall which is lacking in durability. Therefore, the parcel makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town? Criteria 1b: is the parcel located in a gap between two defined towns? Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1a) Yes "Bradford City" 1b) Yes "Thornton" 1c) No 1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The southern (inner) boundary is formed by stone walls and unmade track which lack in durability. The northern, western and remaining southern (outer) boundaries are formed by a road, stone walls and a broken tree line providing a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Thornton and Bradford. Low Lane provides direct road access between Thornton and Bradford. The topography of the parcel is a steep slope to the north providing inter visibility between Bradford (Clayton) and Thornton. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by Low Lane connecting Thornton to Bradford City. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring

	town.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of a countryside use in the form of farmland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 1.37% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to Clayton conservation area within Bradford on a section of its southern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are unspoilt views into Clayton conservation area within Bradford from the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	88
Parcel size	19.76 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on the eastern boundary.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The eastern boundary is formed by stone wall, hedgerow and fencing which is lacking in durability. Therefore, the parcel makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Queensbury"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No

Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The eastern (inner) boundary is formed by stone wall, hedgerow and fencing which is lacking in durability. The northern, southern and western (outer) boundaries are formed by a beck, stone wall, undefined footpath, and a road providing boundaries which are defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms part of a land gap between Bradford and Queensbury. There is no direct road access between the towns from the parcel. The topography of the parcel is flat with the outer boundaries forming a ridge. There is no inter visibility between the towns from the parcel but there are views into Thornton. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of residential properties, farmland and grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.37% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core of Bradford City (Clayton) by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core of Bradford (Clayton) due to visual detractors.
Overall for Purpose 4	Low

Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information


Parcel ID	89	Parcel size	12.29 ha
			

Five Green Belt Purposes

Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on its southern and eastern boundaries.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The southern, eastern, and western boundaries are formed by a track, a stone wall and a fence providing less defensible and lacking in durability boundaries. Therefore, the parcel makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Low The parcel is connected to Bradford City along three boundaries, and development would constitute rounding off limiting the risk of sprawl.
Overall for Purpose 1	Low
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Thornton"


<p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The southern, eastern, and western (inner) boundaries are formed by a defined track, stone walls and a fence providing a mix of boundaries which are less defensible and lacking in durability. The northern (outer) boundary is formed by a broken tree line and unmade track which is lacking in durability. Therefore, the parcel makes a low contribution to this criterion as both the inner and outer boundaries are not defensible.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms a land gap between Bradford and Thornton. There is no direct road access between the towns from the parcel. The topography of the parcel is a gentle slope to the north. There is limited inter visibility between the towns from the parcel due to topography. Therefore, the parcel forms a less essential gap where development is unlikely to cause merging of towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel (as Clayton and Lidget Green both defined as Bradford City).</p>
<p>Overall for Purpose 2</p>	<p>Low</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Major</p> <p>The parcel comprises of countryside uses in the form of farmland, farm outbuildings and stables.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Major</p> <p>The parcel comprises of 2.28% built form.</p>
<p>Overall for Purpose 3</p>	<p>Major</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?</p>	<p>Yes</p> <p>"City of Bradford"</p>
<p>Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place</p>	<p>Moderate</p> <p>The historic core of Bradford (Clayton) is separated from the parcel by</p>

within the Borough.	pre-WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core of Bradford (Clayton) due to topography and dense vegetation.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	90	Parcel size	36.14 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on the north eastern boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The north eastern boundary is formed by stone wall which is lacking in durability. Therefore, the parcel makes a low contribution to this criterion.		
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.		
Overall for Purpose 1	Moderate		


Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Bradford"</p> <p>1b) Yes "Queensbury"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The north eastern (inner) boundary is formed by stone wall which is lacking in durability. The southern, eastern, western and northern (outer) boundaries are formed by roads and strongly defined tracks providing a mixture of defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms part of a land gap between Bradford and Queensbury. Baldwin Lane provides direct road access between the defined towns. The topography of the parcel is relatively flat with steep slopes in parts forming a valley along the middle of the parcel. There are long line views into Bradford from the east of the parcel. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by Station Road and Baldwin Lane connecting Queensbury to Bradford City. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.</p>
<p>Overall for Purpose 2</p>	<p>Moderate</p>
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of residential properties, farmland and grassland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Moderate</p> <p>The parcel comprises of 5.94% built form.</p>

Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core of Bradford City (Clayton) by post WWII and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core of Bradford (Clayton).
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	91	Parcel size	11.14 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford on its northern, western and part of its southern and eastern boundaries.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the	Moderate The northern boundary is formed of a road which is a defensible boundary. The western boundary is formed of existing development and a broken tree line which is formed of boundaries lacking in durability. Parts		


absence of another durable boundary?	of the eastern and southern boundaries are formed of roads which are defensible boundaries. Therefore, the parcel makes a moderate contribution to this criterion.
Criteria 3: Connection to large built up area?	Low The parcel is connected to Bradford City along three boundaries, and development would constitute rounding off limiting the risk of sprawl.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) Yes "Oakenshaw"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The northern boundary (inner) is formed of a road which is a defensible boundary. The western boundary (inner) is formed of existing development and a broken tree line and stone wall which is formed of boundaries lacking in durability. Parts of the eastern and southern boundaries (inner) are formed of roads which are defensible boundaries. The remaining eastern boundary (outer) is formed of a road which is a defensible boundary. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Bradford and Oakenshaw (Kirklees District). Wyke Lane provides direct access between Bradford and Oakenshaw. The topography of the parcel is flat. There is no inter visibility between the towns due to topography and dense vegetation. Therefore, the parcel forms an essential gap between the towns where development would significantly reduce the distance between them.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The western boundary of the parcel, Wyke Lane, connects Bradford with Oakenshaw (Kirklees district). There is a small pocket of ribbon development along this road which pre-dates the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Major

Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, residential properties and a logistics trailer storage.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 5.63% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core from the parcel or towards the parcel from the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	92	Parcel size	19.01 ha
			
Five Green Belt Purposes			


Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City along its western boundary.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The western boundary is formed of existing residential development which is lacking in durability. Therefore, the parcel makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) Yes "Scholes"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The western (inner) boundary is formed of existing residential development which is lacking in durability. The northern (outer) boundary is formed by an unmade road which is also a boundary lacking in durability. The eastern (outer) boundary is formed by a road which is a defensible boundary. The southern (outer) boundary is formed by a road and existing development providing a defensible and lacking in durability boundary. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.

Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Bradford and Scholes (Kirklees District). The A58 provides direct road access from the parcel between the towns. The topography of the parcel is flat. There is no inter visibility between Bradford and Scholes. The parcel forms an essential gap between the towns as development of the parcel would significantly reduce the perceived and actual distance between the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Moderate The A58 forms part of the southern boundary of the parcel connecting Bradford and Scholes (Kirklees District). There are some instances of ribbon development along this road that postdate the Green Belt designation. Therefore, the Green Belt has resisted ribbon development, in part, towards a neighbouring town.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, grassland, residential properties and commercial development.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 4.45% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core from the parcel or towards the parcel from the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	93	Parcel size	1.51 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes	"Bradford City, Shipley, and Lower Baildon"	
	The parcel is connected to Bradford City on its northern and western boundaries.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate	The northern and western boundaries are formed by a road, existing residential development, and a tree line providing a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.	
Criteria 3: Connection to large built up area?	Moderate	The parcel is connected to Bradford City along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.	
Overall for Purpose 1	Moderate		
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes	"Bradford"	
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No		
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No		
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring	1d) Yes	"Oakenshaw"	


authority?	
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The northern and western boundaries (inner) are formed by a road, existing residential development, and a tree line providing a mix of boundaries which are defensible and lacking in durability. The eastern and southern (outer) boundaries are formed by roads and existing development which is a mix of defensible and lacking in durability boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Bradford and Oakenshaw (Kirklees District). Mill Carr Hill Road provides direct road access between these towns from the parcel. The topography of the parcel forms a lower elevation in the centre, with dense trees surrounding the lower area of grassland. There is no inter visibility between Bradford and Oakenshaw due to dense vegetation and topography. The parcel forms an essential gap between the towns where development would significantly reduce the actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major Mill Carr Hill Road on the eastern boundary of the parcel connects Bradford to Oakenshaw (Kirklees District). There are no instances of ribbon development along this road, therefore the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of dense woodland, grassland and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 7.95% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core from the parcel or towards the parcel from the historic core.

Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	94
Parcel size	77.49 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	<p>Yes</p> <p>"Bradford City, Shipley, and Lower Baildon"</p> <p>The parcel is connected to Bradford City on its northern and western boundaries.</p>
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	<p>Moderate</p> <p>The northern boundary is formed of a road which is a defensible boundary. The western boundary is formed of a road, a treeline, existing development and an unmade track which is a mix of boundaries which are defensible, less defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.</p>
Criteria 3: Connection to large built up area?	<p>Moderate</p> <p>The parcel is connected to Bradford City along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.</p>
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	<p>1a) Yes</p> <p>"Bradford"</p>


<p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1b) No</p> <p>1c) No</p> <p>1d) Yes "Scholes" "Oakenshaw"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Moderate</p> <p>The northern (inner) boundary is formed of a road which is a defensible boundary. The western (inner) boundary is formed of a road, a dense treeline, existing development and an unmade track which is a mix of boundaries which are defensible, less defensible and lacking in durability. The eastern (outer) boundary is formed of a private road and unmade track which is a mix of a boundary which is defensible and lacking in durability. The southern (outer) boundary is formed of a road which is a defensible boundary. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms a land gap between Bradford and Scholes (Kirklees) and Bradford and Oakenshaw (Kirklees). The A58 provides direct road access between Bradford and Scholes. Wyke Lane provides direct road access between Bradford and Oakenshaw. The topography of the parcel is flat with a small incline towards the north eastern corner. There is no inter visibility between the towns due to dense vegetation and built form. The parcel forms an essential gap between the towns as development would significantly reduce the distance between them.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Moderate</p> <p>Wyke Lane connects Bradford (Wyke) and Oakenshaw (Kirklees District); and the A58 connects Bradford (Wyke) and Scholes/Cleckheaton (Kirklees District). There is a small pocket of ribbon development along the A58 which postdates the Green Belt designation. Therefore, the Green Belt has resisted ribbon development, in part, towards a neighbouring town.</p>
<p>Overall for Purpose 2</p>	<p>Moderate</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Major</p> <p>The parcel comprises of countryside uses in the form of farm buildings, farmland and grassland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Moderate</p> <p>The parcel comprises of 3.85% built form.</p>

Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core from the parcel or towards the parcel from the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	95	Parcel size	13.82 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City along its northern boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area	Major The northern boundary is formed of a road which is a defensible		

and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	boundary. Therefore, the parcel makes a major contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) Yes "Brighouse"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The northern (inner) boundary is formed of a road which is a defensible boundary. The eastern, southern and part of the western (outer) boundaries is formed by roads which are defensible boundaries. The other part of the western (outer) boundary is formed of existing development which is a boundary lacking in durability. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Bradford and Brighouse (Bailiff Bridge) (Calderdale District). There is direct road access between Bradford and Brighouse along the A641. The topography is relatively flat with a gentle decline towards the western boundary. There is inter visibility between Bradford and Brighouse (Bailiff Bridge), but it is limited due to dense vegetation. The parcel forms an essential gap between Bradford and Brighouse (Bailiff Bridge) as development would significantly reduce the perceived or actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The A641 connecting Bradford to Brighouse (Calderdale District) forms the parcel boundary. There are some instances of ribbon development which pre-date Green Belt designation, therefore the Green Belt has resisted ribbon development towards neighbouring towns.
Overall for Purpose 2	Major


Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, a hospital, a church and residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 11.30% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	96	Parcel size	36.7 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		

Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford on its northern boundary.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Major The northern boundary is formed by a road which is a defensible boundary. Therefore, the parcel makes a major contribution to this criterion.
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town? Criteria 1b: is the parcel located in a gap between two defined towns? Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1a) Yes "Bradford" 1b) No 1c) No 1d) Yes "Brighouse" "Scholes"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The northern (inner) boundary is formed by a road which is a defensible boundary. The eastern (outer) boundary is formed by existing development and a field boundary which is a boundary lacking in durability. The southern (outer) boundary is formed by an unmade road, a field boundary and a broken treeline which is a boundary lacking in durability. The western (outer) boundary is formed of a road and existing development which is a mix of a defensible boundary and a boundary lacking in durability. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.


Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Brighouse (Bailiff Bridge) (Calderdale District) and Bradford, and Bradford and Scholes (Calderdale District). There is direct road access between Bradford and Brighouse along Lower Wyke Lane. The A58 provides direct road access between Bradford and Scholes. The topography of the parcel is a gentle slope towards the western boundary. There is inter visibility between Bradford and Brighouse (Bailiff Bridge). The parcel forms an essential gap between the towns as development would significantly reduce the perceived or actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Moderate The parcel boundaries are formed by the A58 connecting Bradford to Cleckheaton/Scholes (Kirklees District) and Lower Wyke Lane connecting Bradford to Brighouse (Calderdale District). There are some instances of ribbon development along Lower Wyke Lane and the A58 which post-date Green Belt designation. Therefore, the Green Belt has resisted ribbon development, in part, between neighbouring towns.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, residential properties and some woodland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 5.60% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core of Bradford City is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core from the parcel or towards the parcel from the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land

Criteria 1: Green Belt parcel assists in urban regeneration	Moderate
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Parcel Information	
Parcel ID	97
Parcel size	12.92 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford on its eastern boundary.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Major The eastern boundary is formed by a road which is a defensible boundary. Therefore, the parcel makes a major contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No

Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) Yes "Brighouse"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The eastern (inner) boundary is formed by a road which is a defensible boundary. The western, northern and southern (outer) boundaries are formed of a railway line, a broken tree line, a beck, and roads providing a mix of boundaries which are defensible, less defensible and lacking in durability. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Bradford and Brighouse (Bailiff Bridge) (Calderdale District). The A641 provides direct road access between Bradford and Brighouse. The topography of the parcel has a steep slope along the eastern boundary with a lower elevation along the western boundary. There is no inter visibility between Bradford and Brighouse. This parcel forms an essential gap between Bradford and Brighouse (Bailiff Bridge) as development would significantly reduce the perceived and actual distance between the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundaries are formed by the A641 connecting Bradford and Brighouse (Calderdale District) and the A58 connecting Bradford and Hipperholme (Calderdale District). There are small pockets of ribbon development along both roads, however these pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development between neighbouring towns.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of woodland, grassland, a public house and residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 11.33% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within	Low The historic core is separated from the parcel by post WWII

the Borough.	development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	98	Parcel size	2.0 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford on a small section of its northern boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Major The small section of the northern boundary is formed by a road which is a defensible boundary. Therefore, the parcel makes a major contribution to this criterion.		
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.		
Overall for Purpose 1	Major		

Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Bradford"</p> <p>1b) No</p> <p>1c) No</p> <p>1d) Yes "Brighouse"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Major</p> <p>The small section of the northern (inner) boundary is formed by a road which is a defensible boundary. The southern, western, and eastern (outer) boundaries are formed by woodland, existing development, and a road which is a mix of a defensible, less defensible and lacking in durability boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms a land gap between Bradford and Brighouse (Bailiff Bridge) (Calderdale District). There is direct road access between Bradford and Brighouse along the A641. The topography of the parcel is flat, with a steep decline where the viaduct is and along the western boundary. Inter visibility between the towns is limited because of dense vegetation. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundaries are formed by the A641 connecting Bradford and Brighouse (Calderdale District) and the A58 connecting Bradford and Hipperholme (Calderdale District). There are no instances of ribbon development, therefore the Green Belt has resisted ribbon development between neighbouring towns.</p>
<p>Overall for Purpose 2</p>	<p>Major</p>
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of woodland, grassland, residential properties and a viaduct.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Low</p> <p>The parcel comprises of 35.27% built form.</p>

Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core of Bradford City is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	99	Parcel size	24.60 ha




Five Green Belt Purposes

Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City along its northern, eastern, and part of its southern boundaries.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the	Low The northern, eastern and part of the southern boundaries (inner) are formed by power lines, Park Dam, tree lines, and field boundaries which are boundaries lacking in durability. Therefore, the parcel makes a low


absence of another durable boundary?	contribution to this criterion.
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Bradford City along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) Yes "Shelf"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The northern, eastern, and part of the southern (inner) boundaries are formed by power lines, Park Dam, treelines, and field boundaries which are boundaries lacking in durability. The southern and western (outer) boundaries are formed by existing residential development and unmade roads which lack in durability. Therefore, the parcel makes a low contribution to this criterion as both the inner and outer boundaries are not defensible.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Bradford and Shelf (Calderdale District). There is no direct road access between these towns from the parcel. The topography of the parcel is raised towards the south western corner and flat towards the northern boundary. There is no inter visibility between the towns. This parcel is considered to form a less essential gap as development may be possible without significant risk of merging of the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution Ribbon development does not extend beyond the existing built form of Bradford City and the parcel is contained in the built form on all sides. This providing no opportunity for ribbon development to occur. There is therefore No Contribution against this criterion as the Green Belt parcel has no role in resisting ribbon development.
Overall for Purpose 2	Low

Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of countryside uses in the form of grassland, farmland and a reservoir.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 0.43% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core of Bradford City is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	100	Parcel size	29.40 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		


Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on its eastern boundary.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The eastern boundary is formed of an unmade road which is lacking in durability. Therefore, the parcel makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town? Criteria 1b: is the parcel located in a gap between two defined towns? Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1a) Yes "Bradford" 1b) No 1c) No 1d) Yes "Shelf" "Northowram"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The eastern (inner) boundary is formed of an unmade road which is lacking in durability. The northern and part of the western (outer) boundary is formed by an unmade road which is lacking in durability. The remaining western (outer) boundary is formed by woodland which is a less defensible boundary. The southern boundary (outer) is formed by a road providing a defensible boundary. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.

Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Bradford and Shelf (Calderdale District), and Bradford and Northowram (Calderdale District). There is no direct road access between the towns. The topography of the parcel is raised towards the south eastern corner and plateaus towards the north western corner. There is no inter visibility between the towns. Development of the parcel may be possible without significant risk of merging; therefore, this is a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, grassland, equestrian centre, woodland and two scrap yards.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 2.95% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core of the settlement from the parcel or towards the parcel from the historic core
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	101	Parcel size	28.74 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes	"Bradford City, Shipley, and Lower Baildon"	
	The parcel is connected to Bradford City on its eastern and southern boundaries.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate	The eastern boundary is formed of roads which provide a defensible boundary. The southern boundary is formed of existing development and a railway line, which is a mix of a defensible boundary and a boundary lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.	
Criteria 3: Connection to large built up area?	Moderate	The parcel is connected to Bradford City along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.	
Overall for Purpose 1	Moderate		
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford"		
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No		
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No		
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring	1d) Yes "Northowram"		


authority?	
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The eastern (inner) boundary is formed of roads which is a defensible boundary. The southern (inner) boundary is formed of existing development and a railway line, which is a mix of boundaries which are defensible and lacking in durability. The northern (outer) boundary is formed of a road which is a defensible boundary and the western (outer) boundary is formed of woodland which is a less defensible boundary. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Bradford and Northowram (Calderdale District). There is no direct road access between Bradford and Northowram from the parcel. The topography of the parcel is a gentle decline towards the western boundary with it plateauing along the eastern boundary. There is no inter visibility between the towns. Development of the parcel may be possible without significant risk of merging; therefore, this is a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution Ribbon development does not extend beyond the existing built form of Bradford City and the parcel is contained in the built form on all sides. This providing no opportunity for ribbon development to occur. There is therefore No Contribution against this criterion as the Green Belt parcel has no role in resisting ribbon development
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland and grassland, with residential properties and a school.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 12.65% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "City of Bradford"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role	Low

in supporting the views into and out of the historic core.	There are no views to the historic core from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	102	Parcel size	2.91 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Burley-in-Wharfedale"		
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No		


<p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1c) No</p> <p>1d) Yes "Otley"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The western and northern (inner) boundaries are formed of a mixture of contiguous hedgerows and broken treelines providing boundaries which are less defensible and lacking in durability. The eastern and southern (outer) boundaries are formed by made roads including the A65 which are defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms a land gap between Burley-in-Wharfedale and Otley (Leeds District). There is direct road access along the A65. The topography of the parcel is flat. There is no inter visibility between the towns. There is a perception and visual separation of leaving one town and entering another due to the Green Belt designation between the towns. The parcel forms a less essential gap where development may be possible without significant risk of merging.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>The parcel boundary is formed by the A65 connecting Burley-in-Wharfedale to Otley (Leeds District) and Menston. There are no instances of ribbon development along this road. However, the ribbon development only extends beyond the existing built form of Burley in Wharfedale slightly to the east and the A65 provides an infrastructure boundary to stop ribbon development occurring further.</p> <p>There is therefore No Contribution against this criterion as the Green Belt parcel has no role in resisting ribbon development</p>
<p>Overall for Purpose 2</p>	<p>Low</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Major</p> <p>The parcel comprises of a countryside use in the form of grassland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Major</p> <p>The parcel comprises of 14.67% built form including the road which forms the parcel boundary. Within the parcel there is 0.00% built form, therefore the Green Belt makes a major contribution.</p>
<p>Overall for Purpose 3</p>	<p>Major</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached</p>	<p>Yes</p>

or in close proximity to a defined Historic Town?	"Burley-in-Wharfedale"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel lies within the historic core of Burley-in-Wharfedale.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are sweeping views of the historic core from the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	103	Parcel size	11.63 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		


Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Burley-in-Wharfedale"</p> <p>1b) No</p> <p>1c) No</p> <p>1d) Yes "Otley"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Major</p> <p>The western (inner) boundary is formed by the A65 which is a defensible boundary. The northern, eastern and southern (outer) boundaries are formed by the A660 and Otley Road which are defensible boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms a land gap between Burley-in-Wharfedale and Otley (Leeds District). There is direct road access between the towns along the A660. The topography and contiguous woodland of the parcel means there is no inter visibility between the towns. There is a perception and visual separation of leaving one town and entering another due Green Belt designation between the towns. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by the A660 connecting Burley-in-Wharfedale to Otley (Leeds District). There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.</p>
<p>Overall for Purpose 2</p>	<p>Major</p>
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses as the parcel contains isolated residential properties with grassland and farmland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Low</p> <p>The parcel comprises of 14.03% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>

Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Burley-in-Wharfedale"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is attached to the historic core on its western boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views towards the historic core.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	104	Parcel size	33.96 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			


Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Burley-in-Wharfedale"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Menston"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) Yes "Otley"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The western (inner) boundary is formed by the A65, which provides a defensible boundary. The northern, eastern and southern western (outer) boundaries are defined by Mickleling Beck, Eastfield Lane and Otley Road, which provide a mix of defensible and less defensible boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Burley-in-Wharfedale, Menston and Otley (Leeds District). There is direct access between Burley-in-Wharfedale and Menston along the A65, but not to Otley. The topography of the parcel means there is some limited inter visibility between the towns. The parcel forms a largely essential gap between the towns where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Moderate The parcel boundary is formed by the A65 connecting Burley-in-Wharfedale and Menston. There are instances of isolated residential properties, which post-date the designation of the Green Belt and therefore the Green Belt has resisted ribbon development in part.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland, farmland and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from	Major The parcel comprises of 1.76% built form.

encroachment?	
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Burley-in-Wharfedale"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to the historic core on its northern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views towards the historic core from this parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	105	Parcel size	12.67 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area			


and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Burley-in-Wharfedale"</p> <p>1b) Yes "Menston"</p> <p>1c) No</p> <p>1d) Yes "Otley"</p>
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	<p>Major</p> <p>The western (inner) boundary is formed by the A65 providing a defensible boundary. The northern, eastern and southern (outer) boundaries are formed by Mickle Lng Beck, broken tree lines, and field boundaries providing a mixture of boundaries which are less defensible and lacking in durability. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.</p>
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	<p>Major</p> <p>The parcel forms a land gap between Burley-in-Wharfedale and Menston, and Burley-in-Wharfedale and Otley (Leeds District). There is direct road access between Burley-in-Wharfedale and Menston. along the A65. The topography of the parcel is a gentle slope to the north forming Mickle Lng Beck. The topography and contiguous woodland of the parcel means there is no inter visibility between the towns. There is a perception and visual separation of leaving one town and entering another due to the Green Belt designation between the towns. The parcel forms an essential gap between the towns as development would significantly reduce the perceived or actual distance between towns.</p>
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	<p>Major</p> <p>The parcel boundary is formed by the A65 connecting Burley-in-Wharfedale to Menston. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.</p>
Overall for Purpose 2	Major

Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland, farmland and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 2.60% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Burley-in-Wharfedale"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views from the parcel to the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	106	Parcel size	24.64 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		


Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Burley-in-Wharfedale"</p> <p>1b) Yes "Menston"</p> <p>1c) Yes "Burley Woodhead"</p> <p>1d) No</p>
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	<p>Low</p> <p>The north eastern (inner) boundary is formed by tree lines which is a boundary lacking in durability. The western, southern, northern, and remaining eastern (outer) boundaries are formed by tree lines and a track, providing less defensible and lacking in durability boundaries. Therefore, the parcel makes a low contribution to this criterion as both the inner and outer boundaries are not defensible.</p>
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	<p>Moderate</p> <p>The parcel forms a land gap between Burley-in-Wharfedale and Menston. There is no direct road access through the parcel. The topography of the parcel means there is limited inter visibility between the towns. The parcel forms a largely essential gap between Burley-in-Wharfedale and Menston where limited development may be possible without significant risk of towns merging.</p> <p>The parcel also forms a land gap between Burley-in-Wharfedale and the washed over settlement of Burley Woodhead. It is noted that if the parcel was to be developed this would result in the merging of Burley-in-Wharfedale with Burley Woodhead (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.</p>
Criteria 4: Is the Green Belt	No Contribution

parcel potentially susceptible to ribbon development?	There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland, farmland and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 0.84% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Burley-in-Wharfedale"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by Post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views from the parcel to the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	107	Parcel size	10.82 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?		No	
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1		No Contribution	
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?		1a) Yes "Burley-in-Wharfedale"	
Criteria 1b: is the parcel located in a gap between two defined towns?		1b) Yes "East Morton" "Bingley"	
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?		1c) Yes "Burley Woodhead"	
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?		1d) No	
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt		Major The north-eastern (inner) boundary is formed by a railway line, which provides a defensible boundary. The eastern, western and northern	

boundary that could increase the likelihood of neighbouring towns merging?	(outer) boundaries are formed by Hag Farm Road, Coldstone Beck and dense woodland, which is considered to be a mix of defensible and less defensible boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Burley-in-Wharfedale and East Morton towns, and Burley-in-Wharfedale and Bingley towns, with the washed over settlement of Burley Woodhead also within the gap. Burley Moor is between Burley in Wharfedale and East Morton and Bingley. There is no direct road access between the towns. The topography of the parcel means there is no inter visibility between towns. The parcel is therefore considered to form a less essential gap between the towns as development may be possible without merging the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of residential properties and dense woodland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 9.08% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Burley-in-Wharfedale"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by Post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views from the parcel to the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land

Criteria 1: Green Belt parcel assists in urban regeneration	Moderate
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Parcel Information	
Parcel ID	108
Parcel size	1.81 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Burley-in-Wharfedale"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "East Morton" "Bingley"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) Yes "Burley Woodhead"
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No

Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The eastern (inner) boundary is formed by a railway line, which provides a defensible boundary. The southern, western and northern (outer) boundaries are formed by Moor Lane, Highlands road and a private surfaced road, which are defensible boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Burley-in-Wharfedale and East Morton towns, and Burley-in-Wharfedale and Bingley towns, with the washed over settlement of Burley Woodhead also within the gap. Burley Moor is between Burley-in-Wharfedale and East Morton and Bingley. There is no direct road access between the towns. The topography of the parcel means there is no inter visibility between towns. The parcel is therefore considered to form a less essential gap between the towns as development may be possible without merging the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Low The parcel comprises non-rural uses in the form of a cluster of residential properties and associated park and woodland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 10.29% built form.
Overall for Purpose 3	Low
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Burley-in-Wharfedale"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from this parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other

	urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information

Parcel ID	109	Parcel size	14.23 ha
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Five Green Belt Purposes

Purpose 1	To check the unrestricted sprawl of large built up areas.
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Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
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Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
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Criteria 3: Connection to large built up area?	
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Overall for Purpose 1	No Contribution
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Purpose 2	To prevent neighbouring towns from merging into one another
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Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Burley-in-Wharfedale"
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Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "East Morton" "Bingley"
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Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) Yes "Burley Woodhead"
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Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring	1d) No
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authority?	
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The north-eastern (inner) boundary is formed by a railway line, which provides a defensible boundary. The eastern, western and north-eastern (outer) boundaries are formed by a private road, Moor Lane and dense woodland, which is considered to be a mix of defensible and less defensible boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Burley-in-Wharfedale and East Morton towns, and Burley-in-Wharfedale and Bingley towns, with the washed over settlement of Burley Woodhead also with in the gap. Burley Moor is between Burley-in-Wharfedale and East Morton and Bingley. There is no direct road access between the towns. The topography of the parcel means there is no inter visibility between towns. The parcel is therefore considered to form a less essential gap between the towns as development may be possible without merging the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Low The parcel comprises non-rural uses in the form of a housing estate with some open space and grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 25.02% built form.
Overall for Purpose 3	Low
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Burley-in-Wharfedale"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by Post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views from the parcel to the historic core.

Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	110
Parcel size	44.29 ha
 <p>The image is an aerial photograph of a rural area. A parcel is highlighted with a red outline. To the right of the parcel, there is a dense residential or commercial built-up area. The parcel itself appears to be a mix of open fields and some structures. A legend in the bottom left corner of the map area indicates 'Parcel Boundary' and 'Bradford Council Green Belt'.</p>	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Burley-in-Wharfedale"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Ilkley"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No


Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The eastern (inner) boundary is formed by railway line providing a defensible boundary. The southern, part of the eastern, western and northern (outer) boundaries are formed by a railway line, contiguous woodland, Rushy Beck, and a track providing boundaries which are defensible, less defensible and lacking in durability. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Burley-in-Wharfedale and Ilkley. There is no direct road access through the parcel. The topography of the parcel results in no inter visibility between the towns. There is a perception and visual separation of leaving one town and entering another due Green Belt designation between the towns. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses as the parcel contains residential properties and grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 1.55% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Burley-in-Wharfedale"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by Post WWII development.
Criteria 3: Green Belt has a role in supporting the views into	Moderate

and out of the historic core.	There are moderate views towards the historic core.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	111
Parcel size	7.74 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Burley-in-Wharfedale"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Ilkley"
Criteria 1c: is the parcel	1c) No

located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The eastern (inner) boundary is formed by a strongly defined footpath and track which is a less defensible boundary. The northern and western (outer) boundaries are formed by contiguous woodland which are less defensible boundaries. The southern (outer) boundary is formed by railway line which is a defensible boundary. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Burley-in-Wharfedale and Ilkley towns. There is no direct road access through the parcel. The topography and contiguous woodland of the parcel means there is no inter visibility between the towns. There is a perception and visual separation of leaving one town and entering another due Green Belt designation between the towns. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland and a small commercial use.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 2.11% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Burley-in-Wharfedale"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town	Low The parcel is separated from the historic core by Post WWII development.

or Place within the Borough.	
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views towards the historic core.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	112	Parcel size	23.76 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Burley-in-Wharfedale"		
Criteria 1b: is the parcel	1b) Yes		

located in a gap between two defined towns? Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	"Ilkley" 1c) No 1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The eastern (inner) boundary is formed by existing development and roads providing a defensible and lacking in durability boundary. The northern, southern and western (outer) boundaries are formed by the A65, a track, and tree lines providing defensible and lacking in durability boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Burley-in-Wharfedale and Ilkley. There is direct road access along the A65. The topography of the parcel means there is no inter visibility between the towns. There is a perception and visual separation of leaving one town and entering another due Green Belt designation between the towns. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by the A65 connecting Burley-in-Wharfedale and Ilkley. There is one instance of an isolated residential property on the A65, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of countryside uses in the form of farmland and stables.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 0.52% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel	Yes

attached or in close proximity to a defined Historic Town?	"Burley-in-Wharfedale"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by Post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views from the parcel to the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	113	Parcel size	1.43 ha




Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.

Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	


Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Burley-in-Wharfedale"</p> <p>1b) Yes "Ilkley"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Major</p> <p>The eastern (inner) boundary is formed by Ilkley Road which is a defensible boundary. The northern (outer) boundary is formed by the A65 which is a defensible boundary. The western and southern (outer) boundaries are formed by strongly defined tracks, which are less defensible boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms a land gap between Burley-in-Wharfedale and Ilkley. There is direct road access along the A65. The topography and contiguous woodland of the parcel means there is no inter visibility between the towns. There is a perception and visual separation of leaving one town and entering another due Green Belt designation between the towns. The parcel forms a less essential gap where development is unlikely to cause the merging of towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by the A65 connecting Burley-in-Wharfedale to Ilkley. There are no instances of ribbon development along the A65 and therefore the Green Belt has resisted ribbon development towards a neighbouring town.</p>
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Major</p> <p>The parcel comprises of a countryside use in the form of grassland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Major</p> <p>The parcel comprises of 28.51% built form including the road which forms the parcel boundary. Within the parcel there is 0.00% built form, therefore the Green Belt makes a major contribution.</p>

Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Burley-in-Wharfedale"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views from the parcel to the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	114	Parcel size	22.79 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable			


boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Burley-in-Wharfedale"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	No Contribution
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from	Low The parcel comprises of 7.97% built form.

encroachment?	
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Burley-in-Wharfedale"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to the historic core of Burley-in-Wharfedale.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views towards the historic core.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel I			
Parcel ID	115	Parcel size	6.96 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			


Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Burley-in-Wharfedale"</p> <p>1b) No</p> <p>1c) No</p> <p>1d) No</p>
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	<p>No Contribution</p> <p>The parcel does not form a land gap between an identified neighbouring town.</p>
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	<p>No Contribution</p> <p>The parcel does not form a land gap between an identified neighbouring town.</p>
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
Overall for Purpose 2	No Contribution
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	<p>Low</p> <p>The parcel consists entirely of non-rural uses as the parcel contains residential properties and former and current industrial uses.</p>
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	<p>Low</p> <p>The parcel comprises of 48.53% built form.</p>

Overall for Purpose 3	Low
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Burley-in-Wharfedale"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to the historic core of Burley-in-Wharfedale on its southern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views towards the historic core.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	116	Parcel size	48.85 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable			


boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Cottingley"</p> <p>1b) Yes "Bingley", "Harden"</p> <p>1c) No</p> <p>1d) No</p>
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	<p>Low</p> <p>The eastern (inner) boundary is formed by contiguous woodland, broken tree lines and fencing which is a mixture of boundaries which are less defensible and lacking in durability. The northern, southern and western (outer) boundary is formed by contiguous woodland, a beck and broken tree lines which is a mixture of boundaries which are less defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as both the inner and outer boundaries are not defensible.</p>
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	<p>Moderate</p> <p>The parcel forms a gap between Cottingley and Harden. The parcel is also part of a gap between Cottingley and Bingley. The parcel comprises of Shipley Golf Course. There is no direct road access between the towns from the parcel. The topography of the parcel is flat and there is no inter visibility between the towns. The parcel forms a largely essential gap between the towns where limited development may be possible without significant risk of towns merging.</p>
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of a golf club and grassland.</p>
Criteria 2: To what extent does	Major

the Green Belt parcel safeguard the countryside from encroachment?	The parcel comprises of 0.83% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	No
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	
Overall for Purpose 4	No Contribution
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	117	Parcel size	7.20 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge			


of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Cottingley"</p> <p>1b) Yes "Harden"</p> <p>1c) No</p> <p>1d) No</p>
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	<p>Low</p> <p>The eastern and part of the northern (inner) boundaries are formed by fencing, hedgerow and broken tree line which are lacking in durability. The northern, southern and western (outer) boundaries are formed by contiguous woodland and broken tree lines which is a mixture of boundaries which are less defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as both the inner and outer boundaries are not defensible.</p>
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	<p>Low</p> <p>The parcel forms a gap between Cottingley and Harden. There is no direct road access between the towns from the parcel. The topography of the parcel is a steep slope to the north and there are views into Cottingley and Bingley from the south creating a level of inter visibility. Development of the parcel may be possible without significant risk of merging, therefore the parcel forms a less essential gap between the towns.</p>
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	<p>Major</p> <p>The parcel comprises of a countryside use in the form of grassland.</p>

Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 0.00% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	No
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	
Overall for Purpose 4	No Contribution
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	118	Parcel size	88.31 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area			


and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Cottingley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Harden" "Wilsden"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The eastern (inner) boundary is formed by fencing and contiguous woodland which is a mixture of boundaries which are less defensible and lacking in durability. The northern, southern and western (outer) boundaries are formed by contiguous woodland which provides a less defensible boundary. Therefore, the parcel makes a low contribution to this criterion as both the inner and outer boundaries are not defensible.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a gap between Cottingley and Harden, and Cottingley and Wilsden. There is no direct road access between the towns from the parcel. There is no inter visibility between the towns due to dense woodland within the parcel. The parcel forms an essential gap as development would significantly reduce the perceived and actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of a countryside use in the form of grassland and dense woodland.

Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 0.32% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	No
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	
Overall for Purpose 4	No Contribution
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	119	Parcel size	13.55 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular			


spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Cottingley"</p> <p>1b) Yes "Harden" "Wilsden"</p> <p>1c) No</p> <p>1d) No</p>
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	<p>Low</p> <p>The eastern (inner) boundary is formed by contiguous woodland which is less defensible. The northern, southern and western (outer) boundaries are formed by contiguous woodland and a private road which is a mixture of defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	<p>Low</p> <p>The parcel forms a land gap between Cottingley and Harden, and Cottingley and Wilsden. There is no direct road access between the towns from the parcel. The topography of the parcel is flat and there is no inter visibility between the towns. The parcel forms a less essential gap where development may be possible without significant risk of merging.</p>
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside	<p>Major</p> <p>The parcel comprises of a countryside use in the form of grassland.</p>

character?	
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 0.00% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	No
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	
Overall for Purpose 4	No Contribution
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	120	Parcel size	85.20 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		


Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Cottingley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Harden" "Wilsden" "Bradford City"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The north eastern (inner) boundary is formed by fencing and hedgerow which is lacking in durability. The eastern, southern and north western (outer) boundaries are formed by unmade roads, contiguous woodland and made road which are a mixture of boundaries which are defensible, less defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms part of a gap between Cottingley and Harden, Cottingley and Wilsden, and Cottingley and Bradford City (Sandy Lane). Lee Lane and the B6146 provide direct road access between Cottingley with Harden and Bradford. There is no direct road access between Cottingley and Wilsden. There is no inter visibility between the towns. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundaries are formed by Lee Lane connecting Cottingley and Harden, and the B6146 connecting Cottingley and Bradford. There are some instances of ribbon development which pre-date the Green Belt designation, therefore the Green Belt has resisted ribbon development towards a neighbouring town.

Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of rural and non-rural in the form of farmland and grassland, residential properties, outdoor recreation, and a caravan storage business.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.43% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	No
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	
Overall for Purpose 4	No Contribution
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	121	Parcel size	24.92 ha
			

Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Cullingworth"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Wilsden" "Harden"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The western (inner) boundary is formed of woodland and existing development providing a mix of boundaries which are less defensible and lacking in durability. The northern and eastern (outer) boundaries are formed by contiguous woodland which is less defensible. The southern (outer) boundary is a road which is a defensible boundary. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Cullingworth and Wilsden, and Cullingworth and Harden. There is no direct road access between the towns from the parcel. The topography of the parcel is a gentle slope upwards towards Wilsden. There is no inter visibility between the towns. Development of the parcel may be possible without significant risk of merging, therefore the parcel forms a less essential gap between the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town.

	There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, grassland, an equestrian school, residential properties and school playing fields.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 5.75% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Cullingworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core from the parcel or towards the parcel from the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	122	Parcel size	60.56 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Cullingworth"		
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Denholme" "Wilsden"		
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No		
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No		
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary	Low The northern (inner) boundary is formed of a footpath, track and		

to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	woodland which is a less defensible boundary and a boundary lacking in durability. The eastern, southern and western (outer) boundaries are formed of woodland, a viaduct, a reservoir, footpaths and a road providing boundaries which are defensible, less defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Cullingworth and Denholme, and Cullingworth and Wilsden. There is direct road access between Cullingworth and Denholme along Keighley Road. The topography of the parcel is a steep slope to the north with the parcel plateauing to the south. There is no inter visibility between the towns. This parcel forms a largely essential gap between the towns as limited development may be possible.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Moderate The western boundary is formed of the Keighley Road / Manywells Brow connecting Cullingworth and Denholme. There are some instances of ribbon development along the road which postdate Green Belt designation. Therefore, the Green Belt has resisted ribbon development, in part, between neighbouring towns.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland, farmland, residential properties and woodland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 4.94% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Cullingworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel due to post WWII development and modern infrastructure.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other

	urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information

Parcel ID	123	Parcel size	75.98 ha
			

Five Green Belt Purposes

Purpose 1 To check the unrestricted sprawl of large built up areas.

Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution

Purpose 2 To prevent neighbouring towns from merging into one another

Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Cullingworth", "Haworth"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Cullingworth", "Haworth"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No

Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The western (inner) boundary, connected to Haworth, is formed by a dry-stone wall and a road providing a boundary which is defensible and lacking in durability. The eastern (inner) boundary, connected to Cullingworth, is formed by existing development which is lacking in durability. The southern (outer) boundary is formed by field boundaries which is lacking in durability. The northern (outer) boundary is formed of roads, woodland, the Ellar Carr Beck and a footpath which provides a defensible and less defensible boundary. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Cullingworth and Haworth. There is no direct road access between the towns from the parcel. The topography of the parcel is undulating with steep points along the western boundary. There are long line views across the parcel with inter visibility between Cullingworth and Haworth. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There are no opportunities for ribbon development to occur along a road towards a neighbouring town identified in Purpose 2 Criteria 3.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland, woodland, farmland, some residential properties and a recycling centre.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.77% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Cullingworth", "Haworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core due to post WWII development and modern infrastructure between Haworth and Cullingworth historic cores.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low The parcel has no views into the historic core due to post WWII development and modern infrastructure between Haworth and Cullingworth.

Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information

Parcel ID	124	Parcel size	21.86 ha
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Five Green Belt Purposes

Purpose 1	To check the unrestricted sprawl of large built up areas.
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Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
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Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
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Criteria 3: Connection to large built up area?	
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Overall for Purpose 1	No Contribution
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Purpose 2	To prevent neighbouring towns from merging into one another
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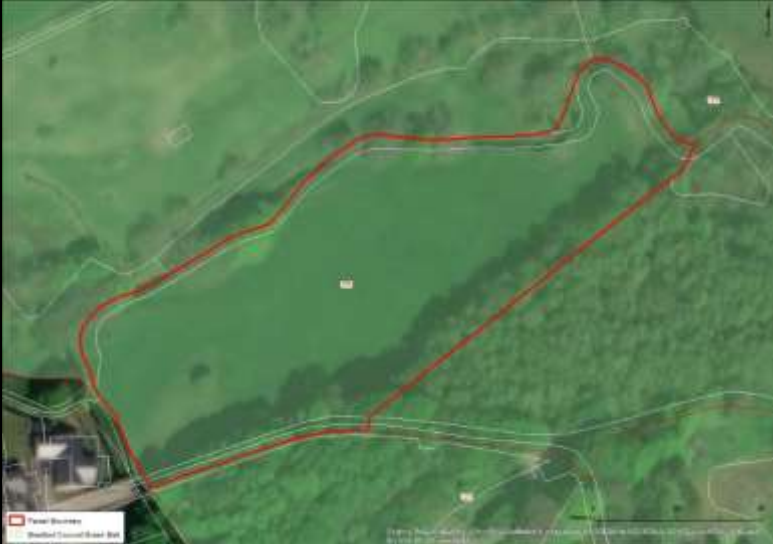
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Cullingworth"
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Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Wilsden"
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Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
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Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The western (inner) boundary is formed by a road and existing residential development which is a mix of boundaries which are defensible and lacking in durability. The northern and western (outer) boundaries are formed by roads which is a defensible boundary. The eastern (outer) boundary is formed of woodland which is a less defensible boundary. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Cullingworth and Wilsden. There is direct road access to Wilsden from Cullingworth along the B6144. The topography is flat. There is no inter visibility between Cullingworth and Wilsden. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The southern boundary of the parcel is formed by the B6144 connecting Cullingworth and Wilsden. There are no instances of ribbon development along the road, therefore the Green Belt has resisted ribbon development between neighbouring towns.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, stables and a residential property.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.45% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Cullingworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role	Low

in supporting the views into and out of the historic core.	There are no views to the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	125	Parcel size	1.01 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Cullingworth"		
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Harden"		


<p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The western (inner) boundary is formed of existing residential development which is a boundary lacking in durability. The northern, eastern and southern (outer) boundaries are formed by a contiguous tree line and woodland which are less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as both the inner and outer boundaries are not defensible.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms a land gap between Cullingworth and Harden. There is no direct road access between the towns from the parcel. The topography of the parcel is flat with a steep bank along the southern boundary. There is no inter visibility between Cullingworth and Harden due to dense vegetation within the parcel and the surrounding topography. Development of the parcel may be possible without significant risk of merging, therefore the parcel forms a less essential gap.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
<p>Overall for Purpose 2</p>	<p>Low</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Major</p> <p>The parcel comprises of countryside use in the form of grassland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Major</p> <p>The parcel comprises of 1.37% built form.</p>
<p>Overall for Purpose 3</p>	<p>Major</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?</p>	<p>Yes</p> <p>"Cullingworth"</p>
<p>Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.</p>	<p>Low</p> <p>The historic core is separated from the parcel by post WWII development and modern infrastructure.</p>

Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core of the settlement from the parcel or towards the parcel from the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	126
Parcel size	14.97 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Cullingworth"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Harden"


<p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The southern (inner) boundary is formed of Cow House Beck which is a less defensible boundary. The northern and western (outer) boundaries are formed of a road which is a defensible boundary. The eastern (outer) boundary is formed of a track, existing development, woodland and a tree line providing a less defensible and lacking in durability boundary. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms a land gap between Cullingworth and Harden. There is direct road access from Cullingworth to Harden along the B6429. The topography of the parcel is relatively flat with a steep slope towards the south eastern corner. There is no inter visibility between Cullingworth and Harden due to topography and vegetation. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The B6429 forms the north western boundary of the parcel connecting Cullingworth and Harden. There are no instances of ribbon development along the road, therefore the Green Belt has resisted ribbon development between neighbouring towns.</p>
<p>Overall for Purpose 2</p>	<p>Moderate</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Major</p> <p>The parcel comprises of countryside uses in the form of farm buildings, farmland and woodland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Moderate</p> <p>The parcel comprises of 5.48% built form.</p>
<p>Overall for Purpose 3</p>	<p>Major</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?</p>	<p>Yes</p> <p>"Cullingworth"</p>
<p>Criteria 2: Green Belt parcel has</p>	<p>Low</p>

a role in supporting the character of the Historic Town or Place within the Borough.	The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core of the settlement from the parcel or towards the parcel from the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	127	Parcel size	5.63 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Cullingworth"		


<p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1b) Yes "Keighley" "Haworth"</p> <p>1c) Yes "Hainworth"</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The southern (inner) boundary is formed of development which is a boundary lacking in durability. The northern, eastern and western (outer) boundaries are formed of roads and footpaths providing defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms a land gap between Cullingworth and Keighley, and Cullingworth and Haworth. The washed over settlement of Hainworth is located in the gap between the towns. There is direct road access between Cullingworth and Keighley along Keighley Road. The topography of the parcel is raised to the south and sinks down to the north. There is no inter visibility between the towns due to vegetation and existing development within the parcel. Development of the parcel may be possible without significant risk of merging, therefore the parcel forms a less essential gap between the towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>Keighley Road forms the north eastern boundary of the parcel connecting Cullingworth and Keighley. There is an instance of ribbon development along the road, however this pre-dates the Green Belt designation. Therefore, the Green Belt has resisted ribbon development between neighbouring towns.</p>
<p>Overall for Purpose 2</p>	<p>Low</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of residential properties, a reservoir and grassland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Low</p> <p>The parcel comprises of 10.26% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>

Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Cullingworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core is adjacent to the parcel on its south eastern corner.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are limited views into the historic core due to visual detractors.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	128	Parcel size	1.09 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		

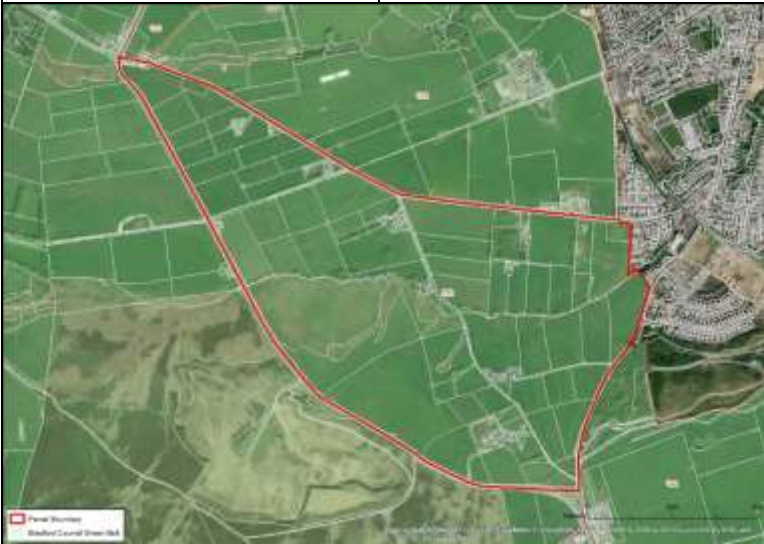
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Cullingworth"</p> <p>1b) Yes "Keighley"</p> <p>1c) Yes "Hainworth"</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Major</p> <p>The southern and eastern (inner) boundaries are formed by a road which is a defensible boundary. The northern and western (outer) boundaries are formed by a road and a dense tree line which provides a defensible and less defensible boundary. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms a land gap between Cullingworth and Keighley towns, with the washed over settlement of Hainworth between them. There is direct road access between Cullingworth and Keighley along Keighley Road. The topography of the parcel is a steep slope to the north however there is no inter visibility between the towns due to dense vegetation. Development of the parcel may be possible without significant risk of merging, therefore the parcel forms a less essential gap between Cullingworth and Keighley.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The southern boundary is formed by Keighley Road and Bingley Road connecting Cullingworth to Keighley and Harden. There are no instances of ribbon development along the road, therefore the Green Belt has resisted ribbon development between neighbouring towns.</p>
<p>Overall for Purpose 2</p>	<p>Major</p>
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Major</p> <p>The parcel comprises of a countryside use in the form of dense woodland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Moderate</p> <p>The parcel comprises of 4.19% built form.</p>
<p>Overall for Purpose 3</p>	<p>Major</p>

Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Cullingworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core of Cullingworth is adjacent to the parcel.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core due to dense vegetation.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	129	Parcel size	60.05 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			


Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Cullingworth"</p> <p>1b) Yes "Haworth"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Major</p> <p>The eastern (inner) boundary is formed by a road which provides a defensible boundary. The southern and western (outer) boundaries are formed by roads providing a defensible boundary. The northern (outer) boundary is formed by roads and field boundaries which provides a defensible boundary and a boundary lacking in durability. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms a land gap between Cullingworth and Haworth. There is direct road access between Cullingworth and Haworth along the B6144. The topography of the parcel is gently undulating with a downward slope towards the northern boundary. There is no inter visibility between Cullingworth and Haworth but there are long line views into Cullingworth. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The B6144 forms the southern boundary of the parcel connecting Cullingworth and Haworth. There are some instances of ribbon development which pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development between neighbouring towns.</p>
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of farmland and residential properties.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Moderate</p> <p>The parcel comprises of 5.52% built form.</p>

Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Cullingworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into or from the historic core to the parcel because of visual detractors.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	130	Parcel size	76.96 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			


Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Cullingworth"</p> <p>1b) Yes "Haworth", "Oxenhope" "Denholme"</p> <p>1c) No</p> <p>1d) No</p>
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	<p>Low</p> <p>The eastern (inner) boundary is formed of roads and existing development which provides defensible and less defensible boundaries. The southern, western and northern (outer) boundaries are formed by roads providing defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	<p>Moderate</p> <p>The parcel forms a land gap between Cullingworth and Haworth, and Cullingworth and Oxenhope, and Cullingworth and Denholme. There is direct road access from Cullingworth and Haworth along the B6144. There is no direct road access between Cullingworth and Oxenhope, while Manywells Brow / Keighley Road provides direct access between Cullingworth and Denholme. The topography of the parcel is undulating. There is a limited inter visibility between the towns due to the surrounding topography. The parcel forms a largely essential gap between the towns where limited development may be possible without significant risk of towns merging.</p>
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	<p>Major</p> <p>The parcel boundary is formed by the B6144 connecting Cullingworth to Haworth and Manywells Brow / Keighley Road connecting Cullingworth to Denholme. There are some instances of ribbon development along the road which pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development between neighbouring towns.</p>
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of farmland and residential properties.</p>

Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 4.41% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Cullingworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views of the historic core from the parcel due to post WWII development.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	131	Parcel size	2.36 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the			


edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Cullingworth"</p> <p>1b) Yes "Wilsden"</p> <p>1c) No</p> <p>1d) No</p>
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	<p>Low</p> <p>The western (inner) boundary is formed by existing development which is a boundary lacking in durability. The northern, eastern and southern (outer) boundaries are formed by roads which are a defensible boundary. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	<p>Low</p> <p>The parcel forms a land gap between Cullingworth and Wilsden. There is direct road access between Cullingworth and Wilsden along the B6144. The topography of the parcel gently rises towards Wilsden. There is no inter visibility between the Cullingworth and Wilsden. Development of the parcel may be possible without significant risk of merging, therefore the parcel forms a less essential gap.</p>
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	<p>Major</p> <p>The B6144 forms the northern boundary connecting Cullingworth and Wilsden. There is a small pocket of development along the road which pre-dates Green Belt designation. Therefore, the Green Belt has resisted ribbon development between neighbouring towns.</p>
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of residential properties, equestrian centre, residential gardens and grassland.</p>

Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 17.48% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Cullingworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core from the parcel or towards the parcel from the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	132	Parcel size	0.9 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge			

of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "East Morton"</p> <p>1b) Yes "Ilkley"</p> <p>1c) No</p> <p>1d) No</p>
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	<p>Low</p> <p>The southern (inner) boundary is formed by broken tree line and fencing which is lacking in durability. The northern, eastern and western (outer) boundaries are formed by made road and tree line which is a mixture of defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	<p>Low</p> <p>The parcel forms part of a land gap between East Morton and Ilkley. There is no direct road access between the towns from the parcel. The topography of the parcel is a gentle slope to the north and there are no views in or out of the parcel due to dense vegetation, creating a sense of containment. Ilkley Moor is located between the towns. Development of the parcel may be possible without significant risk of merging, therefore the parcel forms a less essential gap.</p>
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	<p>Major</p> <p>The parcel comprises of a countryside use in the form of grassland.</p>

Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 8.61% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "East Morton"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by post-WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core due the dense vegetation in the line of sight.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	133	Parcel size	18.43 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular			


spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Denholme"</p> <p>1b) Yes "Oxenhope"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The eastern (inner) boundary is formed by stone wall, hedgerow and fencing which are lacking in durability. The northern, western and southern (outer) boundaries are formed by made road, stone wall and contiguous woodland which is a mixture of defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms a land gap between Denholme and Oxenhope. The B6141 provides direct road access between the towns. The topography of the parcel is a gentle slope to the south east however there is no inter visibility between the towns due to the lower elevation of the parcel and dense vegetation in the line of sight. Development of the parcel may be possible without significant risk of merging, therefore the parcel forms a less essential gap.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The southern boundary of the parcel is formed by the B6141 between Denholme and Oxenhope. There are some instances of ribbon development along this road, however this predates the Green Belt designation. Therefore, the Green Belt has resisted ribbon development between neighbouring towns.</p>
Overall for Purpose 2	Low

Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of residential properties, farmland, grassland and dense woodland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 7.60% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	No
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	
Overall for Purpose 4	No Contribution
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	134	Parcel size	5.04 ha
			


Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Denholme"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Oxenhope"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The southern and eastern (inner) boundaries are formed by stone walls, hedgerows and fencing which are lacking in durability. The northern and western (outer) boundaries are formed by made roads and unmade roads which is a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Denholme and Oxenhope. There is no direct road access between the towns from the parcel. The topography of the parcel is a gentle slope to the south however there is no inter visibility between the towns due to the lower elevation of the parcel. Development of the parcel may be possible without significant risk of merging, therefore the parcel forms a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a

	neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of a countryside use in the form of grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 0.90% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	No
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	
Overall for Purpose 4	No Contribution
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	135	Parcel size	172.41 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Denholme"		
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Oxenhope" "Thornton"		
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) Yes "Keelham"		
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No		
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt	Major The northern (inner) boundary is formed by a road providing a defensible boundary. The northern, eastern, southern and western (outer) boundaries		

boundary that could increase the likelihood of neighbouring towns merging?	are formed by a road and a footpath providing a mix of defensible and less defensible boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Denholme and Oxenhope, and Denholme and Thornton. The B6141 provides direct road access between Denholme and Oxenhope. There is no direct road access between Denholme and Thornton. The topography of the parcel is undulating. There is no inter visibility between the towns but there are views into Denholme. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging. The parcel also forms a land gap between Denholme and the washed over settlement of Keelham. It is noted that if the parcel was to be developed this would result in a small section of Green Belt land remaining between Denholme and Keelham (washed over). However, this does not influence the score as it is not an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Moderate The B6141 between Denholme and Oxenhope forms the northern boundary of the parcel. There are some instances of ribbon development along the road which postdate the Green Belt designation. Therefore, the Green Belt has resisted ribbon development, in part, towards neighbouring towns.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of a reservoir, farmland, grassland and residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 3.04% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	No
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	
Overall for Purpose 4	No Contribution
Purpose 5	Approach to defining the extent to which Green Belt assists in urban

	regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	136
Parcel size	1.49 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Denholme"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Thornton"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town	1d) No

and a town within a neighbouring authority?	
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The northern (inner) boundary is formed by a dense tree line providing a less defensible boundary. The western, southern and eastern (outer) boundaries are formed by a defined track and a road providing a mix of defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Denholme and Thornton. The A629 provides direct road access between Denholme and Thornton. The topography of the parcel is flat with a steep slope to the east. There is no inter visibility between the towns, with no views into or out of the parcel. Development of the parcel may be possible without significant risk of merging, therefore the parcel forms a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Moderate The southern boundary is formed by the A629 connecting Denholme and Thornton. There is an instance of ribbon development along the road which postdates the Green Belt designation. Therefore, the Green Belt has resisted ribbon development, in part, towards neighbouring towns.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of dense woodland and a highway maintenance unit depot.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 24.82% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	No
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	
Overall for Purpose 4	No Contribution

Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

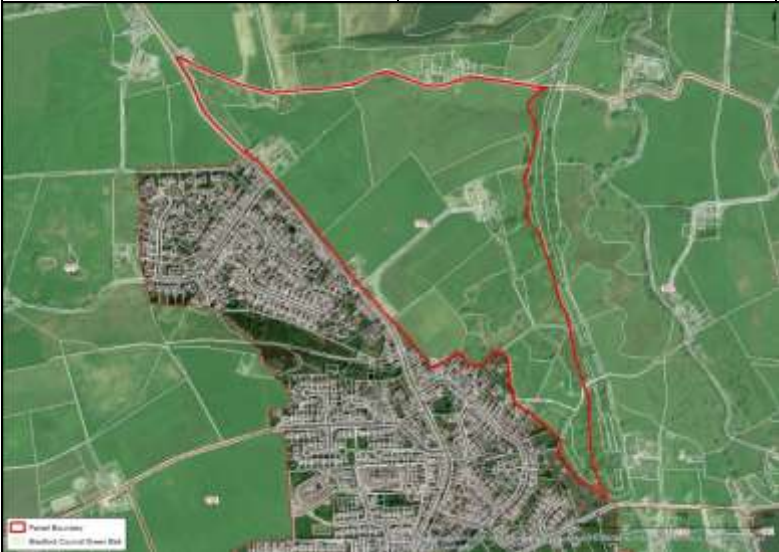
Parcel Information			
Parcel ID	137	Parcel size	181.19 ha



Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Denholme"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Oxenhope" "Cullingworth"
Criteria 1c: is the parcel located in a gap between a defined town	1c) No


and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The eastern (inner) boundary is formed by stone wall, hedgerow and fencing which are lacking in durability. The northern, western and southern (outer) boundaries are formed by made road and unmade road which are a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Denholme and Oxenhope, and Denholme and Cullingworth. The B6141 provides direct road access between the Denholme and Oxenhope. Keighley Road provides direct road access between Denholme and Cullingworth. The topography of the parcel is relatively flat with a steep slope to the north. There is no inter visibility between the towns. The parcel forms a largely essential gap between Denholme and Oxenhope where limited development may be possible without significant risk of towns merging. The scale of the gap results in the parcel forming an essential gap between Denholme and Cullingworth, therefore making a major contribution to this criterion.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Moderate The parcel boundaries are formed by the B6141 connecting Denholme and Oxenhope and Keighley Road connecting Denholme and Cullingworth. There are some instances of ribbon development which postdate the Green Belt designation. Therefore, the Green Belt has resisted ribbon development, in part, between neighbouring towns.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of residential properties, farmland and grassland and outdoor recreation.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.45% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	No

Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	
Overall for Purpose 4	No Contribution
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	138	Parcel size	22.28 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the	1a) Yes		


<p>edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>"Denholme"</p> <p>1b) Yes "Cullingworth" "Wilsden"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Moderate</p> <p>The western (inner) boundary is formed by a mixture of made road, stone wall, hedgerow, fencing and broken tree lines providing a mix of boundaries which are defensible and lacking in durability. The northern and eastern (outer) boundaries are formed by made road and contiguous woodland providing a mix of defensible and less defensible boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms a land gap between Denholme and Cullingworth, and Denholme and Wilsden. Keighley Road provides direct road access between Denholme and Cullingworth. There is no direct road access between Denholme and Wilsden from the parcel. The topography of the parcel is a gentle slope to the north east however there is no inter visibility between the towns due to the lower elevation of the parcel and dense vegetation in the line of sight. There are long line views into Thornton and north west Bradford from the east of the parcel. The parcel forms a largely essential gap between the towns as limited development may be possible.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>Part of the western boundary is formed by Keighley Road connecting Denholme and Cullingworth. There are no instances of ribbon development, therefore the Green Belt has resisted ribbon development between neighbouring towns.</p>
<p>Overall for Purpose 2</p>	<p>Moderate</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of residential properties, farmland and grassland and outdoor recreation.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Moderate</p> <p>The parcel comprises of 4.65% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>

Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	No
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	
Overall for Purpose 4	No Contribution
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	139	Parcel size	6.02 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			


Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Denholme"</p> <p>1b) Yes "Thornton" "Wilsden"</p> <p>1c) No</p> <p>1d) No</p>
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	<p>Low</p> <p>The western (inner) boundary is formed by stone walls and tree lines providing a less defensible and lacking in durability boundary. The northern, eastern and southern boundaries (outer) are formed by a road and Denholme Beck Reservoir (Doe Park Water) providing defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	<p>Low</p> <p>The parcel forms a land gap between Denholme and Thornton, and Denholme and Wilsden. There is no direct road access between the towns. The topography of the parcel is a gentle slope to the south east and there is no inter visibility between the towns due to the differential topography and dense vegetation in the line of sight. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap.</p>
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of outdoor recreation, farmland, grassland and a water treatment facility.</p>
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from	<p>Low</p> <p>The parcel comprises of 18.62% built form.</p>

encroachment?	
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	No
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	
Overall for Purpose 4	No Contribution
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	140	Parcel size	42.87 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the			


absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Denholme"</p> <p>1b) Yes "Thornton" "Wilsden"</p> <p>1c) Yes "Keelham"</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The northern (inner) boundary is formed by a beck providing a less defensible boundary. The western and eastern (outer) boundaries are formed by a beck, a road, and a defined track providing a mixture of defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms a land gap between Denholme and Thornton, and Denholme and Wilsden. The A629 provides direct road access between Denholme and Thornton from the parcel. The topography of the parcel is undulating with a steep slope to the north owing to the long line views into Denholme. There is no inter visibility between the towns. The parcel forms a largely essential gap between Denholme and Thornton where limited development may be possible without significant risk of towns merging.</p> <p>The parcel also forms a land gap between Denholme and the washed over settlement of Keelham. It is noted that if the parcel was to be developed this would result in the merging of Denholme with Keelham (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Moderate</p> <p>The western boundary is formed by the A629 connecting Denholme and Thornton. There are some instances of ribbon development which postdate the Green Belt designation. Therefore, the Green Belt has resisted ribbon development, in part, between neighbouring towns.</p>
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment

Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland and residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 4.88% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	No
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	
Overall for Purpose 4	No Contribution
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	141	Parcel size	120.71 ha
			

Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Denholme"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Thornton" "Wilsden"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) Yes "Keelham"
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The western (inner) boundary is formed by a dense tree line providing a less defensible boundary. The northern, western, eastern and southern (outer) boundaries are formed by a bridge, a road, a beck and a defined track providing a mixture of defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Denholme and Thornton, and Denholme and Wilsden. There is no direct road access between the towns. The topography of the parcel is relatively flat with a gentle slope to the north and west. There is no inter visibility between the towns. The parcel forms a largely essential gap between Denholme and Wilsden as limited development may be possible. The parcel forms an essential gap between Denholme and Thornton as development would significantly reduce the perceived and actual distance between the towns The parcel also forms a land gap between Denholme and the washed over settlement of Keelham. It is noted that if the parcel was to be developed this would result in the merging of Denholme with Keelham (washed over). However, this does not influence the assessment as it is not an

	identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of a reservoir, farmland, residential properties and a public house.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 8.29% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	No
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	
Overall for Purpose 4	No Contribution
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	142
Parcel size	7.61 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "East Morton"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Ilkley" "Burley-in-Wharfedale"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary	Low The western (inner) boundary is formed by unmade road and stone wall

to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	which is lacking in durability. The northern, eastern and southern (outer) boundaries are formed by a weakly defined path and made road which is a mixture of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between East Morton and Burley-in-Wharfedale, and East Morton and Ilkley. There is no direct road access between these towns. The topography of the parcel is steeply sloping to the west and there are views into East Morton from the parcel. Ilkley Moor is located between the towns. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of a countryside use in the form of grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 1.59% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "East Morton"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core is adjacent to the parcel on its western boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are views into the historic core from the east of the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land

Criteria 1: Green Belt parcel assists in urban regeneration	Moderate
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Parcel Information

Parcel ID	143	Parcel size	7.00 ha
			

Five Green Belt Purposes

Purpose 1 To check the unrestricted sprawl of large built up areas.

Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
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Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
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Criteria 3: Connection to large built up area?	
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Overall for Purpose 1	No Contribution
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Purpose 2 To prevent neighbouring towns from merging into one another

Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "East Morton"
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Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Bingley"
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Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) Yes "Micklethwaite"
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Criteria 1d: is the parcel located in a gap between a defined town and a town within a	1d) No
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neighbouring?	
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	<p>Low</p> <p>The northern (inner) boundary is formed by stone wall which is lacking in durability. The eastern, southern and western (outer) boundaries are formed by contiguous woodland and Morton beck which are less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as both the inner and outer boundaries are not defensible.</p>
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	<p>Moderate</p> <p>The parcel forms part of a land gap between East Morton and Bingley. There is no direct road access between the towns from the parcel. The topography of the parcel is a steep slope to the east. There are views into East Morton, Bingley and Micklethwaite creating a level of inter visibility. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.</p> <p>The parcel also forms a land gap between East Morton and the washed over settlement of Micklethwaite. It is noted that if the parcel was to be developed this would result in the merging of East Morton with Micklethwaite (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.</p>
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	<p>Major</p> <p>The parcel comprises of a countryside use in the form of grassland.</p>
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	<p>Major</p> <p>The parcel comprises of 0.03% built form.</p>
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	<p>Yes</p> <p>"East Morton"</p>
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	<p>Major</p> <p>The historic core is adjacent to the parcel and is connected on the northern boundary.</p>
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	<p>Major</p> <p>There are clear views into the historic core from the parcel.</p>
Overall for Purpose 4	Major

Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	144
Parcel size	119.90 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "East Morton"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Silsden" "Keighley"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) Yes "West Morton"


Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The southern (inner) boundary is formed by stone walls, broken tree line and a road providing a defensible and lacking in durability boundary. The northern, western and eastern (outer) boundaries are formed by stone wall, made road and contiguous woodland which is a mixture of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms part of a land gap between East Morton and Silsden, and East Morton and Keighley. Street Lane provides direct road access between East Morton and Silsden. There is no direct road access between East Morton and Keighley. The topography of the parcel is gently sloping to the south and steeply sloping towards Sunnydale Reservoir on the northern boundary. There is no inter visibility between the towns. The parcel forms a less essential gap between East Morton and Silsden as development may be possible without merging the towns. The parcel forms a largely essential gap between East Morton and Keighley as limited development may be possible. The parcel also forms a land gap between East Morton and the washed over settlement of West Morton. It is noted that if the parcel was to be developed this would result in the merging of East Morton with West Morton (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundaries are formed by Street Lane connecting East Morton to Silsden. There is a small pocket of ribbon development along the road which pre-dates the Green Belt designation. Therefore, the Green Belt has resisted ribbon development between neighbouring towns.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, grassland and residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 1.96% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined	Yes

Historic Town?	"East Morton"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core is adjacent to the parcel and is connected on the eastern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core from the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	145	Parcel size	2.94 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		
Purpose 2	To prevent neighbouring towns from merging into one another		


<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "East Morton"</p> <p>1b) Yes "Silsden"</p> <p>1c) Yes "West Morton"</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Major</p> <p>The eastern (inner) parcel boundary is formed by made road which is defensible. The northern, western and southern (outer) boundaries are formed by contiguous woodland and a private track which is less defensible. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms part of a land gap between East Morton and Silsden towns. The washed over settlement of West Morton is between them, where a gap still remains between West Morton and East Morton. There is no direct road access between the towns from the parcel. The topography of the parcel is gently sloping to the south and there are no views in or out of the parcel due to dense vegetation, creating a sense of containment. Therefore, the parcel forms a less essential gap between the towns as development of this parcel would not significantly reduce the physical or perceptual connection between the towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
<p>Overall for Purpose 2</p>	<p>Low</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Low</p> <p>The parcel comprises of a non-rural use in the form of a hotel and accompanying grounds.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Low</p> <p>The parcel comprises of 12.23% built form.</p>
<p>Overall for Purpose 3</p>	<p>Low</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached</p>	<p>Yes</p>

or in close proximity to a defined Historic Town?	"East Morton"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by modern infrastructure and dense woodland.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel due to dense vegetation.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	146	Parcel size	10.44 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		


Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "East Morton"</p> <p>1b) Yes "Ilkley"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The southern (inner) boundary is formed by contiguous woodland and a weakly defined track which is a mixture of boundaries which are less defensible and lacking in durability. The northern, eastern and western (outer) boundaries are formed by contiguous woodland and stone wall which is a mixture of boundaries which are less defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as both the inner and outer boundaries are not defensible.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms a land gap between East Morton and Ilkley. The topography of the parcel forms a valley for the Morton Dam and the parcel has no views due to the dense vegetation on parcel, creating a sense of containment. Therefore, the parcel forms a less essential gap and development of the parcel would not affect the physical or perceptual connection between the towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
<p>Overall for Purpose 2</p>	<p>Low</p>
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of the Morton Dam, dense woodland, residential properties and grassland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Moderate</p> <p>The parcel comprises of 4.70% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>

Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "East Morton"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post-WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core due to dense vegetation in the line of sight.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	147	Parcel size	7.14 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bingley" The parcel is connected to Bingley on a section of its southern boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Major The section of the southern boundary is formed by a road providing a defensible boundary. Therefore, the parcel makes a major contribution to this criterion.		

Criteria 3: Connection to large built up area?	Major The parcel is connected to Bingley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "East Morton" "Bingley"</p> <p>1b) Yes "Bingley" "East Morton"</p> <p>1c) Yes "Micklethwaite"</p> <p>1d) No</p>
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The northern and southern (inner) boundaries are formed by made road, stone wall, and the Leeds Liverpool Canal providing a defensible and lacking in durability boundary. The eastern, western, and northern (outer) boundaries are formed by made road and contiguous woodland which is a mixture of defensible and less defensible boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms part of a land gap between East Morton and Bingley. Morton Lane provides direct road access between the defined towns. The topography of the parcel is a gentle slope to the south west. There are no views in or out of the parcel due to dense vegetation. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns. The parcel also forms a land gap between East Morton and the washed over settlement of Micklethwaite. It is noted that if the parcel was to be developed this would result in a small section of Green Belt remaining between East Morton with Micklethwaite (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The western boundary is formed by Morton Lane which connects East Morton and Bingley (Crossflatts). There are some instances of ribbon development along the road which pre-date the Green Belt designation, therefore the Green Belt has resisted ribbon development between neighbouring towns.

Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of dense woodland, grassland, residential properties and an assisted living residence.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 14.08% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Bingley", "East Morton"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core of Bingley (Micklethwaite and Leeds Liverpool Canal) is adjacent to the parcel and is connected on the eastern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core due to the dense vegetation in the line of sight.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	148
Parcel size	17.85 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
<p>Criteria 1: Is the parcel on the edge of one or more, large built up areas?</p>	<p>Yes</p> <p>"Bingley"</p> <p>The parcel is connected to Bingley on the southern and part of its western boundaries.</p>
<p>Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?</p>	<p>Moderate</p> <p>The southern and part of the western boundaries are formed by the Leeds and Liverpool Canal and stone wall which is a mixture of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.</p>
<p>Criteria 3: Connection to large built up area?</p>	<p>Major</p> <p>The parcel is connected to Bingley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.</p>
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p>	<p>1a) Yes "Bingley"</p>
<p>Criteria 1b: is the parcel located in a gap between two defined towns?</p>	<p>1b) Yes "East Morton"</p>
<p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p>	<p>1c) Yes "Micklethwaite"</p>
<p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1d) No</p>

Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The southern and part of the western (inner) boundaries are formed by the Leeds and Liverpool Canal and stone wall which is a mixture of boundaries which are defensible and lacking in durability. The northern, eastern and western (outer) boundaries are formed by made road, stone wall and contiguous woodland which is a mixture of boundaries which are defensible, less defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Bingley and East Morton. There is no direct road access between the towns from the parcel. The topography of the parcel is a gentle slope to the west and there are views into East Morton from the parcel which creates a level of inter visibility. The parcel therefore forms an essential gap between Bingley and East Morton as development would significantly reduce the perceived and actual distance between the towns. The parcel also forms a land gap between Bingley and the washed over settlement of Micklethwaite. It is noted that if the parcel was to be developed this would result in the merging of Bingley with Micklethwaite (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, grassland and allotments.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 1.29% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Bingley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is situated within the historic core of Bingley (Micklethwaite and Leeds Liverpool Canal conservation areas).
Criteria 3: Green Belt has a role in supporting the views into and out of	Major

the historic core.	There are expansive views into the historic core (Micklethwaite and Leeds Liverpool Canal) from the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information


Parcel ID	149	Parcel size	28.07 ha
			

Five Green Belt Purposes

Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "East Morton"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Bingley"


<p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1c) Yes “Micklethwaite”</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Moderate</p> <p>The western (inner) boundary is formed by made road, Mill Pond and contiguous woodland which is a mixture of defensible and less defensible boundaries. The northern, eastern and southern (outer) boundaries are formed by made road, stone wall and hedgerow which is a mixture of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms part of a land gap between East Morton and Bingley. Carr Lane provides road access between the towns. The topography of the parcel is steeply sloping to the west. There are views into East Morton, Micklethwaite and Bingley from the parcel, creating a high level of inter visibility. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.</p> <p>The parcel also forms a land gap between East Morton and the washed over settlement of Micklethwaite. It is noted that if the parcel was to be developed this would result in the merging of East Morton with Micklethwaite (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>Otley Road / Carr Lane form the parcel boundaries connecting East Morton to Bingley (via the washed over settlement of Micklethwaite). There are no instances of ribbon development along these roads, therefore the Green Belt has resisted ribbon development between neighbouring towns.</p>
<p>Overall for Purpose 2</p>	<p>Moderate</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of farmland, grassland and some residential properties.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Major</p> <p>The parcel comprises of 2.89% built form.</p>
<p>Overall for Purpose 3</p>	<p>Major</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or in close proximity to a defined</p>	<p>Yes</p>

Historic Town?	"Bingley" "East Morton"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is within the Bingley (Micklethwaite) historic core. The parcel is adjacent to the historic core of East Morton.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into both the Bingley and East Morton historic cores.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	150	Parcel size	25.04 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		


Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Harden"</p> <p>1b) Yes "Bingley" "Cottingley" "Wilsden"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The western (inner) boundary is formed by Harden Beck and stones walls providing a boundary which is less defensible and lacking in durability. The northern, eastern and southern (outer) boundaries are formed by Harden Beck, Mytholme Beck, treelines and hedgerows which are less defensible. Therefore, the parcel makes a low contribution to this criterion as both the inner and outer boundaries are not defensible.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms a land gap between Harden and Bingley, Harden and Wilsden, and Harden and Cottingley. Harden Lane provides direct road access between Harden and Wilsden. There is no direct road access between Harden and Bingley, and Harden and Cottingley from the parcel. The topography of the parcel is undulating and gently forms a valley for Harden Beck. Due to the dense vegetation there is no inter visibility. The parcel forms a largely essential gap between the towns where limited development may be possible without significant risk of towns merging.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>Harden Lane forms the western boundary of the parcel connecting Harden and Wilsden. There are some instances of ribbon development which pre-date the Green Belt designation, therefore the Green Belt has resisted ribbon development between neighbouring towns.</p>
<p>Overall for Purpose 2</p>	<p>Moderate</p>
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of residential properties, grassland and dense woodland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Moderate</p> <p>The parcel comprises of 3.43% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>

Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	No
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	
Overall for Purpose 4	No Contribution
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	151	Parcel size	3.65 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			

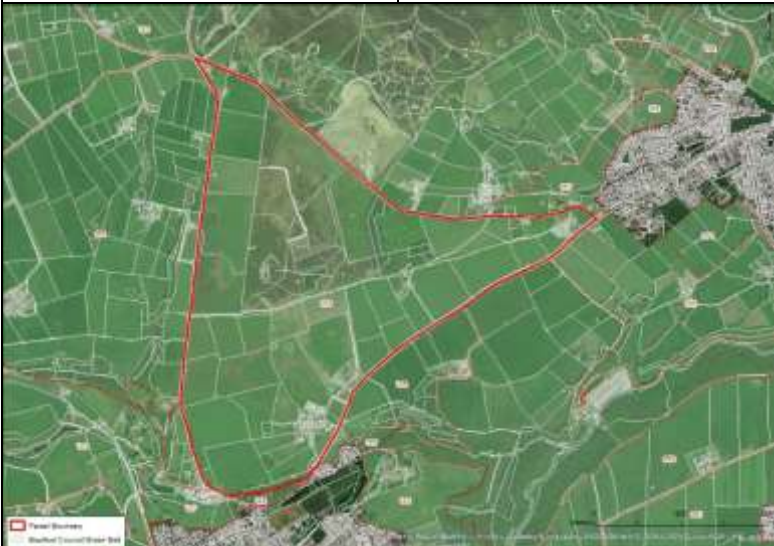
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Harden"</p> <p>1b) Yes "Wilsden"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The northern (inner) boundary is formed by Harden Beck providing a less defensible boundary. The eastern, western, and southern (outer) boundaries are formed by made road and contiguous woodland which is a mixture of defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms part of land gap between Harden and Wilsden. Harden Lane provides direct road access between the towns. The topography of the parcel is flat at the south then slopes steeply towards the north. There is no inter visibility between the towns. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Low</p> <p>The eastern boundary of the parcel is formed by Harden Lane connecting Harden and Wilsden. There are some instances of ribbon development within the parcel which postdate the Green Belt designation. Therefore, the Green Belt has not resisted ribbon development.</p>
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Low</p> <p>The parcel comprises of non-rural uses in the form of residential properties and commercial uses and limited countryside uses in the form of woodland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from</p>	<p>Low</p> <p>The parcel comprises of 43.44% built form.</p>

encroachment?	
Overall for Purpose 3	Low
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	No
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	
Overall for Purpose 4	No Contribution
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	152	Parcel size	4.78 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable			


boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Harden"</p> <p>1b) Yes "Keighley"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The eastern (inner) boundary is formed by hedgerow, fencing and stone wall which is lacking in durability. The northern, southern and western (outer) boundaries are formed by made road, contiguous woodland and stone wall which is a mixture of boundaries which are defensible, less defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms part of a land gap between Harden and Keighley. There is no direct road access between the towns from the parcel. The topography of the parcel is gently sloping to the south east, however there is no inter visibility between the towns. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of farmland and a residential property.</p>
<p>Criteria 2: To what extent does</p>	<p>Major</p>

the Green Belt parcel safeguard the countryside from encroachment?	The parcel comprises of 0.65% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	No
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	
Overall for Purpose 4	No Contribution
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	153	Parcel size	111.55 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area			


and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Cullingworth"</p> <p>1b) Yes "Keighley", "Harden"</p> <p>1c) Yes "Hainworth"</p> <p>1d) No</p>
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	<p>Major</p> <p>The southern (inner) boundary is formed of a road which is a defensible boundary. The northern, eastern and western (outer) boundaries are formed of roads which are defensible boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.</p>
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	<p>Major</p> <p>The parcel forms a land gap between Cullingworth and Harden, and Cullingworth and Keighley. The washed over settlement of Hainworth is within the gap between the towns, where a gap still remains between Hainworth and Cullingworth. There is direct road access between Cullingworth and Harden along the B6429. There is no direct road access between Cullingworth and Keighley. The topography of the parcel has gentle undulations with a slope down towards the eastern and southern boundaries. There are long line views into Cullingworth and Harden. There is no inter visibility between Cullingworth and Harden due to topography and distance. The parcel forms an essential gap between the towns as development would significantly reduce the perceived or actual distance between towns.</p>
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	<p>Moderate</p> <p>The parcel is bounded by the B6429 connecting Cullingworth to Harden. There are some instances of ribbon development which postdate the Green Belt designation. Therefore, the Green Belt has resisted ribbon development, in part, between neighbouring towns.</p>
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment

Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland, farmland and residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.15% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Cullingworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Moderate The historic core is separated from the parcel by natural boundaries.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core of the settlement from the parcel.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	154	Parcel size	6.09 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the	No		

edge of one or more, large built up areas?	
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Harden"</p> <p>1b) Yes "Cullingworth", "Wilsden"</p> <p>1c) No</p> <p>1d) No</p>
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	<p>Moderate</p> <p>The northern and eastern (inner) boundaries are formed by made road, hedgerow, fencing and broken tree lines providing defensible and lacking in durability boundaries. The southern and western (outer) boundaries are formed by unmade road and treeline which are lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	<p>Low</p> <p>The parcel forms part of a gap between Harden and Wilsden and Harden and Cullingworth. Wilsden Road provides direct access between Harden and Wilsden and is connected to the B6429 which provides direct access to Cullingworth. The topography of the parcel is a gentle slope to the south east and there are some limited views towards Wilsden from the north, creating a level of inter visibility between Harden and Wilsden. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap.</p>
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	<p>Major</p> <p>A small section of the eastern boundary is formed by Wilsden Road, connecting Harden to Wilsden. There are no instances of ribbon development along this road, therefore the Green Belt has resisted ribbon development towards neighbouring towns.</p>

Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of countryside uses in the form of farmland and grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 0.14% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	No
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	
Overall for Purpose 4	No Contribution
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	155	Parcel size	31.30 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		

Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Harden"</p> <p>1b) Yes "Cullingworth", "Wilsden"</p> <p>1c) No</p> <p>1d) No</p>
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	<p>Moderate</p> <p>The northern and eastern (inner) boundaries are formed by made road, contiguous woodland and dense treelines which is a mixture of defensible and less defensible boundaries. The southern and western (inner) boundaries are formed by contiguous woodland and made road which is a mixture of defensible and less defensible boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	<p>Moderate</p> <p>The parcel forms part of a land gap between Harden and Wilsden and Harden and Cullingworth. The B6429 provides direct road access between Harden and Cullingworth and Wilsden Road for access between Harden and Wilsden. The topography of the parcel is undulating but forms a gentle slope to the south east. There are views from the north of the parcel towards Wilsden which creates a level of inter visibility. The parcel forms a largely essential gap between the towns as limited development may be possible.</p>
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	<p>Moderate</p> <p>The parcel boundaries are formed by Wilsden Road, which within this parcel does not go beyond the extent of Harden and the B6429 connecting</p>


	Harden and Cullingworth. There are some instances of ribbon development which postdate the Green Belt designation. Therefore, the Green Belt has resisted ribbon development, in part, between neighbouring towns.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of residential properties, farmland, woodland and grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 2.90% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	No
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	
Overall for Purpose 4	No Contribution
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	156	Parcel size	4.17 ha



Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Harden"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Bingley"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns	Moderate The western (inner) boundary is formed by made road, unmade road and hedgerow providing a mixture of boundaries which are defensible and lacking in durability. The northern, eastern and southern (outer) boundaries are formed by made road and contiguous tree lines which is a

merging?	mixture of defensible and less defensible boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms part of a gap between Harden and Bingley. The B6429 provides direct access between the towns. The topography of the parcel is gently sloping to the south. There is no inter visibility between the towns and this parcel forms a less essential gap between the towns as development may be possible without merging the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The northern boundary is formed by the B6429 connecting Harden and Bingley. There is an instance of ribbon development along the road which pre-dates the Green Belt designation. Therefore, the Green Belt has resisted ribbon development between neighbouring towns.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises countryside and non-rural uses in the form of farmland and residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 6.66% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	No
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	
Overall for Purpose 4	No Contribution
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	157
Parcel size	7.30 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Harden"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Keighley" "Cullingworth"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) Yes "Hainworth"
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a	Low

weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	The eastern (inner) boundary is formed by stone wall, fencing and broken treelines which is lacking in durability. The northern, southern and western (outer) boundaries are formed by unmade road, broken treelines and stone wall providing a mix of boundaries which are less defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as both the inner and outer boundaries are not defensible.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a gap between Harden and Keighley, and Harden and Cullingworth. The washed over settlement of Hainworth is located within the gap between the towns where a gap still remains between Hainworth and Harden. Ryecroft Road provides direct road access between Harden and Keighley. The B6429 provides direct road access between Harden and Cullingworth. The topography of the parcel gently slopes to the south east, however there is no inter visibility between the towns. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap between the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Moderate The southern boundary is formed by the B6429 connecting Harden and Cullingworth; and Ryecroft Road connecting Harden and Keighley. There is an instance of ribbon development along the roads which pre and postdate the Green Belt designation. Therefore, the Green Belt has resisted ribbon development, in part, between neighbouring towns.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of rural and non-rural land uses in the form of residential properties and grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.52% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	No
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	
Overall for Purpose 4	No Contribution

Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	158	Parcel size	6.17 ha



Five Green Belt Purposes

Purpose 1 To check the unrestricted sprawl of large built up areas.

Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
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Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
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Criteria 3: Connection to large built up area?	
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Overall for Purpose 1 No Contribution

Purpose 2 To prevent neighbouring towns from merging into one another

Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Harden"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Keighley"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No


Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The southern (inner) boundary is formed by residential development and stone walls which are lacking in durability. The northern, eastern and western (outer) boundaries are formed by made roads, dense treelines and contiguous woodland which is a mixture of defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Harden and Keighley. Keighley Road provides direct road access between Harden and Keighley. The topography of the parcel is a gentle slope to the south and there are no views into Harden or Keighley from the parcel. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The eastern boundary is formed by Keighley Road connecting Harden and Keighley. There is an instance of ribbon development along the road which pre-dates the Green Belt designation, therefore the Green Belt has resisted ribbon development between neighbouring towns.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of rural and non-rural land uses in the form of farmland and residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.89% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	No
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	
Criteria 3: Green Belt has a role	

in supporting the views into and out of the historic core.	
Overall for Purpose 4	No Contribution
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	159
Parcel size	8.89 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Haworth"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Oakworth"
Criteria 1c: is the parcel located in a gap between a defined town	1c) No


and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The southern and eastern (inner) boundaries are formed by stone walls, hedgerows, and contiguous woodland providing boundaries which are less defensible and lacking in durability. The northern and western (outer) boundaries are formed by made roads which are defensible. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Haworth and Oakworth. Lord Lane / Tim Lane provides direct road access between the towns. The topography of the parcel is steeply sloping to the north and there are views into Oakworth from the south of the parcel creating a level of inter visibility. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major Lord Lane / Tim Lane forms the western boundary of the parcel connecting Haworth and Oakworth. There are some instances of ribbon development along this road, however this predates the Green Belt designation. Therefore, the Green Belt has resisted ribbon development between neighbouring towns.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of rural and non-rural land uses in the form of residential properties, farmland, grassland and woodland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 3.03% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Haworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core is adjacent to the parcel and is connected by the southern boundary.

Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core from the south of the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	160
Parcel size	68.58 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Haworth"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Oxenhope"


<p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The northern and eastern (inner) boundaries are formed by a mixture of roads, hedgerows and existing development, providing a mix of defensible and lacking in durability boundaries. The western and southern (outer) boundaries are formed by made road which is defensible. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms part of a land gap between Haworth and Oxenhope. There is no direct road access between the towns. There are clear views into Oxenhope from the south west of the parcel that creates a level of inter visibility between the towns. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel. Marsh Lane forms the south east boundary of the parcel, but it does not directly access to Oxenhope.</p>
<p>Overall for Purpose 2</p>	<p>Low</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of residential properties, farmland and grassland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Moderate</p> <p>The parcel comprises of 4.51% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?</p>	<p>Yes</p> <p>"Haworth"</p>
<p>Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place</p>	<p>Major</p> <p>The historic core is adjacent to the parcel on its northern boundary.</p>

within the Borough.	
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are views into the historic core from the west of the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	161	Parcel size	73.7 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?		No	
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1		No Contribution	
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?		1a) Yes "Haworth"	


<p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1b) Yes "Oxenhope"</p> <p>1c) Yes "Stanbury"</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Major</p> <p>The northern (inner) boundary is formed by made road which is defensible. The eastern, southern and western (outer) boundaries are formed by made road and stone wall providing a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms a land gap between Haworth and Oxenhope. There is no direct road access from the parcel between the towns. The topography of the parcel is undulating and slopes gently around each boundary. There are clear views into Oxenhope and Stanbury from the centre of the parcel creating a level of inter visibility between the towns. The parcel forms a largely essential gap between Haworth and Oxenhope where limited development may be possible without significant risk of towns merging.</p> <p>The parcel also forms a land gap between Haworth and the washed over settlement of Stanbury. It is noted that if the parcel was to be developed this would result in the merging of Haworth with Stanbury (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
<p>Overall for Purpose 2</p>	<p>Moderate</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of a country park (grassland) and cemetery.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Major</p> <p>The parcel comprises of 2.80% built form.</p>
<p>Overall for Purpose 3</p>	<p>Major</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or</p>	<p>Yes</p>

in close proximity to a defined Historic Town?	"Haworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core is adjacent to the parcel and is connected on the northern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views of the historic core from the north of the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	162	Parcel size	8.27 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		


Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Haworth"</p> <p>1b) Yes "Oxenhope"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The northern (inner) boundary is formed by a stone wall and broken treeline which is lacking in durability. The eastern, southern and western (outer) boundaries are formed by a made road, railway track and contiguous woodland providing a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms part of a land gap between Haworth and Oxenhope. There is no direct road access between the towns from the parcel. The topography of the parcel is a gentle slope to the east and there are views into Haworth but no views into Oxenhope to create any inter visibility. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel. Marsh Lane forms the western boundary of the parcel, but it does not directly access to Oxenhope.</p>
<p>Overall for Purpose 2</p>	<p>Low</p>
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of farmland, grassland, woodland and residential properties.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Moderate</p> <p>The parcel comprises of 4.46% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>

Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Haworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core is adjacent to the parcel and is connected on the northern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core from the east of the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information		
Parcel ID	163	Parcel size
		14.34 ha
		
Five Green Belt Purposes		
Purpose 1	To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No	
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?		
Criteria 3: Connection to large built up area?		


Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Haworth"</p> <p>1b) Yes "Oxenhope"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Moderate</p> <p>The northern, western and eastern (inner) boundaries are formed by a made road, existing development and a railway line providing a mix of boundaries which are defensible and lacking in durability. The southern, eastern and western (outer) boundaries are formed by made roads, broken tree lines, a railway track, and a beck providing a mix of boundaries which are defensible, less defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms part of a land gap between Haworth and Oxenhope. The A6033 provides direct road access between the towns. The topography of the parcel is steeply sloping to the west, giving views into Oxenhope from the east of the parcel and creating a level of inter visibility. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Moderate</p> <p>The parcel boundary is formed by the A6033 connecting Haworth to Oxenhope. There is one instance of ribbon development along this road that postdate the Green Belt designation and therefore the Green Belt has resisted ribbon development in part.</p>
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Major</p> <p>The parcel comprises of a countryside use in the form of farm buildings, farmland and grassland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from</p>	<p>Moderate</p> <p>The parcel comprises of 3.90% built form.</p>

encroachment?	
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Haworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core is adjacent to the parcel and is connected on the north eastern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views of the historic core from the east of the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	164	Parcel size	41.72 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large			


built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Haworth"</p> <p>1b) Yes "Cullingworth" "Denholme" "Oxenhope"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Major</p> <p>The western (inner) boundary is formed by a made road which is defensible. The northern, eastern and southern (outer) boundaries are formed by made roads and stone walls providing a mix of defensible and less defensible boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms a land gap between Haworth and Cullingworth, Haworth and Denholme, and Haworth and Oxenhope. The B6144 provides direct road access between Haworth and Cullingworth. There is no direct road access between Haworth and Denholme and Haworth and Oxenhope from the parcel. The topography of the parcel is flat in the centre while it slopes gently along the boundaries to the west. There are no views from the parcel due to differential topography and dense vegetation. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by the B6144 Brow Top Road connecting Haworth to Cullingworth. There are no instances of ribbon development along this road and therefore the Green Belt has resisted ribbon development towards a neighbouring town.</p>
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of grassland and quarry.</p>
<p>Criteria 2: To what extent does the Green Belt parcel</p>	<p>Low</p>

safeguard the countryside from encroachment?	The parcel comprises of 11.57% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Haworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post-WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views into Haworth from the west of the parcel.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	165	Parcel size	1.72 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable			


boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Haworth"</p> <p>1b) Yes "Cullingworth"</p> <p>1c) No</p> <p>1d) No</p>
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	<p>Major</p> <p>The northern (inner) boundary is formed by a made road which is defensible. The southern, eastern and western (outer) boundary is formed by made road, broken tree line and cliff edge providing a mix of defensible and less defensible boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.</p>
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	<p>Low</p> <p>The parcel forms part of a land gap between Haworth and Cullingworth. Halifax Road provides direct road access between the towns. The topography of the parcel is undulating and there are no views into Cullingworth. Development of the parcel would be possible without having any risk of merging towns, therefore the parcel forms a less essential gap.</p>
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	<p>Moderate</p> <p>The parcel boundary is formed by Halifax Road connecting Haworth (Cross Roads) to Cullingworth and Denholme. There are some instances of ribbon development along this road that postdate the Green Belt designation and therefore the Green Belt has resisted ribbon development in part.</p>
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of residential properties, small businesses and grassland.</p>

Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 29.62% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Haworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post-WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core due to the built form in the line of sight.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	166	Parcel size	42.64 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area			

and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Haworth"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Cullingworth"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The northern and western (inner) boundaries are formed by made road, stone wall and hedgerow which is a mixture of defensible and lacking in durability. The eastern and southern (outer) boundaries are formed by made road which is a defensible boundary. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms part of a land gap between Haworth and Cullingworth. The A629 (then B6144) provides direct road access between the towns. The topography of the parcel is flat and slopes steeply into the middle from the northern and southern boundaries. There is no inter visibility between the towns. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by the A629 Halifax Road and the B6144 Brow Top Road connecting Haworth to Cullingworth respectively. There are some instances of ribbon development along both roads, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does	Moderate

the Green Belt parcel protect the essential open countryside character?	The parcel comprises of countryside and non-rural uses in the form of residential properties, farmland, grassland and an assisted living residence.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 4.46% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Haworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post-WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views into the historic core from the south of the parcel.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	167	Parcel size	20.65 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		

Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Haworth"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Oakworth" "Keighley"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The southern, eastern and western (inner) boundaries are formed by fencing, stone walls, contiguous woodland, and roads providing defensible, less defensible and lacking in durability boundaries. The northern (outer) boundary is formed by made road, railway track and the River Worth which is defensible. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Haworth and Oakworth, and Haworth and Keighley. Hebble Row provides direct access between Haworth and Oakworth. There is no direct road access between Haworth and Keighley from the parcel. The topography of the parcel is flat and then forms a valley for Bridgehouse Beck. There are views to Oakworth from the east and west of the parcel which creates a level of inter visibility. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by Hebble Row connecting Haworth to Oakworth. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the

	Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, grassland, dense woodland and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 13.97% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Haworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	168	Parcel size	120.88 ha



Five Green Belt Purposes

Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Haworth"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Cullingworth" "Harden" "Keighley"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of	Low The western (inner) boundary is formed of residential development which is a boundary lacking in durability. The northern and eastern (outer) boundaries are formed of roads which are defensible boundaries. The southern (outer) boundary is formed of a road, a defined track,

neighbouring towns merging?	woodland and the Ellar Carr Beck which is a mix of defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Haworth and the following towns: Cullingworth, Harden, and Keighley. There is direct road access by Bingley Road and Keighley Road connecting Haworth (Cross Roads) to Harden and Cullingworth to Keighley respectively. The topography of the parcel is flat with a gentle slope towards the southern boundary. There are long line views into Cullingworth. There is no inter visibility between the towns due to topography, distance and woodland. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Moderate The parcel boundary is formed by Bingley Road and Keighley Road connecting Haworth (Cross Roads) to Harden and Cullingworth to Keighley respectively. There are some instances of ribbon development along Bingley Road that postdate the Green Belt designation and therefore the Green Belt has resisted ribbon development in part.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, residential properties and commercial development.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.59% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Haworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core of the settlement from the parcel or towards the parcel from the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and

	other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information

Parcel ID	169	Parcel size	6.33 ha
			

Five Green Belt Purposes

Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Haworth"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Oxenhope" "Cullingworth"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring	1d) No

authority?	
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The northern (inner) boundary is formed by a made road, stone wall, hedgerow and fencing with a mix of boundaries which are defensible and lacking in durability. The eastern, western and southern (outer) boundaries are formed by made roads and stone walls providing a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Haworth and Oxenhope, and Haworth and Cullingworth. The A6033 provides direct road access between the Haworth and Oxenhope. There is no direct road access between Haworth and Cullingworth. The topography of the parcel is a steep slope to the west and there are views into Oxenhope and Haworth from the west of the parcel creating a level of inter visibility. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by the A6033 connecting Haworth to Oxenhope. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of residential properties, grassland and farmland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 9.95% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Haworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post-WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core from the west of the parcel.

Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information

Parcel ID	170	Parcel size	34.72 ha
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Five Green Belt Purposes

Purpose 1 To check the unrestricted sprawl of large built up areas.

Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
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Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
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Criteria 3: Connection to large built up area?	
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Overall for Purpose 1	No Contribution
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Purpose 2 To prevent neighbouring towns from merging into one another

Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Haworth"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Oakworth"
Criteria 1c: is the parcel located in a gap between a defined town	1c) No


and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The south eastern (inner) boundary is formed by unmade road, hedgerows, stone wall and fencing which are lacking in durability. The northern, north eastern, western and southern (outer) boundaries are formed by contiguous woodland, made road and the River Worth which are defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Haworth and Oakworth. There is no direct road access between the towns from the parcel. The topography of the parcel is a steep slope towards the River Worth to the north of the parcel. There are views into each of the towns creating a level of inter visibility. The parcel forms a less essential gap between the towns as development may be possible without merging the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farm buildings, farmland, grassland and some commercial uses.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 3.00% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Haworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core is within the parcel on the south eastern boundary.
Criteria 3: Green Belt has a role	Major

in supporting the views into and out of the historic core.	There are clear views into the historic core from the south of the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	171	Parcel size	20.61 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Ilkley" The north-eastern and eastern boundaries are connected to Ilkley.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The north-eastern and eastern boundaries are formed by contiguous woodland and a well-defined track which are less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion.		
Criteria 3: Connection to large built up area?	Major The parcel is connected to Ilkley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.		
Overall for Purpose 1	Moderate		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Ilkley"		
Criteria 1b: is the parcel located	1b) Yes		


<p>in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>"Silsden" "Addingham"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The north eastern and eastern (inner) boundaries are formed by contiguous woodland and a well-defined track which are less defensible boundaries. The northern (outer) boundary is formed by Heber's Ghyll Drive which is a defensible boundary. The western and southern (outer) boundaries are formed of contiguous woodland and field boundaries which are a mixture of less defensible boundaries and boundaries lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms a land gap between Ilkley and Silsden, and Ilkley and Addingham. There is no direct road access through the parcel. The topography and contiguous woodland of the parcel means there is no inter visibility between the towns. The parcel is separated from the neighbouring town by moorland. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
<p>Overall for Purpose 2</p>	<p>Low</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of isolated residential properties and a reservoir</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Moderate</p> <p>The parcel comprises of 3.87% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or in close proximity to a defined</p>	<p>Yes</p>

Historic Town?	"Ilkley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to the historic core on the eastern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views towards the historic core.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	172	Parcel size	48.98 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Ilkley" The southern boundary is connected to Ilkley.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The southern boundary is formed by the A65 which is a defensible boundary and development edge with inconsistent boundaries which is a boundary lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.		
Criteria 3: Connection to large built up area?	Major The parcel is connected to Ilkley along one boundary, providing a		


	contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Ilkley"</p> <p>1b) Yes "Addingham"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Moderate</p> <p>The southern (inner) boundary is formed by development edge, which is a boundary lacking in durability and the A65 which is a defensible boundary. The northern and eastern (outer) boundaries are formed by the River Wharfe which is a defensible boundary. The western (outer) boundary is formed by a strongly defined track which is a less defensible boundary. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms a land gap between Ilkley and Addingham towns. There is direct road access along the A65. The contiguous woodland of the parcel means there is no inter visibility between the towns. There is a perception and visual separation of leaving one town and entering another due to the Green Belt designation between the towns. The parcel forms a less essential gap between the towns as development may be possible without merging the towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by the A65 connecting Ilkley and Addingham. There are instances of residential properties on the A65, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.</p>
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p> <p>Criteria 2: To what extent does</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of grassland and residential properties and outdoor sports facilities</p> <p>Low</p>

the Green Belt parcel safeguard the countryside from encroachment?	The parcel comprises of 6.86% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Ilkley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to the historic core on its eastern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views towards the historic core.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	173	Parcel size	18.32 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Ilkley" The south eastern boundary is connected to Ilkley.		
Criteria 2: Does the parcel	Low		


prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	The south-eastern boundary is formed by development edge with inconsistent boundaries which are lacking in durability. Therefore, the parcel makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Ilkley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Ilkley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Addingham"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The south-eastern (inner) boundary is formed by development edge which is lacking in durability. The northern, southern and western (outer) boundaries are formed of field boundaries and contiguous woodland which is a mixture of less defensible boundaries and boundaries lacking in durability. Therefore, the parcel makes a low contribution to this criterion as both the inner and outer boundaries are not defensible.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Ilkley and Addingham. There is no direct road access through the parcel. The topography and contiguous woodland of the parcel means there is no inter visibility between the towns. There is a perception and visual separation of leaving one town and entering another due to the Green Belt designation between the towns. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment

Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of a residential property, grassland and woodland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 1.58% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Ilkley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by Post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views from the parcel to the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	174	Parcel size	30.68 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up	Yes		


areas?	"Ilkley" The southern boundary is connected to Ilkley.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The southern boundary is formed by existing development and Curly Hill road providing a boundary which is defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Ilkley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town? Criteria 1b: is the parcel located in a gap between two defined towns? Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1a) Yes "Ilkley" 1b) Yes "Addingham" 1c) No 1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The southern (inner) boundary is formed by existing development and Curly Hill road providing a boundary which is defensible and lacking in durability. The eastern (outer) boundary is formed by Curly Hill road which is a defensible boundary. The northern and western (outer) boundaries are formed by well-defined tracks which are less defensible boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Ilkley and Addingham. There is no direct road access between the towns. The topography of the parcel is a gentle slope to the south. There is no inter visibility between the towns. The parcel forms a less essential gap between the towns as development may be possible without merging the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.

Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of residential properties, woodland, grassland and farmland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 2.55% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Ilkley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to the historic core on the southeast corner.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views towards the historic core.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	175	Parcel size	26.98 ha
			


Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Ilkley" The southern boundary is connected to Ilkley.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The southern boundary is formed by existing development which is lacking in durability and contiguous woodland which is a less defensible boundary. Therefore, the parcel makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Ilkley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl into the Green Belt.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town? Criteria 1b: is the parcel located in a gap between two defined towns? Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1a) Yes "Ilkley" 1b) No 1c) No 1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 4: Is the Green Belt	No Contribution

parcel potentially susceptible to ribbon development?	There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	No Contribution
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of dense woodland, grassland, farmland and residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises 1.11% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Ilkley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to the historic core on its southern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views towards the historic core.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	176	Parcel size	74.83 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes	"Ilkley" The western and southern boundaries are connected to Ilkley.	
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate	The southern boundary is formed by the River Wharfe and the western boundary is formed by a surfaced public road, Curly Hill and development edge with inconsistent boundaries which are a mixture of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.	
Criteria 3: Connection to large built up area?	Moderate	The parcel is connected to Ilkley along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.	
Overall for Purpose 1	Moderate		
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Ilkley"		
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No		
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No		
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No		


Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	No Contribution
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland, residential properties and dense woodland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 2.90% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Ilkley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to the historic core on its south western corner.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views towards the historic core.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land

Criteria 1: Green Belt parcel assists in urban regeneration	Moderate
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Parcel Information	
Parcel ID	177
Parcel size	27.52 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Ilkley" The western and part of the southern boundaries are connected to Ilkley.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The western and part of the southern boundaries are formed by surface public roads, the B6382 and development edge with inconsistent boundaries providing a defensible and lacking in durability boundary. Therefore, the parcel makes a moderate contribution to this criterion.
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Ilkley along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Ilkley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Burley-in-Wharfedale"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No


Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The western and part of the southern (inner) boundaries are formed by development edge and the B6382 providing a mix of boundaries which are defensible and lacking in durability. The northern and southern (outer) boundaries are formed by the railway line and the A65 which are defensible boundaries. The eastern (outer) boundary is comprised of contiguous woodland and strongly defined track which are less defensible boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Ilkley and Burley-in-Wharfedale. There is direct road access between the towns from the A65. The topography and contiguous woodland of the parcel means there is no inter visibility between the towns. There is a perception and visual separation of leaving one town and entering another due to the Green Belt designation between the towns. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by the A65 connecting Ilkley to Burley-in-Wharfedale. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of countryside uses in the form of farm buildings, farmland and grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.44% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Ilkley"
Criteria 2: Green Belt parcel has a role in supporting the character	Major

of the Historic Town or Place within the Borough.	The parcel is adjacent to Ilkley historic core (Ben Rhydding) on its south western corner.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views from the parcel to the historic core.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	178	Parcel size	8.48 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Ilkley" The eastern boundary is connected to Ilkley.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The eastern boundary is formed by Black Beck which is a less defensible boundary. Therefore, the parcel makes a low contribution to this criterion.		
Criteria 3: Connection to large built up area?	Major The parcel is connected to Ilkley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.		


Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Ilkley"</p> <p>1b) Yes "Addingham"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The eastern (inner) boundary is formed by Black Beck which is a less defensible boundary. The northern (outer) boundary is formed by the A65 which is a defensible boundary. The western and southern (outer) boundaries are formed by contiguous woodland and field boundaries which are less defensible boundaries and boundaries lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms a land gap between Ilkley and Addingham. There is direct road access between towns from the A65. The topography and contiguous woodland of the parcel means there is no inter visibility between the towns. There is a perception and visual separation of leaving one town and entering another due to the Green Belt designation between the towns. The parcel forms a less essential gap between the towns as development may be possible without merging the towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by the A65 connecting Ilkley to Addingham. There are no instances of ribbon development along the A65 and therefore the Green Belt has resisted ribbon development towards a neighbouring town.</p>
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Major</p> <p>The parcel comprises of a countryside use in the form of grassland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Major</p> <p>The parcel comprises of 0.27% built form.</p>

Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Ilkley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to the historic core on the south-eastern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views towards the historic core.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	179	Parcel size	9.83 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Ilkley" The south-eastern boundary is connected to Ilkley.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the	Low The south-eastern boundary is formed by Black Beck which is a less defensible boundary. Therefore, the parcel makes a low contribution to this criterion.		


absence of another durable boundary?	
Criteria 3: Connection to large built up area?	Major The parcel is connected to Ilkley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Ilkley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Addingham"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The south-eastern (inner) boundary is formed by Black Beck which is a less defensible. The northern, eastern and western (outer) boundaries are formed by field boundaries which are lacking in durability. The southern (outer) boundary is formed by Heber's Ghyll Lane which is a defensible boundary. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Ilkley and Addingham. There is no direct road access through the parcel. The topography and contiguous woodland of the parcel means there is no inter visibility between the towns. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside	Moderate The parcel comprises of countryside and non-rural uses in the form of a

character?	residential property and dense woodland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 1.55% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Ilkley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to the historic core on the south-eastern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views towards the historic core.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	180	Parcel size	13.61 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Ilkley" The north western boundary is connected to Ilkley.		


Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The north western boundary is formed by contiguous woodland which is a less defensible boundary. Therefore, the parcel makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Ilkley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Ilkley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Burley-in-Wharfedale"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The north western (inner) boundary is formed by contiguous woodland which is a less defensible boundary. The western, southern and eastern (outer) boundaries are formed by field boundaries and broken tree lines which are lacking in durability. Therefore, the parcel makes a low contribution to this criterion as both the inner and outer boundaries are not defensible.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Ilkley and Burley-in-Wharfedale. There is no direct road access through the parcel. The topography and contiguous woodland of the parcel means there is no inter visibility between the towns. There is a perception and visual separation of leaving one town and entering another due to the Green Belt designation between the towns. The parcel forms a less essential gap between the towns as development may be possible without merging the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.

Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Low The parcel comprises of a non-rural use in the form of a golf course.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 1.82% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Ilkley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by Post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views from the parcel to the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	181	Parcel size	7.23 ha
			
Five Green Belt Purposes			


Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Ilkley" The northern western and western boundary is connected to Ilkley.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The western and north western (inner) boundaries are formed by development edge and made roads, Ben Rhydding Drive and Wheatley Grove, providing a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Ilkley along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Ilkley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Burley-in-Wharfedale"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The western and north western (inner) boundary is comprised of development edge and made roads, Ben Rhydding Drive and Wheatley Grove, providing a mix of boundaries which are defensible and lacking in durability. The northern and southern (outer) boundaries are formed by Moor Lane and Bleach Mill Lane, which are defensible boundaries. The western (outer) boundary is formed by broken tree line and hedgerow which is lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.

Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Ilkley and Burley-in-Wharfedale. There is no direct road access through the parcel. Due to the topography of the parcel and built-form there is no inter visibility between the towns. The parcel forms a less essential gap between the towns as development may be possible without merging the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of a countryside use in the form of grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 0.04% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Ilkley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by Post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views from the parcel to the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	182	Parcel size	32.96 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Ilkley" The western boundary is connected to Ilkley.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The western boundary is formed by development edge with inconsistent boundaries which are lacking in durability. Therefore, the parcel makes a low contribution to this criterion.		
Criteria 3: Connection to large built up area?	Major The parcel is connected to Ilkley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.		
Overall for Purpose 1	Moderate		
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Ilkley"		
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Burley-in-Wharfedale"		
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No		
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No		


Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The western (inner) boundary is formed by development edge which is lacking in durability. The northern and southern (outer) boundaries are formed by the railway line and Ben Rhydding Drive which are defensible boundaries. The eastern (outer) boundary is formed by unmade roads and field boundaries which are lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Burley-in-Wharfedale and Ilkley. There is no direct road access between the towns from the parcel. The topography and contiguous woodland of the parcel means there is no inter visibility between the towns. There is a perception and visual separation of leaving one town and entering another due to the Green Belt designation between the towns. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of residential properties and grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.67% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Ilkley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by Post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views from the parcel to the historic core.
Overall for Purpose 4	Low

Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	183
Parcel size	4.32 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Ilkley" The southern boundary is connected to Ilkley.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Major The southern boundary is formed by the River Wharfe which is a defensible boundary preventing urban sprawl. Therefore, the parcel makes a major contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Ilkley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl into the Green Belt.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Ilkley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No


Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	No Contribution
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland and residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 8.54% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Ilkley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by Post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views towards the historic core.

Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	184	Parcel size	10.69 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Ilkley" The southern boundary is connected to Ilkley.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Major The southern boundary is formed by the River Wharfe which is a defensible boundary preventing urban sprawl. Therefore, the parcel makes a major contribution to this criterion.		
Criteria 3: Connection to large built up area?	Major The parcel is connected to Ilkley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl into the Green Belt.		
Overall for Purpose 1	Major		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Ilkley"		
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No		


<p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>No Contribution</p> <p>The parcel does not form a land gap between an identified neighbouring town.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>No Contribution</p> <p>The parcel does not form a land gap between an identified neighbouring town.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
<p>Overall for Purpose 2</p>	<p>No Contribution</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of grassland, farmland and residential properties.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Major</p> <p>The parcel comprises of 2.24% built form.</p>
<p>Overall for Purpose 3</p>	<p>Major</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?</p>	<p>Yes</p> <p>"Ilkley"</p>
<p>Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.</p>	<p>Low</p> <p>The parcel is separated from the historic core by Post WWII development.</p>
<p>Criteria 3: Green Belt has a role in supporting the views into and out of</p>	<p>Moderate</p>

the historic core.	There are moderate views towards the historic core.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	185	Parcel size	8.27 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?		Yes "Ilkley" The western and northern boundaries are connected to Ilkley.	
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?		Moderate The western and northern boundaries are formed by a mixture of Middleton Avenue, a surfaced public road, and development edge with inconsistent boundaries providing boundaries which are defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.	
Criteria 3: Connection to large built up area?		Moderate The parcel is connected to Ilkley along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.	
Overall for Purpose 1		Moderate	
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?		1a) Yes "Ilkley"	


<p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1b) No</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>No Contribution</p> <p>The parcel does not form a land gap between an identified neighbouring town.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>No Contribution</p> <p>The parcel does not form a land gap between an identified neighbouring town.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
<p>Overall for Purpose 2</p>	<p>No Contribution</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Low</p> <p>The parcel comprises of non-rural uses in the form of outdoor recreation and an outdoor swimming pool.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Low</p> <p>The parcel comprises of 21.48% built form.</p>
<p>Overall for Purpose 3</p>	<p>Low</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?</p>	<p>Yes</p> <p>"Ilkley"</p>
<p>Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.</p>	<p>Major</p> <p>The parcel is within the historic core of Ilkley.</p>

Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are unspoilt views into the historic core from the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	186	Parcel size	39.67 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Keighley" "Bingley" The parcel is connected to Keighley on the western boundary and Bingley on the southern boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Major The southern and western boundaries are formed by the Leeds Liverpool Canal and a road providing defensible boundaries. Therefore, the parcel makes a major contribution to this criterion.		
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Keighley and Bingley along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.		
Overall for Purpose 1	Major		


Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Keighley" "East Morton"</p> <p>1b) Yes "Bingley", "East Morton"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Moderate</p> <p>The southern and western boundaries (inner), connected to Keighley and Bingley, are formed by the Leeds Liverpool Canal and a road providing defensible boundaries. The eastern (inner) boundary, connected to East Morton, is formed by existing development and a road providing a boundary which is defensible and lacking in durability. The northern and eastern (outer) boundaries are formed by made road which are defensible. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms a gap between Keighley, Bingley and East Morton. Morton Lane and Carr Lane provides direct road access between the towns. The topography of the parcel is gently sloping to the south west and there are limited views in and out of the towns that create a degree of inter visibility. The parcel forms an essential gap as development would significantly merge the three towns and reduce the perceived or actual distance between towns. The merging of Keighley and Bingley has already occurred along the western boundary of the parcel and therefore this parcel is an essential gap in protecting the merging with East Morton.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Moderate</p> <p>The parcel boundary is formed by Carr Lane connecting East Morton to Keighley (Riddlesden), and Morton Lane connecting East Morton to Bingley (Crossflatts). There are some instances of ribbon development along these roads, which post-dates the Green Belt (Builders Merchant / Lorry Park on Morton Lane). Therefore, the Green Belt has resisted ribbon development towards a neighbouring town in part.</p>
<p>Overall for Purpose 2</p>	<p>Moderate</p>
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of residential properties, farmland and a golf club.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from</p>	<p>Major</p> <p>The parcel comprises of 2.78% built form.</p>

encroachment?	
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Bingley", "East Morton", "Keighley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core of Bingley (Leeds Liverpool Canal) is connected to the parcel on the southern boundary and East Morton historic core on the eastern boundary. The historic core of Keighley (Leeds Liverpool Canal) is connected to the parcel on the southern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views into the historic cores from the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	187	Parcel size	44.55 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Keighley", "Bingley" The parcel is connected to Keighley on the northern and eastern boundary and Bingley on the southern boundary.		
Criteria 2: Does the parcel	Moderate		


prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	The northern, eastern and southern boundaries are formed by roads, fencing and hedgerow providing a mixture of defensible and lacking in durability boundaries. Therefore, the parcel makes a moderate contribution to this criterion.
Criteria 3: Connection to large built up area?	Low The parcel is connected to Keighley and Bingley along three boundaries, and development would constitute rounding off limiting the risk of sprawl.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town? Criteria 1b: is the parcel located in a gap between two defined towns? Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1a) Yes "Keighley" 1b) Yes "Bingley" 1c) No 1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The northern, eastern and southern (inner) boundaries are formed by made road, fencing and hedgerow with a mixture of defensible and lacking in durability. The western boundary (outer) is formed by the River Aire which is a defensible boundary. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a gap between Keighley and Bingley. The B6265 provides direct road access between the towns. The topography of the parcel is gently sloping from south and north to form a valley across the middle of the parcel for the River Aire. There are no views between the towns from the parcel to create any level of inter visibility, therefore the parcel has a sense of containment. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns. The merging of Keighley and Bingley has already occurred along the eastern boundary of the parcel and therefore this parcel is an essential gap in protecting the further merging of these towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by the B6265 Bradford Road connecting

	Keighley and Bingley. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland, woodland, residential properties and outdoor recreation.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 0.68% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes Keighley
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post-WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core due to dense vegetation in the line of sight.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	188	Parcel size	52.29 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Keighley"	The parcel is connected to Keighley on the western boundary.	
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate	The western boundary is formed by a road and a dense tree line providing a defensible and less defensible boundary. Therefore, the parcel makes a moderate contribution to this criterion.	
Criteria 3: Connection to large built up area?	Major	The parcel is connected to Keighley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.	
Overall for Purpose 1		Major	
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Keighley"		
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Bingley"		
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No		
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No		


Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The western boundary (inner) is formed by a road and a dense tree line providing a defensible and less defensible boundary. The northern, southern, and eastern (outer) boundaries are formed by the A650 and the River Aire which is defensible. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a gap between Keighley and Bingley. The A650 provides direct road access between the towns. The topography of the parcel is a gentle slope to the south. There are no views in between the towns due to the dense vegetation, creating a sense of containment. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by the A650 connecting Keighley to Bingley. There are some instances of ribbon development along this road (Marley Wastewater Treatment Works), however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of a water treatment facility, woodland and grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 35.27% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Keighley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post-WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core due to the dense vegetation

	parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	189
Parcel size	100.98 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Keighley" The parcel is connected to Keighley on the western boundary.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The western (inner) boundary is formed by stone wall, fencing and hedgerow which is lacking in durability. Therefore, the parcel makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Keighley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Keighley"


<p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1b) Yes "Bingley" "Harden"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The western (inner) boundary is formed by stone wall, fencing and hedgerow which is lacking in durability. The northern, eastern and southern (outer) boundaries are formed by contiguous woodland which is less defensible. Therefore, the parcel makes a low contribution to this criterion as both the inner and outer boundaries are not defensible.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms part of a land gap between Keighley and Bingley, and Keighley and Harden. There is no direct road access between Keighley and Bingley. Harden Road provides direct road access between Keighley and Harden. The topography of the parcel is undulating and slopes gently to the north. There are views into Bingley from the parcel that creates a level of inter visibility. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by Harden Road / Keighley Road connecting Keighley to Harden. There are no instances of ribbon development along this road and therefore the Green Belt has resisted ribbon development towards a neighbouring town.</p>
<p>Overall for Purpose 2</p>	<p>Moderate</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Major</p> <p>The parcel comprises of a countryside use in the form of farm buildings and farmland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Major</p> <p>The parcel comprises of 1.46% built form.</p>
<p>Overall for Purpose 3</p>	<p>Major</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?</p>	<p>Yes</p> <p>"Keighley"</p>

Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post-WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are views into the historic core from the parcel, but these are limited by some built form and vegetation.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	190	Parcel size	63.91 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Keighley" The parcel is connected to Keighley on its northern boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The northern boundary is comprised of existing residential development and a road which is a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.		
Criteria 3: Connection to large built up area?	Major		


	The parcel is connected to Keighley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Keighley"</p> <p>1b) Yes "Harden" "Cullingworth"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Moderate</p> <p>The northern boundary (inner) is comprised of existing residential development and a road which is a mix of a defensible boundary and a boundary lacking in durability. The eastern and western (outer) boundaries are made up of roads which form defensible boundaries. The southern (outer) boundary is formed of a defined track which is a less defensible boundary. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms a land gap between Keighley and Harden, and Keighley and Cullingworth. There is direct road access between Keighley and Harden along Harden Road/Keighley Road. Glen Lee Lane provides direct road access between Keighley and Cullingworth. The topography of the parcel raises to the south and then plateaus by the southern boundary. There are long line views into Keighley. There is no inter visibility between the towns due to topography and distance. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Moderate</p> <p>The parcel boundary is formed by Harden Road / Keighley Road connecting Keighley to Harden and Glen Lee Lane connecting Keighley to Cullingworth. There are some instances of ribbon development along Harden Road that postdate the Green Belt designation and therefore the Green Belt has resisted ribbon development in part.</p>
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside</p>	<p>Moderate</p> <p>The parcel comprises of a countryside and non-countryside uses in the</p>

character?	form of farm buildings, grassland, farmland and residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.64% built form
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Keighley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	191	Parcel size	65.42 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Keighley"		


	The parcel is connected to Keighley on its western boundary.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The western boundary is formed by a track and existing development which is a boundary which is less defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Keighley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town? Criteria 1b: is the parcel located in a gap between two defined towns? Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1a) Yes "Keighley" 1b) Yes "Cullingworth" 1c) Yes "Hainworth" 1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The western (inner) boundary is formed by a defined track and existing development with a mix of boundaries which are less defensible boundaries and lacking durability. The northern, eastern and southern (outer) boundaries are formed by roads which are defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Keighley and Cullingworth. There is direct road access between Keighley and Cullingworth along Shaw Lane. The topography of the parcel is a steep slope downwards towards the western boundary, with the highest point in the south eastern corner. There are views into Keighley from the parcel. There is no inter visibility between Cullingworth and Keighley. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging. The parcel also forms a land gap between Keighley and the washed over settlement of Hainworth. It is noted that if the parcel was to be developed this would result in the merging of Keighley with Hainworth (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.

Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by Shaw Lane connecting Keighley to Cullingworth. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland, farmland and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 5.30% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Keighley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are views into the historic core of Keighley within the parcel, which are sweeping and expansive covering the whole historic core.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	192
Parcel size	18.36 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Keighley" The parcel is connected to Keighley on its western boundary.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The western boundary is formed of existing residential development and a track providing a boundary which is less defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Keighley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Keighley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Cullingworth" "Haworth"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) Yes "Hainworth"
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring	1d) No


authority?	
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	<p>Low</p> <p>The western boundary (inner) is formed of existing residential development and a track providing a less defensible and lacking in durability boundary. The northern and eastern (outer) boundaries are formed by roads which are defensible boundaries. The southern boundary (outer) is formed by two roads, existing residential development and a field boundary which is a mix between defensible boundaries and a boundary lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	<p>Low</p> <p>The parcel forms a land gap between Keighley and Cullingworth, and Keighley and Haworth. Halifax Road provides direct road access between Keighley and Haworth. The topography undulates with a steep rise to the east of the parcel. The parcel has long line views into Keighley. There is no inter visibility between the towns from the parcel due to topography and vegetation. The parcel forms a less essential gap between the towns as development may be possible without merging the towns.</p> <p>The parcel also forms a land gap between Keighley and the washed over settlement of Hainworth. It is noted that if the parcel was to be developed this would result in the merging of Keighley with Hainworth (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.</p>
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	<p>Major</p> <p>The parcel boundary is formed by Halifax Road connecting Keighley to Cross Roads (Haworth). There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.</p>
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of grassland, farmland and some residential properties.</p>
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	<p>Low</p> <p>The parcel comprises of 7.17% built form.</p>
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	<p>Yes</p> <p>"Keighley"</p>
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place	<p>Low</p> <p>The historic core of Keighley is separated from the parcel by post WWII</p>

within the Borough.	development and modern infrastructure. It is noted the parcel is also adjacent to Hainworth conservation area which is outside the boundary of an historic town.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are sweeping views into the historic core of Keighley from the parcel.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	193	Parcel size	13.02 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Keighley" The parcel is connected to Keighley on the north eastern boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The north eastern boundary is formed by made road, hedgerow and stone wall which is a mixture of boundaries defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.		
Criteria 3: Connection to large built up area?	Major The parcel is connected to Keighley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.		
Overall for Purpose 1	Major		


Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Keighley"</p> <p>1b) Yes "Oakworth"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Moderate</p> <p>The north eastern boundary (inner), connected to Keighley, is formed by made road, hedgerow and stone wall which is a mixture of boundaries defensible and lacking in durability. The western boundary (inner), connected to Oakworth, is formed by stone walls and development which is lacking in durability. The southern (outer) boundary is formed by made road, stone wall, fencing and hedgerow with a mix of boundaries which are defensible, less defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms a land gap between Keighley and Oakworth. The B6143 provides direct road access between the towns. The topography of the parcel is gently sloping to the south east and there is clear inter visibility between the towns due to close proximity of the parcel. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by the B6143 connecting Keighley to Oakworth. There are no instances of ribbon development along this road and therefore the Green Belt has resisted ribbon development towards a neighbouring town.</p>
<p>Overall for Purpose 2</p>	<p>Major</p>
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of grassland, farmland, residential properties and outdoor recreational uses.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from</p>	<p>Low</p> <p>The parcel comprises of 10.77% built form.</p>

encroachment?	
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Oakworth" "Keighley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core of Oakworth is adjacent to the parcel and is connected on the north western boundary. The parcel is separated from the historic core of Keighley by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are unspoilt views into the historic core of Oakworth from the whole of the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	194	Parcel size	109.35 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Keighley" The parcel is connected to Keighley on the eastern boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge	Low The eastern boundary is formed by fencing, stone wall, hedgerow and broken tree lines which is lacking in durability. Therefore, the parcel		


of the large built-up area in the absence of another durable boundary?	makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Keighley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Keighley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Oakworth"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The eastern (inner) boundary is formed by fencing, stone wall, hedgerow and broken tree lines which is lacking in durability. The north western and south western (outer) boundary is formed by made road and stone wall with a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Keighley and Oakworth. The topography of the parcel is a gentle slope from the north and south forming a valley for the North Beck. There are no views into Oakworth due to topography. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the	Major

essential open countryside character?	The parcel comprises countryside uses in the form of farmland and farm buildings, grassland and woodland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 1.18% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes Keighley
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core of Keighley (Braithwaite) is adjacent to the parcel and is connected on the northern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core from the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	195	Parcel size	29.14 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Keighley"		


	The parcel is connected to Keighley on its southern and eastern boundaries.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The southern and eastern boundaries are formed by existing development which are lacking in durability. Therefore, the parcel makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Keighley along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town? Criteria 1b: is the parcel located in a gap between two defined towns? Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1a) Yes "Keighley" 1b) Yes "Steeton" 1c) No 1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The eastern and southern boundaries (inner) are formed by existing development providing a boundary lacking in durability. The northern and western boundaries (outer) are formed by roads providing defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Keighley and Steeton. Black Hill Lane provides direct road access between Keighley and Steeton. The topography of the parcel is undulating, owing to the long line views into Keighley. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by Black Hill Lane and Braithwaite Edge

	Road connecting Keighley to Steeton There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland and residential properties with a development scheme underway.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.37% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Keighley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by Post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views into the historic core from the parcel with some detractors.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	196	Parcel size	29.32 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Keighley" The parcel is connected to Keighley on its southern and part of its western boundaries.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The southern and western boundaries are formed by a road and a hedgerow providing a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.		
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Keighley along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.		
Overall for Purpose 1	Moderate		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Keighley"		
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Steeton"		
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No		
Criteria 1d: is the parcel located	1d) No		

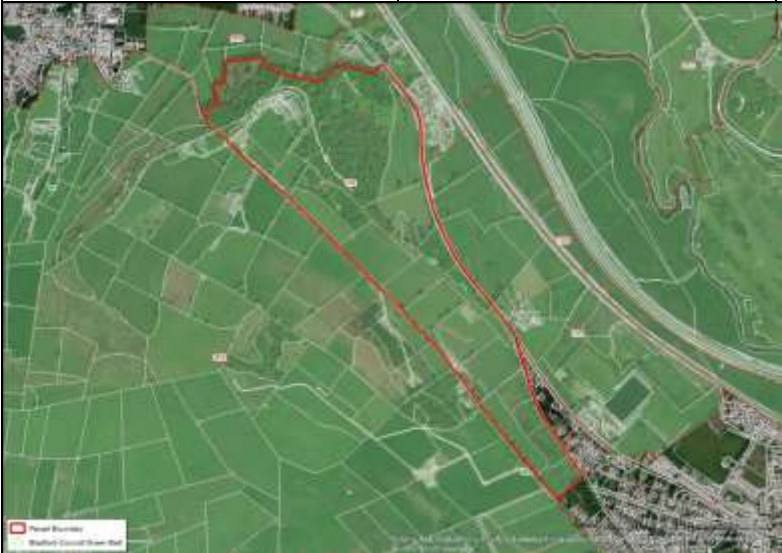
in a gap between a defined town and a town within a neighbouring authority?	
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The southern and western boundaries (inner) are formed by a road and a hedgerow providing a mix of boundaries which are defensible and lacking in durability. The northern, western, and eastern (outer) boundaries are formed by hedgerows, the B6265 road, and a railway line providing a mix of defensible and less durable boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Keighley and Steeton. The B6265 provides direct road access between the defined towns. The topography of the parcel is flat, limiting views in and out of the parcel. There is no inter visibility between the towns. The parcel forms an essential gap between the towns as development would significantly reduce the perceived and actual distance between the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Moderate The parcel boundary is formed by the B6265 connecting Steeton to Keighley. There are some instances of ribbon development along this road that postdate the Green Belt designation and therefore the Green Belt has resisted ribbon development in part.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland residential properties and outdoor recreation.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 10.28% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Keighley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core due to built development.

Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	197
Parcel size	38.31 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Keighley" The parcel is connected to Keighley on its southern, western and eastern boundaries.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The southern, western and eastern boundaries are formed by the River Aire, Leeds and Liverpool Canal, tree lines and development with irregular boundaries providing a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.
Criteria 3: Connection to large built up area?	Low The parcel is connected to Keighley along three boundaries, where development of the parcel would constitute infill or part of which would constitute rounding off.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the	1a) Yes


edge of a defined town? Criteria 1b: is the parcel located in a gap between two defined towns? Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	"Keighley" 1b) Yes "Steeton" 1c) No 1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The southern, western and eastern boundaries (inner) are formed by the River Aire, Leeds and Liverpool Canal, tree lines and development with irregular boundaries providing a mix of defensible and lacking in durability boundaries. The western and northern (outer) boundaries are formed by the River Aire, Leeds and Liverpool Canal and dense tree line, providing a mix of boundaries which are defensible and less defensible. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Keighley (Riddlesden) and Steeton. The parcel is contained due to the flat topography of the parcel with limited views in and out of the parcel. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap between the towns as development may be possible without merging the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland, farmland, residential properties and outdoor recreation.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 5.15% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined	Yes

Historic Town?	"Keighley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to Leeds Liverpool canal conservation area in the north of Keighley.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core (Leeds Liverpool Canal).
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	198	Parcel size	39.27 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Keighley" The parcel is connected to Keighley on its southern and part of its eastern boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The south eastern boundary is formed by a road and broken tree line providing a boundary which is defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.		
Criteria 3: Connection to large built up area?	Major		

	The parcel is connected to Keighley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes “Keighley”</p> <p>1b) Yes “Steeton”</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Moderate</p> <p>The south eastern boundary is formed by a road and a field boundary providing a mix of defensible boundaries and boundaries lacking in durability. The northern, eastern, and western (outer) boundaries are formed by roads and a dense tree line providing a mix of defensible and less defensible boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms a land gap between Keighley and Steeton. The B6265 road provides direct access between the defined towns. The topography of the parcel is undulating with a steep slope to the east. However, due to the built development and dense tree lines there is limited inter visibility between the towns. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by B6265 and Hollins Bank Lane connecting Steeton to Keighley. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.</p>
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Major</p> <p>The parcel comprises of countryside uses in the form of grassland, farm buildings, farmland and woodland.</p>

Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 4.6% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Keighley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views into the historic core.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	199	Parcel size	11.2 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Keighley" The parcel is connected to Keighley on a section of its southern boundary.		
Criteria 2: Does the parcel	Major		


prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	The section of the southern boundary is formed by a railway line providing a defensible boundary. Therefore, the parcel makes a major contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Keighley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Keighley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Steeton"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major A section of the southern (inner) boundary is formed by a railway line which provides a defensible boundary. The northern, eastern, and western (outer) boundaries are formed by the A629, the railway line, and field boundaries providing a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Keighley and Steeton. The A629 provides direct road access between the defined towns. The topography of the parcel is flat, limiting views in and out of the parcel. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by the A629 connecting Steeton to Keighley. There are no instances of ribbon development along this road and therefore the Green Belt has resisted ribbon development towards a neighbouring town.

Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of a countryside use in the form of farmland and farm buildings.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 12.43% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Keighley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to the historic core of Keighley (Lower Utley).
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	200	Parcel size	6.08 ha
			
Five Green Belt Purposes			

Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Keighley" The parcel is connected to Keighley on its southern and eastern boundaries.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The southern and eastern boundaries are formed by a railway line and broken tree line providing a defensible and lacking in durability boundary. Therefore, the parcel makes a moderate contribution to this criterion.
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Keighley along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town? Criteria 1b: is the parcel located in a gap between two defined towns? Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1a) Yes "Keighley" 1b) Yes "Steeton" 1c) No 1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The southern and eastern boundaries (inner) are formed by a railway line and broken tree line providing a defensible and lacking in durability boundary. The northern and western (outer) boundaries are formed by the A629 road and Parkers Lane providing a defensible boundary. The eastern (outer) boundary is formed by a broken tree line which is lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.

Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Keighley and Steeton. The A629 provides direct road access between the towns from the parcel. The parcel is contained due to the flat topography and no views in or out of the parcel due to dense tree lines. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by the A629 connecting Steeton to Keighley. There are no instances of ribbon development along this road and therefore the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Low The parcel comprises of a non-rural use in the form of a cemetery.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 19.03% built form.
Overall for Purpose 3	Low
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Keighley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core of Keighley (Lower Utley) by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core due to dense trees and the topography of the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	201	Parcel size	132.82 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?		Yes "Keighley" The parcel is connected to Keighley (Riddlesden) on its south eastern boundary.	
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?		Moderate The south eastern boundary is formed by contiguous woodland and a road providing a less defensible and defensible boundary. Therefore, the parcel makes a moderate contribution to this criterion.	
Criteria 3: Connection to large built up area?		Major The parcel is connected to Keighley (Riddlesden) along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.	
Overall for Purpose 1		Major	
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?		1a) Yes "Keighley"	
Criteria 1b: is the parcel located in a gap between two defined towns?		1b) Yes "Silsden"	
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?		1c) No	
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?		1d) No	

Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The south eastern boundary (inner) is formed by contiguous woodland and a road providing a less defensible and defensible boundary. The northern, western and eastern (outer) boundaries are formed by roads, the Leeds and Liverpool canal and dense woodland within the Low Wood Nature Reserve, providing defensible and less defensible boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Keighley (Riddlesden) and Silsden. There is no direct road access between the towns from the parcel. The topography of the parcel is a gentle slope to the south. There is limited inter visibility between the towns. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside uses in the form of farm buildings, farmland and Low Wood Nature Reserve; and non-rural uses in the form of residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 2.91% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Keighley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to the historic core of Keighley (Leeds and Liverpool Canal conservation area) on the southern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core (Leeds Liverpool Canal).
Overall for Purpose 4	Major

Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	202	Parcel size	103.53 ha




Five Green Belt Purposes

Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Keighley" The parcel is connected to Keighley (Riddlesden) on its southern boundary.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The southern boundary is formed by a road and existing development providing a boundary which is defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Keighley (Riddlesden) along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Keighley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Ilkley" "East Morton"
Criteria 1c: is the parcel located	


<p>in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1c) Yes "West Morton"</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The southern boundary is formed by a road and existing development providing boundaries which are defensible and lacking in durability. The northern, eastern and western (outer) boundaries are formed by roads which are defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms a land gap between Keighley (Riddlesden) and Ilkley, and Keighley (Riddlesden) and East Morton. Ilkley Road provides direct road access between the defined towns. The topography of the parcel is steep to the south with it plateauing to the north. There is no inter visibility between the towns. Development of the parcel may be possible without significant risk of merging between Keighley and Ilkley, therefore the parcel forms a less essential gap. The parcel forms a largely essential gap between Keighley and East Morton as limited development may be possible.</p> <p>The parcel also forms a land gap between Keighley (Riddlesden) and the washed over settlement of West Morton. It is noted that if the parcel was to be developed this would result in the merging of Keighley (Riddlesden) with West Morton (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by Ilkley Road connecting Keighley (Riddlesden) to West Morton (washed over settlement), and East Morton. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.</p>
<p>Overall for Purpose 2</p>	<p>Moderate</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of grassland, farm buildings, farmland and some residential properties.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Moderate</p> <p>The parcel comprises of 3.33% built form</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached</p>	<p>Yes</p>

or in close proximity to a defined Historic Town?	"Keighley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core of Keighley by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views into the historic core.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	203	Parcel size	112.95 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Keighley" The parcel is connected to Keighley (Riddlesden) on the southern boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The southern boundary is formed by areas of dense and dispersed treelines, How Beck, fencing and stone wall providing a boundary which is less defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion.		
Criteria 3: Connection to large built up area?	Major		


	The parcel is connected to Keighley (Riddlesden) along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring?</p>	<p>1a) Yes "Keighley"</p> <p>1b) Yes "East Morton"</p> <p>1c) Yes "West Morton"</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The southern and eastern (inner) boundaries are formed by areas of dense and dispersed treelines, How Beck, fencing and stone wall providing a defensible and lacking in durability boundary. The northern and western (outer) boundaries are formed by made roads, which are defensible. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms a gap between Keighley and East Morton. Carr Lane provides direct access between the towns. The topography of the parcel is a gentle slope to the west. There are clear views between Keighley and East Morton that creates a high level of inter visibility. The parcel forms an essential gap between Keighley and East Morton, as development would significantly reduce the perceived or actual distance between towns.</p> <p>The parcel also forms a land gap between Keighley (Riddlesden) and the washed over settlement of West Morton. It is noted that if the parcel was to be developed this would result in the merging of Keighley (Riddlesden) with West Morton (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by Carr Lane connecting Keighley (Riddlesden) to West Morton (washed over settlement) and East Morton. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.</p>
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the</p>	Moderate

essential open countryside character?	The parcel comprises of countryside and non-rural uses in the form of farmland, grassland and residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 2.68% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "East Morton" "Keighley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Moderate The parcel is separated from the historic core of East Morton by natural boundaries. The parcel is separated from the historic core of Keighley by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the East Morton and Keighley historic cores from the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	204	Parcel size	57.38 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Keighley" The parcel is connected to Keighley on its north western boundary.		


Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The north western boundary is formed by made road, stone wall, and a railway line which is a mixture of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Keighley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Keighley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Bingley"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The north western (inner) boundary is formed by a made road, stone wall and a railway line providing a mix of boundaries which are defensible and lacking in durability. The northern, eastern and southern (outer) boundaries are formed by a made road, contiguous woodland, and a railway line providing a mixture of defensible and less defensible boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms part of a land gap between Keighley and Bingley. There is no direct road access between the towns from the parcel. The topography of the parcel is steeply sloping to the north and there are views of Bingley from the south of the parcel, creating a level of inter visibility. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Moderate

Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of countryside uses in the form of woodland, grassland, farm buildings and farmland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 1.43% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Keighley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post-WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views into the historic core.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	205	Parcel size	15.99 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the	Yes		


edge of one or more, large built up areas?	"Keighley" The northern and western boundaries are connected to Keighley.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The northern boundary is formed of woodland which is a less defensible boundary. The western boundary is formed of existing residential development which is a boundary lacking in durability. Therefore, the parcel makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Keighley along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Keighley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Cullingworth" "Harden"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The northern (inner) boundary is formed of woodland which is a less defensible boundary. The western (inner) boundary is formed of existing residential development which is a boundary lacking in durability. The southern boundary (outer) is formed of a strongly defined track which is a less defensible boundary. The eastern boundary (outer) is formed of a road which is a defensible boundary. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Keighley and Cullingworth, and Keighley and Harden. There is no direct road access between Keighley and Cullingworth or Keighley and Harden. The topography of the parcel has a steep slope down towards the western boundary. There is no inter visibility between the towns. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap.

Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland, farmland and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 4.23% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Keighley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	206	Parcel size	7.08 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Keighley" The parcel is connected to Keighley on its western and northern boundaries.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The western and northern boundaries are formed by a road and contiguous woodland providing a defensible and less defensible boundary. Therefore, the parcel makes a moderate contribution to this criterion.		
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Keighley along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.		
Overall for Purpose 1	Moderate		
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Keighley"		
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Cullingworth"		
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No		
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No		

Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The western and northern (inner) boundaries are formed by a road and continuous woodland providing a defensible and less defensible boundary. The southern (outer) boundary is formed of woodland which is a less defensible boundary. The eastern (outer) boundary is formed of a footpath which is a less defensible boundary. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Keighley and Cullingworth. There is no direct road access between the towns. The topography rises to the east and south but plateaus to the north and west. There is no inter visibility between Keighley and Cullingworth due to topography and dense vegetation within the parcel. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of woodland and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 4.23% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Keighley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views into the historic core.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land

Criteria 1: Green Belt parcel assists in urban regeneration	Moderate
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Parcel Information	
Parcel ID	207
Parcel size	20.8 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Haworth"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Keighley"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) Yes "Hainworth"
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No

Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The (inner) southern boundary is formed of existing residential development and stone walls which is a boundary lacking in durability. The northern, eastern and southern (outer) boundaries are formed of made roads, grassland and tracks providing a mix of defensible and boundaries lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Haworth and Keighley. There is a direct road access between Keighley and Haworth along Halifax Road (A629). The topography of the parcel has a steep drop along the eastern boundary with a gentle slope continuing down into Keighley. There is inter visibility between Keighley and Haworth within the parcel. The parcel forms a largely essential gap between Keighley and Haworth where limited development may be possible without significant risk of towns merging. The parcel also forms a land gap between Haworth and the washed over settlement of Hainworth. It is noted that if the parcel was to be developed this would result in the merging of Haworth with Hainworth (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Moderate Parts of the parcel boundary are formed by Halifax Road connecting Haworth (Cross Roads) and Keighley. There are some instances of ribbon development within the parcel along Halifax Road which postdate the Green Belt designation. Therefore, the Green Belt has resisted ribbon development, in part, between neighbouring towns.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, grassland and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 4.86% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Haworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure
Criteria 3: Green Belt has a role	Low

in supporting the views into and out of the historic core.	There are no views to the historic core of the settlement from the parcel or towards the parcel from the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information


Parcel ID	208	Parcel size	5.20 ha
			

Five Green Belt Purposes

Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Keighley" The parcel is connected to Keighley on its northern boundary.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The northern boundary comprises of track which is a less defensible boundary. Therefore, the parcel makes a low contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Keighley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Keighley"


<p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1b) Yes "Haworth"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The northern (inner) boundary comprises of track which is a less defensible boundary. The eastern and western (outer) boundaries are formed by a road and a railway line which are defensible boundaries. The southern (outer) boundary is formed by the River Worth, woodland and a private road which is a mix of defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms a land gap between Keighley and Haworth. There is direct road access between Keighley and Haworth along the Halifax Road (A629). The topography of the parcel has a steep decline along its eastern boundary with it plateauing towards the western boundary. There is no inter visibility between Keighley and Haworth due to dense vegetation and undulating topography. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by Halifax Road connecting Keighley and Cross Roads (Haworth). There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.</p>
<p>Overall for Purpose 2</p>	<p>Moderate</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of woodland, grassland and commercial development.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Low</p> <p>The parcel comprises of 17.32% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached</p>	<p>Yes</p>

or in close proximity to a defined Historic Town?	"Keighley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core of the settlement from the parcel or towards the parcel from the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	209	Parcel size	36.10 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		


Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Haworth"</p> <p>1b) Yes "Keighley" "Oakworth"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Moderate</p> <p>The southern (inner) boundary is formed by made road, stone wall, existing development and hedgerow which are a mixture of defensible, less defensible and lacking in durability boundaries. The eastern and western and northern (outer) boundaries are formed by made road, stone wall, dense treeline and River Worth which are a mixture of defensible and less defensible boundaries and boundaries lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms a land gap between Haworth and Keighley, and Haworth and Oakworth. The A629 provides direct road access between Haworth and Keighley. There is no direct road access between Haworth and Oakworth. The topography of the parcel is gently sloping to the north and there are views into Keighley which create a level of inter visibility. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Moderate</p> <p>The eastern boundary is formed by the A629 connecting Haworth and Keighley. There are some instances of ribbon development along the road which postdate the Green Belt designation, therefore the Green Belt has resisted ribbon development, in part, between neighbouring towns.</p>
<p>Overall for Purpose 2</p>	<p>Moderate</p>
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of farm buildings, farmland, grassland, and residential properties.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from</p>	<p>Moderate</p> <p>The parcel comprises of 3.22% built form.</p>

encroachment?	
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Haworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the historic core by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	210	Parcel size	43.28 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Keighley" The parcel is connected to Keighley on the north eastern boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the	Moderate The north eastern boundary is formed by a made road and stone wall which is a mixture of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this		


absence of another durable boundary?	criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Keighley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Keighley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Oakworth" "Haworth"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The north eastern (inner) boundary, connected to Keighley, is formed by a made road and stone wall providing a mix of boundaries which are defensible and lacking in durability. The western boundary (inner), connected to Oakworth, is formed by a road providing a defensible boundary. The southern (outer) boundary is formed by made road and railway track which are defensible boundaries. The north western (outer) boundary is formed by made road and stone wall with a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Keighley and Oakworth, and Keighley / Oakworth and Haworth. Sykes lane / East Royd provides direct road access between Keighley to Oakworth. There is no direct road access between Keighley / Oakworth and Haworth. The topography of the parcel is a gentle slope to the south and there are views from the north west into Keighley that create a level of inter visibility. The parcel forms an essential gap between the towns as development would significantly reduce the perceived and actual distance between the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The northern boundary is formed by Sykes Lane / East Royd connecting Keighley and Oakworth. There are some instances of ribbon development along the road, however these pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development between towns.

Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, farm buildings and residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.87% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Oakworth" "Keighley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core of Oakworth is adjacent to the parcel on the western boundary. The historic core of Keighley is separated from the parcel by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core of Oakworth from the east of the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	211	Parcel size	34.36 ha
			
Five Green Belt Purposes			

Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Keighley" The parcel is connected to Keighley on the southern boundary.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The southern boundary is formed by made road, stone wall and hedgerow which is a mixture of boundaries which are defensible and less defensible. Therefore, the parcel makes a moderate contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Keighley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town? Criteria 1b: is the parcel located in a gap between two defined towns? Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1a) Yes "Keighley" 1b) Yes "Oakworth" 1c) No 1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The southern (inner) boundary is formed by a made road, stone wall and hedgerow which is a mixture of defensible and less defensible boundaries. The western, northern and eastern (outer) boundaries are formed by made road, stone wall and broken tree lines which is a mixture of defensible and less defensible boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a gap between Keighley and Oakworth. The topography of the parcel is a gentle slope to the south and there are views into Oakworth from the centre of the parcel creating a level of inter visibility. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.

Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Low The parcel comprises of a non-rural use in the form of a golf course.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 1.78% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Oakworth" "Keighley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core of Oakworth is adjacent to the parcel and is connected on the southern boundary. The historic core of Keighley is separated from the parcel by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are unspoilt views into the historic core of Oakworth from the centre of the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	212	Parcel size	21.67 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes	"Keighley"	
	The parcel is connected to Keighley on the eastern and southern boundaries.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low	The eastern and southern parcel boundaries are formed by stone walls, existing development and fencing which is lacking in durability. Therefore, the parcel makes a low contribution to this criterion.	
Criteria 3: Connection to large built up area?	Moderate	The parcel is connected to Keighley along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.	
Overall for Purpose 1	Moderate		
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes	"Keighley"	
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes	"Oakworth"	
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No		
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No		

Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The eastern and southern (inner) parcel boundaries are formed by stone walls, existing development and fencing which are lacking in durability. The northern and western (outer) boundaries are formed by stone wall, made road and contiguous hedgerow which is a mixture of defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Keighley and Oakworth. There is no direct road access from the parcel between the towns. The topography of the parcel is a gentle slope to the south with views into Oakworth from the centre of the parcel which creates a level of inter visibility. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of countryside uses in the form of grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 0.03% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Keighley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel.
Overall for Purpose 4	Low

Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	213	Parcel size	34.68 ha




Five Green Belt Purposes

Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Keighley" The parcel is connected to Keighley on the eastern boundary.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The eastern boundary is formed by a made road, fencing and stone wall providing a defensible and less defensible boundary. Therefore, the parcel makes a moderate contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Keighley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Keighley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Oakworth"
Criteria 1c: is the parcel located	1c) No


in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The eastern (inner) boundary is formed by made road, fencing and stone wall providing a defensible and less defensible boundary. The northern, southern and western (outer) boundaries are formed by made road and stone wall with a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms part of a gap between Keighley and Oakworth. There is no direct road access between the towns from the parcel. The topography of the parcel is a gentle slope to the north, however, there is no inter visibility between the towns. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland, farm buildings, farmland and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 2.93% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Keighley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role	Low

in supporting the views into and out of the historic core.	There are no views into the historic core from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	214	Parcel size	55.65 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Keighley" The parcel is connected to Keighley on its south eastern boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The south eastern boundary is formed by a road, stone walls and residential development providing a boundary which is defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.		
Criteria 3: Connection to large built up area?	Major The parcel is connected to Keighley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.		
Overall for Purpose 1	Major		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Keighley"		


<p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1b) Yes "Steeton"</p> <p>1c) Yes "Laycock"</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Moderate</p> <p>The south eastern boundary (inner) is formed by a road, stone walls and residential development providing a boundary which is defensible and lacking in durability. The northern, eastern and western boundaries (outer) are formed by roads providing defensible boundaries. The southern boundary (outer) is formed by a mixture of a road, development with contiguous boundaries and stone walls providing a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms a land gap between Keighley and Steeton. Black Hill Lane provides direct road access between Keighley and Steeton. The topography of the parcel is undulating, however there is no inter visibility between the towns. The parcel forms a less essential gap between Keighley and Steeton.</p> <p>The parcel also forms a land gap between Keighley and the washed over settlement of Laycock. It is noted that if the parcel was to be developed this would result in the merging of Keighley with Laycock (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by Black Hill Lane connecting Keighley with Steeton. There are some instances of ribbon development along the road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.</p>
<p>Overall for Purpose 2</p>	<p>Major</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Major</p> <p>The parcel comprises of countryside uses in the form of farm buildings and farmland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Major</p> <p>The parcel comprises of 1.83% built form.</p>

Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Keighley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is connected to the historic core of Keighley (Braithwaite) on its eastern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are unspoilt views into the historic core from the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	215	Parcel size	54.01 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			


Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Menston"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) Yes "Otley"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The western (inner) boundary is the A65, which is a defensible boundary. The eastern and southern (outer) boundaries are formed by railway line and Buckle Lane which are defensible boundaries. The northern (outer) boundary is formed by contiguous woodland which is a less defensible boundary. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Menston and Otley towns. There is direct road access along two roads: West Chevin Road and the A6038. The topography and contiguous woodland of the parcel means there is limited inter visibility between the towns. There is a perception and visual separation of leaving one town and entering another due to the Green Belt designation between the towns. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Moderate The parcel boundary is formed by the A6038, Buckle Lane and West Chevin Lane. There are instances of ribbon development along Buckle Lane and Otley Road that postdate the Green Belt designation and therefore the Green Belt has resisted ribbon development in part.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, some residential properties, retail (restaurants and public house), a hotel and commercial development.

Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 5.07% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Menston"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by Post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views towards the historic core.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	216	Parcel size	17.29 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge			


of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Menston"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Burley-in-Wharfedale"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) Yes "Otley"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The southern (inner) boundary is formed by residential dwellings and tree lines which is lacking in durability. The northern, eastern, and western (outer) boundaries are formed by dense contiguous woodland and roads providing defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Burley-in-Wharfedale, Menston and Otley. For the gap between Menston and Burley-in-Wharfedale the A65 provides direct road access between the towns. The topography of the parcel and presence of railway infrastructure means that there are limited views between the towns. The parcel is considered to form an essential gap between Burley-in-Wharfedale and Menston, where development would significantly reduce the perceived or actual distance between towns. For the gap between Menston and Otley the A6038 provides direct road access between the towns. The topography of the parcel means Otley is not visible from the parcel and a strong continuous tree belt provides separation. The parcel is considered to form an essential gap between Menston and Otley. Overall this parcel forms an essential gap between neighbouring towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Moderate The parcel boundary is formed by the A65 connecting Burley-in-Wharfedale to Menston, and the A6038 connecting Menston and Otley (Leeds District). There are some instances of ribbon development along this road, however they post-date the Green Belt designation (Lorry Park / industrial uses along A6038). Therefore, the Green Belt has resisted

	ribbon development towards a neighbouring town in parts.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel consists of a mixture of countryside and non-rural uses as the parcel contains farmland and Windermere Avenue, a residential street.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 9.81% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes Menston
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by Post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views from the parcel to the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	217	Parcel size	36.26 ha
			
Five Green Belt Purposes			


Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Burley-in-Wharfedale", "Menston"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Burley-in-Wharfedale", "Menston"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The northern (inner) boundary with Burley-in-Wharfedale is formed by contiguous woodland which is a less defensible boundary. The southern (inner) boundary with Menston is formed by the rear of properties along Halstead Drive. This is a boundary lacking in durability. The eastern and western (outer) boundaries are defined by a railway line and the A65, which provide defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Burley-in-Wharfedale and Menston. The A65 provides direct road access between the towns, where the perception of leaving one settlement and entering another has already been affected by development to the east (outside this parcel). The topography of the parcel and presence of railway infrastructure means that there are limited views between the towns. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to	Moderate

ribbon development?	The parcel boundary is formed by the A65 connecting Burley-in-Wharfedale and Menston. There are some instances of ribbon development along this road that postdate the Green Belt designation and therefore the Green Belt has resisted ribbon development in part.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 11.73% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Burley-in-Wharfedale", "Menston"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by Post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views from the parcel to the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	218
Parcel size	45.16 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Menston"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Bingley" "Baildon"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) Yes "Burley Woodhead"
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the	Low The north eastern (inner) boundary is formed by a field boundary, with dispersed vegetation which is a boundary lacking in durability. The eastern, western and northern (outer) boundaries are formed by Bingley


likelihood of neighbouring towns merging?	Road, Hillings Lane and Moor Lane, which provide a defensible boundary. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Menston and Baildon, and Menston and Bingley. Moorland is between the towns. There is no direct road access between the towns from the parcel. The topography of the parcel means there is no inter visibility between towns. The parcel is therefore considered to form a less essential gap between the towns. The parcel also forms a land gap between Menston and the washed over settlement of Burley Woodhead. It is noted that if the parcel was to be developed this would result in the merging of Menston with Burley Woodhead (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution. There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, grassland and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 2.60% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Menston"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by Post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views from the parcel to the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land

Criteria 1: Green Belt parcel assists in urban regeneration	Moderate
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Parcel Information	
Parcel ID	219
Parcel size	13.69 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Menston"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Ilkley"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) Yes "Burley Woodhead"
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No


Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The eastern (inner) boundary is formed by development edge which is lacking in durability. The northern, southern and western (outer) boundaries are formed by Moor Lane and Bleach Mill Lane, which provide a defensible boundary. The western (outer) boundary is formed by broken tree line and hedgerow which is lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Menston and Ilkley. There is no direct road access between the towns from the parcel. The topography of the parcel is a gentle slope to the east. There is no inter visibility between the towns. The parcel forms a less essential gap between the towns. The parcel also forms a land gap between Menston and the washed over settlement of Burley Woodhead. It is noted that if the parcel was to be developed this would result in the merging of Menston with Burley Woodhead (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, grassland and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.37% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Menston"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by Post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views towards the historic core.
Overall for Purpose 4	Moderate

Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	220
Parcel size	55.59 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Menston"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Burley-in-Wharfedale"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) Yes "Burley Woodhead"
Criteria 1d: is the parcel located	


in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The southern and south-eastern (inner) boundary is formed by development edge which is lacking in durability. The northern and western (outer) boundaries are formed by Bleach Mill Lane and field boundaries with broken tree lines and hedgerows providing a mix of boundaries which are defensible and lacking in durability. The north-eastern (outer) boundary is formed by a railway line which is a defensible boundary. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Menston and Burley-in-Wharfedale towns. There is no direct road access through the parcel. The topography of the parcel means there is inter visibility between the towns. There is a perception and visual separation of leaving one town and entering another due to the Green Belt designation between the towns. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns. The parcel also forms a land gap between Menston and the washed over settlement of Burley Woodhead. It is noted that if the parcel was to be developed this would result in a small section of Green Belt remaining between Menston and Burley Woodhead (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, grassland and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 0.71% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Menston"
Criteria 2: Green Belt parcel has	Major

a role in supporting the character of the Historic Town or Place within the Borough.	The parcel is connected to the historic core of Menston on a small section of its southern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views towards the historic core.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	221	Parcel size	3.41 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Menston"		
Criteria 1b: is the parcel located	1b) No		


<p>in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1c) No</p> <p>1d) Yes "Guiseley"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Major</p> <p>The northern (inner) boundary is formed by Buckle Lane which is a defensible boundary. The western and southern (outer) boundaries are formed by the A65 and a strongly defined track which is a mixture of defensible and less defensible boundaries. The eastern (outer) boundary is formed by railway line which is a defensible boundary. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms a land gap between Menston and Guiseley (Leeds District). There is direct road access along the A65. The existing built-form in the gap and intervening tree line means there is no inter visibility between the towns. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Moderate</p> <p>The A65 connecting Menston and Guiseley forms the western boundary. There are some instances of ribbon development which postdate the Green Belt designation. Therefore, the Green Belt has resisted ribbon development in part.</p>
<p>Overall for Purpose 2</p>	<p>Moderate</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Low</p> <p>The parcel comprises of countryside and non-rural uses in the form of grassland, woodland, a GP unit, memorial garden and cemetery.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Low</p> <p>The parcel comprises of 10.15% built form.</p>
<p>Overall for Purpose 3</p>	<p>Low</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?</p>	<p>Yes</p> <p>"Menston"</p>

Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views from the parcel to the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	222	Parcel size	46.93 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on the north and south boundaries.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The north and south boundaries are formed by hedgerows, fencing and stone walls which is lacking in durability. Therefore, the parcel makes a low contribution to this criterion.		
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Bradford City along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.		


Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Bradford"</p> <p>1b) No</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>No Contribution</p> <p>The parcel does not form a land gap between an identified neighbouring town.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>No Contribution</p> <p>The parcel does not form a land gap between an identified neighbouring town.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
Overall for Purpose 2	No Contribution
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of grassland, farmland and a school.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from</p>	<p>Moderate</p> <p>The parcel comprises of 5.74% built form.</p>

encroachment?	
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes “Bradford City”
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are unspoilt views into Bradford (Clayton) historic core.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	223	Parcel size	6.84 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable			


boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Oakworth"</p> <p>1b) Yes "Steeton"</p> <p>1c) No</p> <p>1d) No</p>
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	<p>Low</p> <p>The southern (inner) boundary is formed by existing development and tree lines which are lacking in durability. The northern, eastern, and western boundaries (outer) are formed by roads and existing development providing defensible and lacking in durability boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	<p>Low</p> <p>The parcel forms a gap between Oakworth and Steeton. There is no direct road access between the towns from the parcel. The topography of the parcel is gently sloping to the north east. There is no inter visibility between the towns. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap.</p>
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of grassland and outdoor recreation.</p>
Criteria 2: To what extent does the Green Belt parcel safeguard	Major

the countryside from encroachment?	The parcel comprises of 2.70% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Oakworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel due to dense vegetation.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	224	Parcel size	15.44 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the			

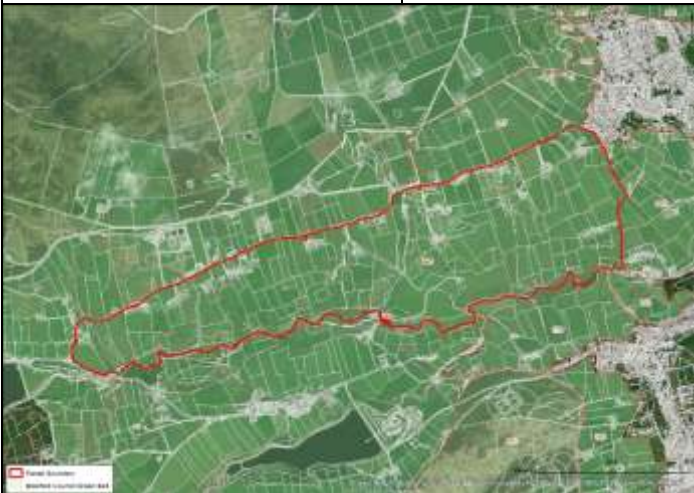
absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Oakworth"</p> <p>1b) Yes "Haworth"</p> <p>1c) No</p> <p>1d) No</p>
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	<p>Low</p> <p>The northern (inner) boundary is formed by stone wall, hedgerow and fencing which are lacking in durability. The southern, western and eastern (outer) boundaries are formed by made road, River Worth and railway line which are defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	<p>Major</p> <p>The parcel forms part of a land gap between Oakworth and Howarth. Providence Lane provides direct road access between the towns. The topography of the parcel is a gentle slope to the south and there are views into Haworth from the north of the parcel creating a level of inter visibility. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.</p>
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	<p>Moderate</p> <p>The parcel is bounded by Providence Lane and Station Road connecting Oakworth and Howarth. There are some instances of ribbon development along both roads which post-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development, in part, between neighbouring towns.</p>
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of farmland, grassland, woodland and some residential properties.</p>

Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 11.46% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the settings and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Oakworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core is adjacent to the parcel and is connected on the northern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core from the centre and north of the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	225	Parcel size	41.03 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular			


spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Oakworth" and "Haworth"</p> <p>1b) Yes "Haworth" and "Oakworth"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Moderate</p> <p>The northern and southern (inner) boundaries are formed by a made road and stone wall providing a mix of boundaries which are defensible and lacking in durability. The eastern and western (outer) boundaries are formed by made roads and stone wall providing defensible and lacking in durability boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms a land gap between Oakworth and Haworth. Providence Lane or Tim Lane provides direct road access between the towns. The topography of the parcel is a gentle slope to the south east and there are views into Haworth from the north of the parcel creating a level of inter visibility. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel is bounded by Tim Lane and Providence Lane connecting Oakworth and Howarth. There are some instances of ribbon development along both roads which pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development between neighbouring towns.</p>
Overall for Purpose 2	Major

Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, grassland and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 6.68% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Oakworth" "Haworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core of Oakworth is adjacent to the parcel on the northern boundary. The historic core of Haworth is separated from the parcel by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core of Oakworth and Haworth from the centre and the north of the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate


Parcel Information			
Parcel ID	226	Parcel size	179.93 ha
			
Five Green Belt Purposes			

Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Oakworth"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Haworth"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) Yes "Oldfield"
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The eastern (inner) boundary is formed by made road which is defensible. The northern, south eastern, southern and western (outer) boundaries are formed by made road, stone wall and contiguous woodland which is a mixture of defensible and less defensible boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a gap between Oakworth and Haworth. Tim Lane provides direct road access between the towns from the parcel. The topography of the parcel is a gentle slope to the south towards the River Worth. There are views into Oakworth and Haworth from the north of the parcel creating a level of inter visibility between these towns. The parcel forms an essential gap between Oakworth and Haworth. The parcel also forms a land gap between Oakworth and the washed over settlement of Oldfield. It is noted that if the parcel was to be developed this would result in the merging of Oakworth with Oldfield (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.


Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The eastern boundary is formed by Tim Lane connecting Oakworth and Haworth. There are some instances of ribbon development along the road which pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development between neighbouring towns.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.12% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Oakworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core from the north of the parcel.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	227
Parcel size	37.27 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Oakworth"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Haworth"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) Yes "Oldfield"
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the	Low The eastern (inner) boundary is formed by stone wall, hedgerow and fencing which are lacking in durability. The northern, western and southern (outer) boundaries are formed by made road and stone wall with


likelihood of neighbouring towns merging?	a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Oakworth and Haworth, with the washed over settlement of Oldfield in between the towns. The topography of the parcel is a gentle slope to the south with a steeper slope to the east on the south east of the parcel. There is no inter visibility between the towns. The parcel forms a less essential gap between the towns as development may be possible without merging the towns but may reduce the perceived gap between the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of countryside uses in the form of farm buildings, farmland and grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 1.99% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Oakworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core is adjacent to the parcel and is connected on the eastern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core from the east of the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	228	Parcel size	2.84 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?		No	
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1		No Contribution	
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?		1a) Yes "Oakworth"	
Criteria 1b: is the parcel located in a gap between two defined towns?		1b) No	
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?		1c) No	
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?		1d) No	
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the		No Contribution The parcel does not form a land gap between an identified neighbouring town.	


likelihood of neighbouring towns merging?	
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	No Contribution
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of a countryside use in the form of grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 1.51% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Oakworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core from the north of the parcel.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	229
Parcel size	0.84 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Oakworth"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the	No Contribution The parcel does not form a land gap between an identified neighbouring town.


likelihood of neighbouring towns merging?	
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	No Contribution
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of a countryside use in the form of grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 5.69% built form including the road which forms the parcel boundary. Without the road, the parcel comprises of 0.00% built form, therefore the Green Belt makes a major contribution.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Oakworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are some views into the historic core, however this is limited due to the vegetation within the line of sight.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	230
Parcel size	15.57 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Oakworth"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes " Steeton"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) Yes "Laycock"
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the	Moderate The southern (inner) boundary is formed by a made road and unmade road which is a mixture of defensible and less defensible boundaries. The northern, eastern and western (outer) boundaries are formed by made


likelihood of neighbouring towns merging?	roads and contiguous woodland which is a mixture of defensible and less defensible. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms part of a land gap between Oakworth and Steeton, with the washed over settlement of Laycock located in the gap between them. There is no direct road access between the Oakworth and Steeton. The topography of the parcel is gently sloping to the north. There is no inter visibility between the towns. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of countryside uses in the form of farm buildings, and farmland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.16% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Oakworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core due to built form.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	231	Parcel size	6.34 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Oakworth"		
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Steeton"		
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) Yes "Laycock"		
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No		
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the	Moderate The southern (inner) boundary is formed by contiguous woodland and a made road which is a mixture of defensible and less defensible. The northern, eastern and western (outer) boundaries are formed by		

likelihood of neighbouring towns merging?	contiguous woodland which is less defensible. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms part of a gap between Oakworth and Steeton, with the washed over settlement of Laycock located in the gap between them. There is no direct road access between the towns from the parcel. The topography of the parcel is a gentle slope to the south, however there are no views into Steeton from the parcel due to dense vegetation. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of a countryside use in the form of dense woodland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.92% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Oakworth"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel due to dense vegetation.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate


Parcel Information	
Parcel ID	232
Parcel size	26.27 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Oxenhope"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Haworth"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the	Moderate The southern (inner) boundary is formed by a made road, stone wall and hedgerow which is a mixture of defensible and lacking in durability boundaries. The northern, eastern and western (outer) boundaries are

likelihood of neighbouring towns merging?	formed by a made road, railway track, contiguous woodland, and a track providing defensible and less defensible boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms part of a land gap between Oxenhope and Haworth. Marsh Lane provides direct road access between the towns. The topography of the parcel is a gentle slope and there is no inter visibility between the towns. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major Marsh Lane forms the western boundary connecting Oxenhope and Haworth. There are some instances of ribbon development which pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development between neighbouring towns.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of residential properties, farmland, grassland and woodland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 5.98% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Oxenhope"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core is adjacent to the parcel and is connected on the southern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core from the north of the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	233
Parcel size	45.74 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Oxenhope"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Haworth"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) Yes "Stanbury"
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary	Low The eastern and south-eastern (inner) boundaries are formed by stone

to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	wall, hedgerow and fencing which is lacking in durability. The northern, southern and western (outer) boundaries are formed by made roads, fencing, stone wall and hedgerows which is a mixture of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Oxenhope and Haworth, with the washed over settlement of Stanbury located in the gap between them. There is no direct road access between the towns from the parcel. The topography of the parcel is a gentle slope to the south. There is no inter visibility between the towns from the parcel. The parcel forms a less essential gap between the towns as development may be possible without merging the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, grassland and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.96% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Oxenhope"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is within the historic core.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are unspoilt views towards the historic core.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land

Criteria 1: Green Belt parcel assists in urban regeneration	Moderate
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Parcel Information	
Parcel ID	234
Parcel size	6.41 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Oxenhope"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No

Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	No Contribution
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, grassland and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 5.24% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Oxenhope"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core is adjacent to the parcel and is connected on the northern and eastern boundaries.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views of the historic core from the south of the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land

Criteria 1: Green Belt parcel assists in urban regeneration	Moderate
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Parcel Information


Parcel ID	235	Parcel size	3.6 ha
			

Five Green Belt Purposes

Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Oxenhope"
Criteria 1b: is the parcel located in a gap between two defined towns??	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring?	1d) No
Criteria 2: To what extent would	No Contribution


development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	The parcel does not form a land gap between an identified neighbouring town.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	No Contribution
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of countryside uses in the form of grassland and farm buildings.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.8% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Oxenhope"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core is adjacent to the parcel and is connected on the northern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core from the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land

Criteria 1: Green Belt parcel assists in urban regeneration	Moderate
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Parcel Information	
Parcel ID	236
Parcel size	5.40 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Oxenhope"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No

Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	No Contribution The parcel does not form a land gap between an identified neighbouring town
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	No Contribution
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, grassland and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 2.06% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Oxenhope"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core is adjacent to the parcel and is connected on the northern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views of the historic core from the west of the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land

Criteria 1: Green Belt parcel assists in urban regeneration	Moderate
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Parcel Information	
Parcel ID	237
Parcel size	15.63 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Oxenhope"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No

Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	No Contribution
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of countryside uses in the form of grassland, woodland, farm buildings and farmland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 0.94% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Oxenhope"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core is adjacent to the parcel and is connected on the northern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views of the historic core from the east of the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land

Criteria 1: Green Belt parcel assists in urban regeneration	Moderate
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Parcel Information

Parcel ID	238	Parcel size	3.12 ha
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Five Green Belt Purposes

Purpose 1 To check the unrestricted sprawl of large built up areas.

Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
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Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
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Criteria 3: Connection to large built up area?	
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Overall for Purpose 1 No Contribution

Purpose 2 To prevent neighbouring towns from merging into one another

Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Oxenhope"
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Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
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Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
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Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
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Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	No Contribution
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland, residential properties and a reservoir spillway.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 13.83% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Oxenhope"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is situated within Oxenhope historic core.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the Oxenhope historic core from within the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land

Criteria 1: Green Belt parcel assists in urban regeneration	Moderate
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Parcel Information	
Parcel ID	239
Parcel size	9.66 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Oxenhope"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Denholme"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No

Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The northern (inner) boundary is formed by a reservoir boundary which is less defensible. The eastern, southern and western (outer) boundary is formed by the Leeming Water course and a broken tree line with a mix of boundaries which are less defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as both the inner and outer boundaries are not defensible.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms part of a land gap between Oxenhope and Denholme. The B6141 provides direct access between the towns. The parcel comprises of the Leeming Reservoir and a thin strip of flat land surrounding the perimeter which is elevated on an embankment. There is no inter visibility between the towns. The parcel forms a less essential gap between the towns as development may be possible without merging the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by the B6141 Denholme Road connecting Oxenhope to Denholme. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Low The parcel comprises of non-rural use in the form of a reservoir.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 1.69% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Oxenhope"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core of Oxenhope is within the parcel.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are unspoilt views into the historic core from the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban

	regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	240
Parcel size	2.68 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Oxenhope"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Denholme"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No

Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The western (inner) boundary is formed by hedgerow, stones walls, and unmade road which is lacking in durability. The northern, eastern and southern (outer) boundaries are formed by a made road, stone wall and broken tree line with a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms part of a land gap between Oxenhope and Denholme. The B6141 provides direct road access between the towns. The topography is a gentle slope to the west however there are no views into Denholme from the parcel due to differential topography. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by the B6141 Denholme Road connecting Oxenhope to Denholme. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of countryside uses in the form of farm buildings, farmland and grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 9.97% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Oxenhope"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is situated within the historic core.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core from the parcel.
Overall for Purpose 4	Major

Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	241	Parcel size	35.10 ha




Five Green Belt Purposes

Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Oxenhope"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes " Denholme" "Cullingworth"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town	1d) No


and a town within a neighbouring authority?	
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	<p>Moderate</p> <p>The western (inner) boundary is formed by a made road, contiguous woodland, broken tree lines, stone walls and fencing providing boundaries which are defensible, less defensible and lacking in durability. The northern, eastern and southern (outer) boundaries are formed by made roads, stone walls and hedgerows providing boundaries which are defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	<p>Low</p> <p>The parcel forms part of a land gap between Oxenhope and Denholme, and Oxenhope and Cullingworth. The B6141 provides direct road access between Oxenhope and Denholme. There is no direct road access between Oxenhope and Cullingworth from the parcel. The topography of the parcel is a steep slope to the west which plateaus on the western boundary. There is no inter visibility between the towns. The parcel forms a less essential gap between the towns as development may be possible without merging the towns.</p>
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	<p>Major</p> <p>The parcel boundary is formed by the B6141 Denholme Road connecting Oxenhope to Denholme. There are some instances of ribbon development along both roads, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.</p>
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of farmland, grassland and residential properties.</p>
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	<p>Moderate</p> <p>The parcel comprises of 5.38% built form.</p>
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	<p>Yes</p> <p>"Oxenhope"</p>
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	<p>Major</p> <p>The parcel is adjacent to the historic core and is connected on the western boundary.</p>

Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core from the east of the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	242	Parcel size	76.29 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Oxenhope"		
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Cullingworth" " Haworth" "Denholme"		
Criteria 1c: is the parcel located	1c) No		


in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The western (inner) parcel boundary is formed by a made road which is defensible. The northern, eastern and southern (outer) boundaries are formed by made road and stone wall which is a mixture of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms part of a gap between Oxenhope and Haworth, and Oxenhope and Cullingworth, and Oxenhope and Denholme. The A6033 provides direct road access between Oxenhope and Haworth. There is no direct access between Oxenhope and Cullingworth, and Oxenhope and Denholme. The topography of the parcel is a gentle slope to the west and there are views into Haworth and Oxenhope from the east of the parcel, creating a level of inter visibility between the towns. The parcel forms an essential gap between the towns as development would significantly reduce the perceived or actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by the A6033 Keighley Road connecting Oxenhope to Haworth. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of residential properties, farmland and grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.93% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Oxenhope"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place	Major The historic core is adjacent to the parcel and is connected on the western

within the Borough.	boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into Oxenhope from the east of the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	243	Parcel size	19.61 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Oxenhope"		
Criteria 1b: is the parcel located in a gap between two defined			


towns? Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1b) Yes " Haworth" "Cullingworth" 1c) No 1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The southern (inner) boundary is formed by stone wall and broken treeline which is lacking in durability. The north, eastern and western (outer) boundaries are formed by railway track, made road, stone wall and broken treeline with a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major. The parcel forms a land gap between Oxenhope and Haworth, and Oxenhope and Cullingworth. The A6033 provides direct road access between Oxenhope and Haworth. There is no direct road access between Oxenhope and Cullingworth from the parcel. The topography of the parcel is a gentle slope to the west. There are views of Haworth from the north of the parcel, creating a level of inter visibility. The parcel forms an essential gap between the towns as development would significantly reduce the perceived and actual distance between the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by the A6033 Keighley Road connecting Oxenhope to Haworth. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural land uses in the form of residential properties, farmland and a small water treatment facility.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 9.62% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined	Yes

Historic Town?	"Oxenhope"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core is adjacent to the parcel and is connected on the southern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views into the historic core.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	244	Parcel size	42.48 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?		No	
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1		No Contribution	
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?		1a) Yes "Oxenhope"	


<p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1b) No</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>No Contribution</p> <p>The parcel does not form a land gap between an identified neighbouring town.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>No Contribution</p> <p>The parcel does not form a land gap between an identified neighbouring town.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
<p>Overall for Purpose 2</p>	<p>No Contribution</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of farmland, grassland and residential properties.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Major</p> <p>The parcel comprises of 2.67% built form.</p>
<p>Overall for Purpose 3</p>	<p>Major</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?</p>	<p>Yes</p> <p>"Oxenhope"</p>
<p>Criteria 2: Green Belt parcel has</p>	<p>Major</p>

a role in supporting the character of the Historic Town or Place within the Borough.	The historic core is adjacent to the parcel and is connected on the eastern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core from the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	245	Parcel size	15.84 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Queensbury"		


<p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1b) Yes "Thornton"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The south eastern (inner) boundary is formed by a mixture of stone wall, hedgerow and fencing which is lacking in durability. The north, east and western (outer) boundaries are formed by made road and strongly defined tracks which is a mixture of defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms a land gap between Queensbury and Thornton. There is no direct road access between the towns from the parcel. The topography of the parcel is a gentle slope to the east. There is inter visibility between the towns from the parcel. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There are no opportunities for ribbon development to occur along a road towards a neighbouring identified in Purpose 2 Criteria 3.</p>
<p>Overall for Purpose 2</p>	<p>Low</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of farmland, grassland, residential properties and a school.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Low</p> <p>The parcel comprises of 8.48% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?</p>	<p>Yes</p> <p>"Queensbury"</p>
<p>Criteria 2: Green Belt parcel has</p>	<p>Low</p>

a role in supporting the character of the Historic Town or Place within the Borough.	The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	246	Parcel size	25.04 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Queensbury"		

<p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1b) No</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>No Contribution</p> <p>The parcel does not form a land gap between an identified neighbouring town.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>No Contribution</p> <p>The parcel forms a small gap between two built up areas of Queensbury. The parcel does not form a land gap between any identified towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
<p>Overall for Purpose 2</p>	<p>No Contribution</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of grassland, farmland and a communications centre.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Moderate</p> <p>The parcel comprises of 6.07% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?</p>	<p>Yes</p> <p>"Queensbury"</p>
<p>Criteria 2: Green Belt parcel has</p>	<p>Low</p>

a role in supporting the character of the Historic Town or Place within the Borough.	The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core due to obstructing built form.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	247	Parcel size	23.02 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Queensbury"		

<p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1b) No</p> <p>1c) No</p> <p>1d) Yes "Northowram" "Halifax"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Moderate</p> <p>The northern and western (inner) boundaries are formed by a made road, fencing and stone wall which is a mixture of defensible and less defensible boundaries. The southern and eastern (outer) boundaries are formed by contiguous woodland and a beck which are less defensible. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms a land gap between Queensbury and Northowram (Calderdale District), and Queensbury and Halifax (Calderdale District). There is no direct road access between Queensbury and Northowram from the parcel. Halifax Road provides direct road access between Queensbury and Halifax. The topography of the parcel is a gentle slope to the south with a valley running southwards in the middle. There is no inter visibility between the towns. Whilst the parcel could form infill development, there is no risk of towns merging, therefore the parcel forms a less essential gap.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by Halifax Road connecting Queensbury to Halifax (in the neighbouring authority area of Calderdale District). There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.</p>
<p>Overall for Purpose 2</p>	<p>Moderate</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of farmland, farm buildings and commercial properties.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Moderate</p> <p>The parcel comprises of 3.68% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>

Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Queensbury"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	248	Parcel size	9.98 ha




Five Green Belt Purposes	
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Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution


Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Queensbury"</p> <p>1b) No</p> <p>1c) No</p> <p>1d) Yes "Halifax" "Shelf"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Moderate</p> <p>The northern (inner) boundary is formed by made road, fencing, hedgerows and broken tree lines with a mix of boundaries which are defensible, less defensible and lacking in durability. The southern, western and eastern (outer) boundary is formed by made road, contiguous woodland and a weak footpath providing boundaries which are defensible, less defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms a land gap between Queensbury and Halifax (Calderdale District), and Queensbury and Shelf (Calderdale District). The A647 (Halifax Road) provides direct road access between Queensbury and Halifax. The topography of the parcel is a gentle slope to the east. There is no inter visibility between the towns. The parcel forms a less essential gap between the towns as development may be possible without merging the towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by Halifax Road connecting Queensbury to Halifax (in the neighbouring authority area of Calderdale District). There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.</p>
<p>Overall for Purpose 2</p>	<p>Moderate</p>
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of farmland, grassland and some residential properties.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Moderate</p> <p>The parcel comprises of 3.52% built form.</p>

Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Queensbury"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	249	Parcel size	20.83 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford City on the northern, eastern, and southern boundaries.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The northern, eastern and southern boundaries are formed by stone walls, broken tree line and hedgerows which is lacking in durability. Therefore, the parcel makes a low contribution to this criterion.		


Criteria 3: Connection to large built up area?	Low The parcel is connected to Bradford City along three boundaries, and development would constitute rounding off limiting the risk of sprawl.
Overall for Purpose 1	Low
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bradford"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	No Contribution
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Low The parcel comprises of non-rural uses in the form of Clayton Golf Club, residential properties, a school and a small area of grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from	Low The parcel comprises of 7.23% built form.

encroachment?	
Overall for Purpose 3	Low
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes “Bradford City”
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	250	Parcel size	25.72 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large			


built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Queensbury"</p> <p>1b) No</p> <p>1c) No</p> <p>1d) Yes "Shelf"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Moderate</p> <p>The northern (inner) boundary is formed by residential dwellings under construction and a tree line which is a boundary lacking in durability. The western (inner) boundary is formed of a made road which is a defensible boundary. The eastern (outer) boundary is formed of a dense treeline which is a less defensible boundary and the southern and western (outer) boundary is formed of roads which are defensible boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms a land gap between Queensbury and Shelf (Calderdale District). Brighouse Road provides direct road access between the towns from the parcel. The topography of the parcel is flat. There is no inter visibility between Queensbury and Shelf due to established and dense treelines. The parcel forms a less essential gap between the towns as development may be possible without merging the towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Moderate</p> <p>The parcel boundary is formed by Brighouse Road connecting Queensbury to Shelf (in the neighbouring authority area of Calderdale District). There are some instances of ribbon development along this road that postdate the Green Belt designation and therefore the Green Belt has resisted ribbon development in part, including a new housing development, which is partly within the Green Belt.</p>
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of a golf course, farm buildings and farmland.</p>

Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 3.07% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Queensbury"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core of the settlement from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	251	Parcel size	16.57 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable			


boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Queensbury"</p> <p>1b) No</p> <p>1c) No</p> <p>1d) Yes "Shelf"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The northern, eastern and north-western (inner) boundaries are formed by development boundaries with a mixture of fences and hedgerows which are lacking in durability. The southern, south-eastern and south-western (outer) boundaries are formed by public surfaced roads which are defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms a land gap between Queensbury and Shelf (Calderdale District). Brighouse Road provides direct road access between the defined towns. The topography of the parcel is a gentle slope to the east, owing to limited longline views in and out of the parcel from the east. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel is formed by Brighouse Road connecting Queensbury to Shelf (in the neighbouring authority of Calderdale District). There are no instances of ribbon development along this road and therefore the Green Belt has resisted ribbon development towards a neighbouring town.</p>
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of farm buildings, farmland, grassland and some residential properties.</p>

Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 9.34% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Queensbury"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	252	Parcel size	5.47 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area			


and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Queensbury"</p> <p>1b) No</p> <p>1c) No</p> <p>1d) Yes "Northowram"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Moderate</p> <p>The northern and western (inner) boundary is formed by a made road and fences/hedgerows providing a mix of defensible boundaries and boundaries lacking in durability. The southern and north eastern (outer) boundary is formed by a footpath and made road providing defensible and lacking in durability boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms a land gap between Queensbury and Northowram (Calderdale District). There is no direct road access between the towns from the parcel. The topography of the parcel is flat to the north and slopes steeply to the south. There is no inter visibility between the towns. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the</p>	<p>Moderate</p>

essential open countryside character?	The parcel comprises of countryside and non-rural uses in the form of grassland, recreational and residential uses.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 22.39% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Queensbury"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	253	Parcel size	17.7 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular			


spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Queensbury"</p> <p>1b) No</p> <p>1c) No</p> <p>1d) Yes "Halifax"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Major</p> <p>The north-eastern (inner) boundary is formed by a made road which is a defensible boundary. The eastern, southern and western (outer) boundaries comprise of surfaced public roads and a well-defined track which are a mixture of defensible and less defensible boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms a land gap between Queensbury and Halifax (Calderdale District). The A647 provides direct road access between the defined towns. The topography of the parcel is flat to the south and slopes steeply to the north. There is inter visibility between the towns. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel is formed by Halifax Road connecting Queensbury to Halifax (in the neighbouring authority area of Calderdale District). There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.</p>
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does	Moderate

the Green Belt parcel protect the essential open countryside character?	The parcel comprises of countryside and non-rural uses in the form of farmland, grassland and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 10.37% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Queensbury"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views into the historic core, most notably the chimney of Black Dyke Mills.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	254	Parcel size	42.5 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel			


prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Queensbury"</p> <p>1b) No</p> <p>1c) No</p> <p>1d) Yes "Halifax"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The eastern (inner) boundary is formed by a field boundary and development edge which are lacking in durability. The southern and northern (outer) boundary is formed by a made road and contiguous treeline providing a mix of defensible and less defensible boundaries. The western (outer) boundary is formed of a mixture of made road, broken treelines, hedgerows and weak footpath providing a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms a gap between Queensbury and Halifax. The A647 / Windy Bank Lane provides direct road access between the defined towns. The topography of the parcel is a steep slope to the west that becomes gentle towards the south west and then plateaus to the west. There is inter visibility between the towns. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel is formed by the A647 and Windy Bank Lane connecting Queensbury to Halifax (in the neighbouring local authority area of Calderdale District). There are some instances of ribbon development along these roads, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a</p>

	neighbouring town.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of residential properties, industrial uses, dense woodland and grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 10.08% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Queensbury"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	255	Parcel size	69.38 ha
			


Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Queensbury"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Thornton"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) Yes "Halifax"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The south eastern (inner) boundary is formed by made road which is a defensible boundary. The northern, western and southern (outer) boundaries are formed by a made road, stone wall, strongly defined footpath, beck and hedgerow which is a mix of defensible and less defensible boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Queensbury and Thornton, and Queensbury and Halifax (Calderdale District). The topography of the parcel is relatively flat with a steep slope to the west. There is inter visibility between the towns. The parcel forms a less essential gap between Queensbury and Thornton. The parcel forms an essential gap between Queensbury and Halifax as development would significantly reduce the perceived or actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a

	neighbouring town in this parcel.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, grassland, woodland and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 4.59% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Queensbury"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate


Parcel Information			
Parcel ID	256	Parcel size	27.68 ha
			

Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Queensbury"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Thornton"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The southern boundary (inner) is formed by a road providing a defensible boundary. The eastern (inner) boundary is formed by a made road which is defensible. The western (outer) boundary is formed by a made road which is defensible, while the north-eastern (outer) boundary is an unmade road and weak footpath which are boundaries lacking in durability. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms part of a gap between Queensbury and Thornton. There is no direct road access between the towns from the parcel. The topography of the parcel is flat with a small gentle slope to the west. There is no inter visibility between the towns. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to	No Contribution

ribbon development?	There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of outdoor recreation, farmland, grassland, small businesses and residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 8.02% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Queensbury"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate


Parcel Information	
Parcel ID	257
Parcel size	59.95 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Queensbury"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Thornton" "Bradford City"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns	Low The southern (inner) boundary is formed by stone wall, hedgerow and fencing which is lacking in durability. The northern, eastern and western (outer) boundaries are formed by made road which are defensible. Therefore, the parcel makes a low contribution to this criterion as a more

merging?	defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a gap between Queensbury and Thornton, and Queensbury and Bradford City. The topography of the parcel is a gentle slope to the north. There is some inter visibility between the towns. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap between Queensbury and Thornton. The parcel forms a largely essential gap between Queensbury and Bradford City as limited development may be possible.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution. There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farm buildings, farmland and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.76% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Queensbury"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The south-western boundary of the parcel is adjacent to the historic core of Queensbury.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the Queensbury historic core. It is noted there are long line views into Thornton historic core from the parcel.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	258	Parcel size	20.12 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?		Yes “Bradford City” The parcel is connected to Bradford City on a small section of its southern boundary.	
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?		Major The small section of the southern boundary is formed by a road providing a defensible boundary. Therefore, the parcel makes a major contribution to this criterion.	
Criteria 3: Connection to large built up area?		Major The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.	
Overall for Purpose 1		Major	
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?		1a) Yes "Queensbury" “Bradford”	
Criteria 1b: is the parcel located in a gap between two defined towns?		1b) Yes “Queensbury” "Bradford" “Thornton”	
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?		1c) No	
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?		1d) No	


Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The southern (inner) boundary is formed by made road, stone wall, hedgerow and fencing providing a mix of boundaries which are defensible and lacking in durability. The north western and north eastern (outer) boundaries are formed by a strongly defined footpath, made road, broken tree lines and stone walls providing a mix of boundaries which are defensible, less defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Queensbury and Bradford, and Queensbury and Thornton. Highgate Road provides direct road access between Queensbury and Bradford. There is no direct road access between Queensbury and Thornton from the parcel. The topography of the parcel is a gentle slope to the north. There is inter visibility between Queensbury and Bradford, and Queensbury and Thornton. The parcel forms a less essential gap between Queensbury and Thornton. The parcel forms an essential gap between Queensbury and Bradford as development would significantly reduce the perceived and actual distance between the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major Highgate Road forms the southern boundary connecting Queensbury to Bradford City. Where the boundary is formed by the road there are no instances of ribbon development. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farmland, residential properties, grassland and outdoor recreation.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 2.67% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Queensbury"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to the historic core of Queensbury.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the Queensbury historic core. It is noted there is

	visibility into Thornton historic core.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	259	Parcel size	14.18 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes “Bradford City” The parcel is connected to Bradford on a small section of its eastern boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Major The small section of the eastern boundary is formed by a road, providing a defensible boundary. Therefore, the parcel makes a major contribution to this criterion.		
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bradford City along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.		
Overall for Purpose 1	Major		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Queensbury" “Bradford”		
Criteria 1b: is the parcel located	1b) Yes		


<p>in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>"Bradford" "Queensbury"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Moderate</p> <p>The northern, western, and small section of the eastern (inner) boundaries are formed of existing residential development, tracks and made roads providing a mix of defensible, less defensible and boundaries lacking in durability. The eastern and southern (outer) boundaries are formed of a dense tree line and existing residential development which is a mix of less defensible and boundaries lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms a land gap between Queensbury and Bradford. There is direct road access between Queensbury and Bradford along the A647. The topography of the parcel is flat, with a small decline towards the southern boundary. Inter visibility is limited from the parcel due to the established treelines and woodland within the parcel. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The A647 connecting Queensbury and Bradford forms a small section of the northern boundary. There is no ribbon development present, therefore the Green Belt has resisted ribbon development between neighbouring towns.</p>
<p>Overall for Purpose 2</p>	<p>Major</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of grassland, woodland and limited residential development.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Moderate</p> <p>The parcel comprises of 4.55% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?</p>	<p>Yes</p> <p>"Queensbury"</p>

Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views to the historic core of the settlement from the parcel or towards the parcel from the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	260	Parcel size	66.87 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the	1a) Yes		


<p>edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>"Silsden"</p> <p>1b) No</p> <p>1c) No</p> <p>1d) Yes "Skipton"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The southern (inner) boundary is formed by stone wall, contiguous woodland and hedgerow with a mix of boundaries which are less defensible and lacking in durability. The northern, eastern and western (outer) boundaries are formed by made road and contiguous woodland which is a mixture of defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms part of a gap between Silsden and Skipton in the neighbouring authority of Craven District. There is no direct road access between the towns from the parcel. The topography of the parcel is gently sloping to the south with views of Steeton and Silsden but not of Skipton due to the undulating topography obstructing the line of sight. Development of the parcel may be possible without significant risk of merging; therefore, this is a less essential gap.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There are no opportunities for ribbon development to occur along a road towards a neighbouring identified in Purpose 2 Criteria 3.</p>
<p>Overall for Purpose 2</p>	<p>Low</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Major</p> <p>The parcel comprises of countryside uses in the form of farm buildings, farmland, woodland and grassland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Major</p> <p>The parcel comprises of 2.22% built form.</p>
<p>Overall for Purpose 3</p>	<p>Major</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?</p>	<p>Yes</p> <p>"Silsden"</p>

Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post-WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core from the parcel.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	261	Parcel size	43.61 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the	1a) Yes		


<p>edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>"Silsden"</p> <p>1b) Yes "Steeton"</p> <p>1c) No</p> <p>1d) Yes "Glusburn and Crosshills"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Moderate</p> <p>The north eastern (inner) boundary is formed by field boundaries which include dry stone walls and broken tree lines / hedgerows which lacks durability whilst the eastern (inner) boundary is formed by made roads which are a defensible boundary. The western, southern, north western and south eastern (outer) boundaries are formed by rivers / canal, made roads and unmade roads which form a mixture of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms a land gap between Silsden and Steeton, and Silsden and Glusburn and Cross Hills (Craven District). The A6034 provides direct road access between the defined towns of Silsden and Steeton. There is no direct road access between Glusburn and Crosshills and Silsden. The topography of the parcel is flat, however, there is limited inter visibility between the towns due to existing foliage. The parcel forms a largely essential between Silsden and Glusburn and Crosshills. The parcel forms an essential gap between Silsden and Steeton as development would significantly reduce the perceived or actual distance between towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Moderate</p> <p>The parcel is formed by the A6034 connecting Silsden to Steeton. There are some instances of ribbon development along this road that postdate the Green Belt designation and therefore the Green Belt has resisted ribbon development in part.</p>
<p>Overall for Purpose 2</p>	<p>Moderate</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of farmland, grassland and outdoor recreation.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Major</p> <p>The parcel comprises of 1.88% built form.</p>

Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Silsden"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is connected to the historic core of Silsden (Leeds Liverpool Canal) on its northern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views into the historic core.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	262	Parcel size	145.78 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			


Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Silsden"</p> <p>1b) Yes "Keighley", "Steeton"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The northern (inner) boundary is formed by made road and stone wall which is a mixture of boundaries which are defensible and lacking in durability. The eastern, southern and western (outer) boundaries are formed by the River Aire and a made road which are defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms part of a land gap between Silsden and Steeton and Silsden and Keighley. The A6034 provides direct road access between Silsden and Steeton. There is no direct road access between Silsden and Keighley from the parcel. The topography of the parcel is flat. There is limited inter visibility between the towns. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by the A6034 connecting Silsden to Steeton. There are no instances of ribbon development along this road and therefore the Green Belt has resisted ribbon development towards a neighbouring town.</p>
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of farmland, farm buildings and some residential properties.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from</p>	<p>Major</p> <p>The parcel comprises of 1.17% built form.</p>

encroachment?	
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Silsden"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is connected to the historic core of Silsden (Leeds Liverpool Canal) on its northern corner.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	263	Parcel size	5.53 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large			


built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Silsden"</p> <p>1b) Yes "Keighley"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The western (inner) boundary is formed by stone wall which is lacking in durability. The northern, eastern and southern (outer) boundaries are formed by a made road and the Leeds and Liverpool Canal which are defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms part of a land gap between Silsden and Keighley. There is no direct road access between the towns from the parcel. The topography of the parcel is a gentle slope to the south west and there are views of Keighley and Steeton from the parcel, creating a level of inter visibility. Development of the parcel would be possible without the risk of merging towns due to the physical and perceptual distance therefore this would be a less essential gap.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Major</p> <p>The parcel comprises of countryside uses in the form of farmland and grassland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Major</p> <p>The parcel comprises of 2.04% built form.</p>

Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Silsden"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is connected to the historic core of Silsden (Leeds Liverpool Canal) on its southern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views into the historic core.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	264	Parcel size	216.97 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			


Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Silsden"</p> <p>1b) Yes "Ilkley", "Addingham"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The western (inner) boundary is formed by field boundaries which are lacking in durability. The northern, eastern and southern (outer) boundaries are formed by made roads and stone wall providing a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms part of a land gap between Silsden and Addingham and Silsden and Ilkley. The A6034 (Bolton Road) provides direct road access between Silsden and Addingham. The topography of the parcel is a gentle slope to the west. There are limited views into Addingham. There are also views into Silsden and Steeton but no views into Ilkley due to Rombald's Moor obstructing the view. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by the Bolton Road connecting Silsden to Addingham. There are no instances of ribbon development along this road and therefore the Green Belt has resisted ribbon development towards a neighbouring town.</p>
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of farmland, farm buildings, grassland and residential properties.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Major</p> <p>The parcel comprises of 2.5% built form.</p>

Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Silsden"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core of Silsden (Brunthwaite) is situated within the parcel.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core from the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	265	Parcel size	122.16 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			


Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Silsden"</p> <p>1b) No</p> <p>1c) No</p> <p>1d) Yes "Skipton"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The southern (inner) boundary is formed by stone wall, hedgerow and fencing which are lacking in durability. The northern, eastern and western (outer) boundaries are formed by made road and stone wall providing a mix of boundaries which are defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms part of a land gap between Silsden and Skipton in the neighbouring authority of Craven District. There is no direct road access between the towns. The topography of the parcel is a gentle slope to the south west. There is no inter visibility between the towns. The parcel forms a less essential gap between the towns as development may be possible without merging the towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Major</p> <p>The parcel comprises of countryside uses in the form of farm buildings, farmland and grassland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Moderate</p> <p>The parcel comprises of 3.07% built form.</p>

Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Silsden"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is connected to the historic core of Silsden (Leeds Liverpool Canal) on its southern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are unspoilt views into the historic core from the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	266	Parcel size	5.30 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			


Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Steeton"</p> <p>1b) No</p> <p>1c) Yes "Sutton-in-Craven"</p> <p>1d) Yes "Glusburn and Crosshills"</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The north eastern (inner) boundary is formed by a stone wall, field boundary, and tree line which lack durability. The northern, western and southern (outer) boundaries are formed by a mixture of roads and sparse tree lines providing boundaries which are defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms a land gap between Steeton and Glusburn and Crosshills (Craven District). There is no direct road access between Steeton and Glusburn and Crosshills from the parcel. The topography of the parcel is a steep slope to the north. There is no inter visibility between the towns. The parcel forms a less essential gap between Steeton and Glusburn and Crosshills as development may be possible without merging the towns.</p> <p>The parcel also forms a land gap between Steeton and the washed over settlement of Sutton-in-Craven. It is noted that if the parcel was to be developed this would result in a small section of the Green Belt remaining between Steeton and Sutton-in-Craven (washed over). However, this does not influence the score as it is not an identified neighbouring town.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of farm buildings, farmland, grassland and a utilities facility.</p>

Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 12.04% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Steeton"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into Steeton historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	267	Parcel size	10.28 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the			


absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Steeton"</p> <p>1b) Yes "Keighley"</p> <p>1c) No</p> <p>1d) No</p>
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	<p>Moderate</p> <p>The southern and western (inner) boundaries are formed by the B6265 and sparse tree lines providing a mix of defensible boundaries and boundaries lacking in durability. The northern and eastern (outer) boundaries are formed by a railway line, a road, and a contiguous tree line, providing a mix of defensible and less defensible boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	<p>Low</p> <p>The parcel forms a land gap between Steeton and Keighley. The B6265 provides direct road access between the defined towns. The topography of the parcel is a gentle slope to the north. There is no inter visibility between the towns. The parcel forms a less essential gap between the towns as development may be possible without merging the towns.</p>
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	<p>Major</p> <p>The southern boundary is formed by the B6265 connecting Steeton and Keighley. There are no instances of ribbon development along the road, within the parcel. Therefore, the Green Belt has resisted ribbon development between neighbouring towns.</p>
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	<p>Major</p> <p>The parcel comprises of a countryside use in the form of grassland.</p>

Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 4.85% built form including the boundaries formed by the road. Without the road, the parcel comprises of 0.00% built form, therefore the Green Belt makes a major contribution.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Steeton"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core of Steeton is connected to the parcel on its western boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views into Steeton and Silsden historic cores.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	268	Parcel size	9.93 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge			


of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Steeton"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Keighley"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The northern and western (inner) boundaries are formed by tree lines and stone walls which are lacking in durability. The southern and eastern (outer) boundaries are formed by roads, dense tree lines and hedges, providing a mix of defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Steeton and Keighley. The B6265 provides direct road access between the defined towns. The topography of the parcel is a steep slope to the north. There is no inter visibility between the towns. The parcel forms a less essential gap between the towns as development may be possible without merging the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The northern boundary is formed by the B6265 connecting Steeton and Keighley. There are no instances of ribbon development along the road, within the parcel. Therefore, the Green Belt has resisted ribbon development between neighbouring towns.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of a countryside use in the form of grassland.

Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 1.37% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Steeton"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to the historic core on its northern and western boundaries.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into Steeton historic core from the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	269	Parcel size	273.51 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes Keighley The parcel is connected to Keighley on its south eastern boundary.		

Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The south eastern boundary is formed by a road and broken tree line providing a boundary which is defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Keighley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town? Criteria 1b: is the parcel located in a gap between two defined towns? Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1a) Yes "Keighley", "Steeton" 1b) Yes "Keighley", "Steeton" 1c) No 1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The northern (inner) boundary, connected to Steeton, is formed by development which is lacking in durability. The southern (inner) boundary, connected to Keighley, is formed by a road and hedge providing a mix of defensible and less defensible boundaries. The western and eastern (outer) boundaries are formed by roads, providing defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Steeton and Keighley. Redcar Lane / Barrows Lane provide direct road access between the defined towns. The topography of the parcel is undulating with a steep slope to the east and south. There is limited inter visibility between the towns. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by Redcar Lane connecting Keighley to Steeton. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green

	Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural land uses in the form of farm buildings, farmland, grassland, Redcar Tarn, and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 1.96% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Steeton" "Keighley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is connected to Steeton historic core on its northern boundary. The parcel is separated from Keighley historic core by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are sweeping views into Steeton historic core from the parcel. There are moderate views into Keighley historic core from the south of the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	270
Parcel size	26.31 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Steeton"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Keighley"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns	Low The northern and eastern (inner) boundaries are formed by existing development, sparse tree lines, and stone walls which lack in durability. The southern and western (outer) boundaries are formed by a mixture of made roads, dense tree lines, and existing development providing a

merging?	mixture of boundaries which are defensible, less defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Steeton and Keighley. Barrows Lane provides direct road access between Steeton and Keighley. The topography of the parcel is undulating. There is no inter visibility between the towns. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap between the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The eastern boundary is formed by Barrows Lane connecting Steeton and Keighley. There are no instances of ribbon development along the road and therefore the Green Belt has resisted ribbon development between neighbouring towns.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural land uses in the form of farm buildings, farmland, grassland and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.72% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Steeton"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is connected to the historic core on its northern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into Steeton historic core.
Overall for Purpose 4	Major

Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	271	Parcel size	7.11 ha




Five Green Belt Purposes

Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Steeton"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) Yes "Sutton-in-Craven"
Criteria 1d: is the parcel located in a gap between a defined town	1d) Yes "Glusburn and Crosshills"

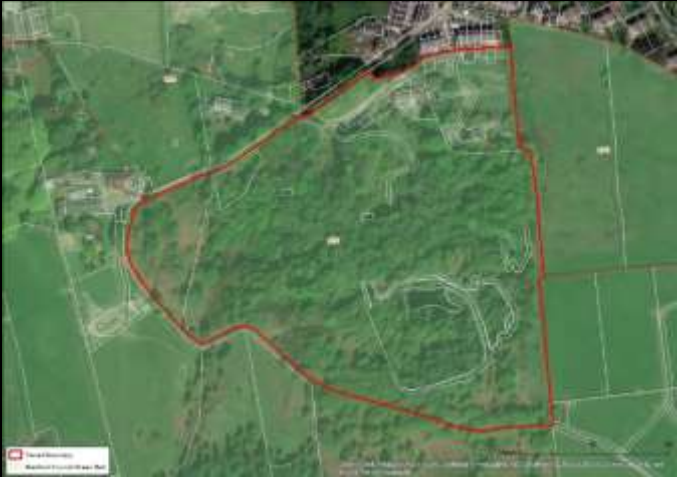
and a town within a neighbouring authority?	
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The northern and eastern (inner) boundaries are formed by a road providing a defensible boundary. The western and southern (outer) boundaries are formed by a road, a dense tree line, and a stone wall providing a mix of boundaries which are defensible, less defensible and lacking in durability. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Glusburn and Crosshills (Craven District). The B6265 provides direct road access between Steeton and Glusburn and Crosshills. The topography of the parcel is a gentle slope to the north west, providing inter visibility between the towns. The parcel forms an essential gap between the towns as development would significantly reduce the perceived or actual distance between towns. The parcel also forms a land gap between Steeton and the washed over settlement of Sutton-in-Craven. It is noted that if the parcel was to be developed this would result in the merging of Steeton with Sutton-in-Craven (washed over). However, this does not influence the score as it is not an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by the B6265 connecting Steeton and Cross Hills (Craven District).). There are no instances of ribbon development along this road therefore the Green Belt has resisted ribbon development between neighbouring towns.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of countryside uses in the form of grassland with tree lines and stone walls forming the field boundaries.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 0.07% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Steeton"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.

Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	272
Parcel size	28.89 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Steeton"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town	1c) No


and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) Yes "Glusburn and Crosshills"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The eastern, western and southern (inner) boundaries are formed by hedges, residential gardens, and an unmade road which lacks in durability. The northern (outer) boundary is formed by a railway line which is a defensible boundary. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Steeton and Glusburn and Crosshills (Craven District). There is no direct road access from the parcel between the towns. The topography of the parcel is gently undulating. There is no inter visibility between the towns. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of countryside uses in the form of farm buildings and farmland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 1.79% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Steeton"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and	Low

out of the historic core.	There are no views into the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	273	Parcel size	6.91 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Steeton"		
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Keighley"		
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No		


Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The northern (inner) boundary is formed by a track and existing development providing boundaries which are less defensible and lacking in durability. The eastern, western and southern boundaries (outer) are formed by a track, stone wall and broken tree line providing boundaries which are less defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion as both the inner and outer boundaries are not defensible.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Steeton and Keighley. There is no direct road access between the towns. The topography of the parcel is a steep slope to the north. There is no inter visibility between the towns. The parcel is therefore considered to form a less essential gap between the towns as development may be possible without merging the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of dense woodland, a residential property and gardens.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 2.17% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Steeton"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Moderate The historic core of Steeton is separated from the parcel by natural boundaries in the form of fields.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core.

Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	274	Parcel size	7.36 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Steeton"		
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Keighley"		
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No		
Criteria 1d: is the parcel located			


in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The northern (inner) boundary is formed by a road and development providing a mix of boundaries which are defensible and lacking in durability. The southern, eastern and western (outer) boundaries are formed by a mixture of stone walls, sparse tree lines, and a made road, providing a mix of defensible and lacking in durability boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Steeton and Keighley. The B6265 forms the northern boundary and connects the towns. The topography of the parcel is a steep slope to the north. There is no inter visibility between the towns. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The northern boundary forms the B6265 connecting Steeton and Keighley. There is no instance of ribbon development along this road, therefore the Green Belt has resisted ribbon development between neighbouring towns.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of a countryside use in the form of grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 0.94% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Steeton"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views into Steeton with some visual detractors.

Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	275	Parcel size	33.16 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford on its northern and eastern boundaries.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The northern and eastern boundaries are formed by a road, a stone wall, field boundaries, and development with irregular boundaries providing a mix of defensible and lacking in durability boundaries. Therefore, the parcel makes a moderate contribution to this criterion.		
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Bradford City along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.		
Overall for Purpose 1	Moderate		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Thornton" "Bradford"		
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Thornton" "Bradford"		


<p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The northern, eastern, and north western (inner) boundaries are formed by a road, a stone wall, field boundaries, and development providing a mix of boundaries which are defensible and lacking in durability. The southern and western (outer) boundaries are formed by roads providing a defensible boundary. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms a land gap between Thornton and Bradford. The B6145 provides direct road access between Thornton and Bradford. The topography of the parcel is a steep slope to the north and a steep slope to the south creating a ridgeline down the middle. There is no inter visibility between the towns from the parcel due to dense vegetation. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The parcel boundary is formed by the B6145 on the southern boundary connecting Bradford and Thornton. There are no instances of ribbon development along this road, therefore the Green Belt has resisted ribbon development between neighbouring towns.</p>
<p>Overall for Purpose 2</p>	<p>Major</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Major</p> <p>The parcel comprises of countryside uses in the form of grassland and dense woodland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Major</p> <p>The parcel comprises of 0.52% built form.</p>
<p>Overall for Purpose 3</p>	<p>Major</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?</p>	<p>Yes</p> <p>"City of Bradford", "Thornton"</p>
<p>Criteria 2: Green Belt parcel has a role in supporting the character</p>	<p>Low</p>

of the Historic Town or Place within the Borough.	The parcel is separated from the historic core of Thornton and Bradford by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core of Thornton and Bradford due to topography and dense vegetation.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	276	Parcel size	66.29 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Thornton"		
Criteria 1b: is the parcel located	1b) Yes		


<p>in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>“Bradford” “Wilsden”</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Moderate</p> <p>The southern (inner) boundary is formed by a road, a track and existing development providing a mix of boundaries which are defensible, less defensible and lacking in durability. The western, northern and eastern (outer) boundaries are formed by a road, a beck and a tree line providing a mix of boundaries which are defensible, less defensible and lacking in durability. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms a land gap between Thornton and Bradford, and Thornton and Wilsden. Allerton Lane provides direct road access between Thornton and Bradford. There is no direct road access between Thornton and Wilsden. The topography of the parcel is a gentle slope to the north. There is no inter visibility between the towns from the parcel due to topography. There are limited long line views into Bradford. The parcel forms a less essential gap between Thornton and Wilsden. The parcel forms an essential gap between Thornton and Bradford as development would significantly reduce the perceived or actual distance between towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The eastern boundary is formed by Allerton Lane connecting Thornton and Bradford. There are no instances of ribbon development along this road, therefore the Green Belt has resisted ribbon development between neighbouring towns.</p>
<p>Overall for Purpose 2</p>	<p>Major</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of farm buildings, farmland, residential properties and a caravan dealer.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Major</p> <p>The parcel comprises of 1.76% built form.</p>
<p>Overall for Purpose 3</p>	<p>Major</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached</p>	<p>Yes</p>

or in close proximity to a defined Historic Town?	"Thornton"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core of Thornton due to the topography of the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	277	Parcel size	32.90 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the	1a) Yes		


<p>edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>"Thornton"</p> <p>1b) Yes "Denholme" "Wilsden"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The southern (inner) boundary is formed by a road and existing development providing a mix of boundaries which are defensible and lacking in durability. The western, northern and eastern (outer) boundaries are formed by roads providing defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms a land gap between Thornton and Denholme, and Thornton and Wilsden. There is no direct road access between the towns from the parcel. The topography of the parcel is undulating. There is no inter visibility between the towns from the parcel. The parcel forms a less essential gap between Thornton and Wilsden. The parcel forms a largely essential gap between Thornton and Denholme where limited development may be possible without significant risk of towns merging.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
<p>Overall for Purpose 2</p>	<p>Low</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of outdoor recreation, farm buildings, farmland, grassland and some residential properties.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Moderate</p> <p>The parcel comprises of 5.30% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or in close proximity to a defined</p>	<p>Yes</p>

Historic Town?	"Thornton"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core of Thornton due to dense vegetation.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	278	Parcel size	17.46 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the	1a) Yes		


<p>edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>"Thornton"</p> <p>1b) Yes "Denholme"</p> <p>1c) Yes "Keelham"</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Moderate</p> <p>The southern and eastern (inner) boundaries are formed by a stone wall, built form and a road providing a mix of boundaries which are defensible and lacking in durability. The northern and western (outer) boundaries are formed by a road and a defined track providing a defensible and less defensible boundary. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms a land gap between Thornton and Denholme. There is no direct road access between Thornton and Denholme. The topography of the parcel is a steep slope to the south. There is no inter visibility between the towns from the parcel. The parcel forms a largely essential gap between Thornton and Denholme where limited development may be possible without significant risk of towns merging.</p> <p>The parcel also forms a land gap between Thornton and the washed over settlement of Keelham. It is noted that if the parcel was to be developed this would result in a small section of Green Belt remaining between Thornton and Keelham (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
<p>Overall for Purpose 2</p>	<p>Moderate</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural land uses in the form of farm buildings, farmland, grassland and some residential properties.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Low</p> <p>The parcel comprises of 8.22% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>

Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Thornton"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views into the historic core.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	279	Parcel size	35.32 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			


Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Thornton"</p> <p>1b) Yes "Queensbury"</p> <p>1c) Yes "Keelham"</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The northern (inner) boundary is formed by a stone wall, development, a footpath and a viaduct providing a boundary which is lacking in durability. The southern, western and eastern (outer) boundaries are formed by roads and a defined track providing a mix of defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms a land gap between Thornton and Queensbury. There is no direct road access between Thornton and Queensbury from the parcel. The topography of the parcel is undulating with a steep slope to the east. There is no inter visibility between the towns due to topography and dense vegetation. However, there are long line views into Thornton and Bradford. Development of the parcel may be possible without significant risk of merging between Thornton and Queensbury, therefore the parcel forms a less essential gap.</p> <p>The parcel also forms a land gap between Thornton and the washed over settlement of Keelham. It is noted that if the parcel was to be developed this would result in the merging of Thornton with Keelham (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural land uses in the form of farm buildings, farmland, and some residential properties.</p>

Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.32% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Thornton"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views into the historic core from the parcel.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	280	Parcel size	10.96 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge			


of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Thornton"</p> <p>1b) Yes "Denholme"</p> <p>1c) Yes "Keelham"</p> <p>1d) No</p>
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	<p>Major</p> <p>The south eastern (inner) boundary is formed by a road providing a defensible boundary. The northern, eastern, southern and western (outer) boundaries are formed by a road and a track providing a mix of defensible and less defensible boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.</p>
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	<p>Moderate</p> <p>The parcel forms a land gap between Denholme and Thornton. Brighouse Road provides direct road access between Thornton and Denholme from the parcel. The topography of the parcel is a gentle slope to the south. There is no inter visibility between the towns. The parcel forms a largely essential gap between Denholme and Thornton where limited development may be possible without significant risk of towns merging.</p> <p>The parcel also forms a land gap between Thornton and the washed over settlement of Keelham. It is noted that if the parcel was to be developed this would result in the merging of Thornton with Keelham (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.</p>
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	<p>Low</p> <p>The parcel boundary is formed by Brighouse Road A644/ B6145 connecting Thornton to Denholme. There is ribbon development along the A644 which pre and postdate the Green Belt designation. Therefore, the Green Belt has not restricted ribbon development.</p>
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment

Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural land uses in the form of farmland, a tea room, a school and residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 13.36% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Thornton"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views into the historic core.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	281	Parcel size	9.81 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		


Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Thornton"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Queensbury"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The northern (inner) boundary is formed by a road, a sparse tree line, and existing development providing a mix of boundaries which are defensible and lacking in durability. The eastern, southern and western (outer) boundaries are formed by a viaduct, a road and a beck providing a mix of defensible and less defensible boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Thornton and Queensbury. There is no direct road access between Thornton and Queensbury. The topography of the parcel is a steep slope to the south however there is no inter visibility between the towns due to surrounding topography. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low

Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural land uses in the form of grassland and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 2.58% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Thornton"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is within the historic core of Thornton.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	282	Parcel size	22.00 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the	No		


edge of one or more, large built up areas?	
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Thornton"</p> <p>1b) Yes "Queensbury"</p> <p>1c) No</p> <p>1d) No</p>
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	<p>Moderate</p> <p>The northern and sections of the eastern and western (inner) boundaries are formed by a road and development providing a mix of boundaries which are defensible and lacking in durability. The eastern, southern, and western (outer) boundaries are formed by a beck and a road providing a mix of defensible and less defensible boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	<p>Low</p> <p>The parcel forms a land gap between Thornton and Queensbury. There is no direct road access between Thornton and Queensbury. The topography of the parcel is a steep slope to the south. There is no inter visibility between the towns from the parcel due to surrounding topography. There are limited long line views into Thornton. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap.</p>
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>

Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farm buildings, farmland, grassland, a cemetery and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.67% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Thornton"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core of Thornton is adjacent to the parcel.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are some views into the historic core from the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate


Parcel Information			
Parcel ID	283	Parcel size	39.48 ha
			

Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Thornton"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Queensbury"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The section of the northern (inner) boundary is formed by a road and a viaduct providing a defensible boundary. The northern, western, southern and eastern (outer) boundaries are formed by a viaduct, defined footpath and road providing a mix of defensible and less defensible boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Thornton and Queensbury. There is no direct road access between Thornton and Queensbury. The topography of the parcel is undulating with a downwards incline through the middle. There is no inter visibility between the towns but there are long line views into Thornton and Bradford. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town.


	There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farm buildings, farmland, a golf club and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 4.15% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Thornton"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Moderate The historic core of Thornton is separated from the parcel by natural boundaries.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are some views of the historic core from the parcel, but the viaduct detracts from this.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	284
Parcel size	17.46 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Wilsden"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Bradford"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns	Low The northern and western (inner) boundaries are formed by stone wall, hedgerow and fencing which are lacking in durability. The southern and eastern (outer) boundaries are formed by roads providing a defensible boundary. Therefore, the parcel makes a low contribution to this criterion


merging?	as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Wilsden and Bradford. The B6144 provides direct road access between the towns. The topography of the parcel is flat however there is no inter visibility between the towns due to the lower elevation of the parcel and dense vegetation in the line of sight. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The southern boundary is formed by the B6144 connecting Wilsden and Bradford. There is an instance of ribbon development along the road which pre-dates the Green Belt designation, therefore the Green Belt has resisted ribbon development between neighbouring towns.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland, farm buildings, farmland and outdoor recreation and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 5.22% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Wilsden"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core from the east of the parcel.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	285	Parcel size	1.56 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?		No	
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1		No Contribution	
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?		1a) Yes "Wilsden"	
Criteria 1b: is the parcel located in a gap between two defined towns?		1b) Yes "Cottingley"	
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?		1c) No	
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?		1d) No	
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the		Low The southern and western (inner) boundaries are formed by stone wall, hedgerow and fencing which are lacking in durability. The northern and eastern (outer) boundaries are formed by roads providing defensible	


likelihood of neighbouring towns merging?	boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Wilsden and Cottingley. There is no direct road access between the towns from the parcel. The topography of the parcel is a gentle slope to the north west however there is no inter visibility between the towns due to the lower elevation of the parcel. Development of the parcel may be possible without significant risk of merging between towns, therefore the parcel forms a less essential gap.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of a countryside use in the form of grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 5.53% built form which includes the boundary formed by the road. Without the road, the parcel comprises of 0.00% built form, therefore the Green Belt makes a major contribution.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Wilsden"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	286
Parcel size	28.56 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Wilsden"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Cottingley"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt	Low The western (inner) boundary is formed by contiguous woodland / stone wall which is less defensible. The north eastern and south eastern (outer)

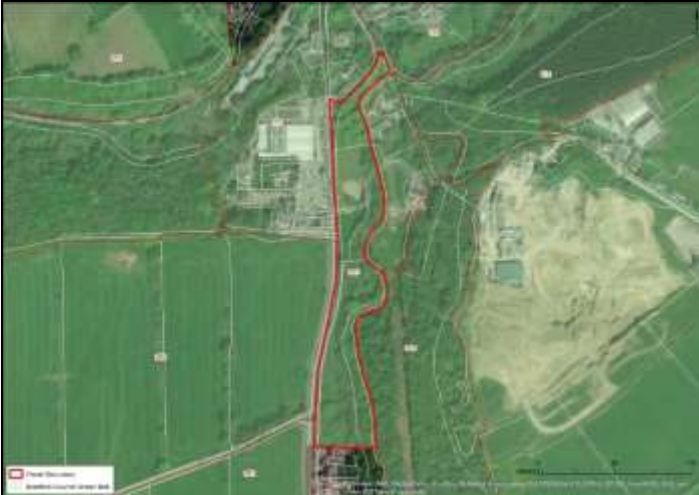
boundary that could increase the likelihood of neighbouring towns merging?	boundaries are formed by made road, and unmade road / stone wall which are a mixture of defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Wilsden and Cottingley. There is no direct road access between the towns from the parcel. The topography of the parcel is flat on the east then slopes gently to the west however there is no inter visibility between the towns due to the lower elevation of the parcel. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural land uses in the form of farm buildings, farmland, grassland and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 2.78% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Wilsden"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core is adjacent to the parcel and is connected along the eastern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core from the east of the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	287	Parcel size	4.12 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Wilsden"		
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Cottingley"		
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No		
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No		
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns	Low The western (inner) boundary is formed by contiguous woodland and Wilsden Beck which is less defensible. The northern and eastern (outer) boundary is formed by unmade road, stone wall and contiguous woodland with a mix of boundaries which are less defensible and lacking		

merging?	in durability. Therefore, the parcel makes a low contribution to this criterion as both the inner and outer boundaries are not defensible.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Wilsden and Cottingley. There is no direct road access between the towns from the parcel. The topography of the parcel is flat but gently slopes towards the beck to the north west. There is no inter visibility between the towns. The parcel forms a less essential gap as development may be possible without merging the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of countryside uses in the form of farm buildings, farmland, grassland and woodland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.62% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Wilsden"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the historic core by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core due to the contiguous woodland in the line of sight.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate


Parcel Information	
Parcel ID	288
Parcel size	4.79 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Wilsden"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Harden" "Cottingley"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the	Low The western boundary (inner) is formed of contiguous woodland providing a less defensible boundary. The northern, eastern and southern boundaries (outer) are formed by contiguous woodland providing less

likelihood of neighbouring towns merging?	defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as both the inner and outer boundaries are not defensible.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Wilsden and Harden, and Wilsden and Cottingley. The topography of the parcel is a steep slope to the north east which forms into a valley on the east. There is no inter visibility between the towns due to dense vegetation. The parcel forms a less essential gap between Wilsden and Cottingley. The parcel forms an essential gap between Wilsden and Harden as development would significantly reduce the perceived or actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of a countryside use in the form of dense woodland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 0.18% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Wilsden"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the historic core by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	289
Parcel size	1.93 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Wilsden"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Harden"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the	Low The southern (inner) boundary is formed by contiguous woodland providing a less defensible boundary. The western, northern and eastern (outer) boundaries are also formed by contiguous woodland and made

likelihood of neighbouring towns merging?	road which are defensible and less defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a gap between Harden and Wilsden. Harden Lane provides direct road access between the defined towns. The topography of the parcel is a gentle slope to the south and a steeper slope that forms a valley on the east. There is no inter visibility between the towns due to dense vegetation. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The eastern boundary of the parcel is formed by Harden Lane connecting Wilsden and Harden. There are no instances of ribbon development along the road, therefore the Green Belt has resisted ribbon development between neighbouring towns.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of countryside uses in the form of grassland and dense woodland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 12.09% built form which includes the boundary formed by the road. Without the road, the parcel comprises of 0.00% built form, therefore the Green Belt makes a major contribution.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Wilsden"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure boundaries.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core due to the distance and the dense woodland obstructing the view.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land

Criteria 1: Green Belt parcel assists in urban regeneration	Moderate
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Parcel Information	
Parcel ID	290
Parcel size	34.0 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Wilsden"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Harden" "Cullingworth"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would	Major

development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	The eastern (inner) boundary is formed by a road providing a defensible boundary. The southern, northern and western (outer) boundaries are formed by made road, stone wall and contiguous woodland which is a mixture of boundaries that are defensible, less defensible and lacking in durability. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a gap between Wilsden and Harden, and Wilsden and Cullingworth. Harden Lane provides direct road access between Wilsden and Harden. There is no direct road access between Wilsden and Cullingworth. The topography of the parcel is relatively flat but slopes gently to the northern and eastern boundaries. There is limited inter visibility between the towns. The parcel forms an essential gap between Wilsden and Harden, and Wilsden and Cullingworth as development would significantly reduce the perceived or actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The western boundary of the parcel is formed by Harden Lane connecting Wilsden and Harden. There are no instances of ribbon development along the road, therefore the Green Belt has resisted ribbon development between neighbouring towns.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of farm buildings, farmland and residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 2.8% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Wilsden"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core of Wilsden from the south of the parcel.
Overall for Purpose 4	Moderate

Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	291	Parcel size	36.05 ha



Five Green Belt Purposes

Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Wilsden"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Cullingworth" "Harden"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town	1d) No

and a town within a neighbouring authority?	
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The eastern (inner) boundary is formed by stone wall, hedgerow and a road providing a defensible and lacking in durability boundary. The southern, western and northern (outer) boundary is formed by a made road and strongly defined track with stone walls and hedgerow which is a mix of defensible and less defensible boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a gap between Wilsden and Cullingworth, and Wilsden and Harden. Harden Lane provides direct road access between Wilsden and Harden. The topography of the parcel is a gentle slope towards the east and a steep slope at the south which meets a ridge that forms the southern boundary. There is limited inter visibility between the towns. The parcel forms an essential gap between the towns as development would significantly reduce the perceived or actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The western boundary of the parcel is formed by Harden Lane connecting Wilsden and Harden. There are no instances of ribbon development along the road, therefore the Green Belt has resisted ribbon development between neighbouring towns.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of countryside uses in the form of grassland, farm buildings, and farmland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 1.85% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Wilsden"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Moderate There are moderate views into the historic core from the south of the

	parcel.
Overall for Purpose 4	Moderate
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information

Parcel ID	292	Parcel size	81.68 ha
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Five Green Belt Purposes

Purpose 1	To check the unrestricted sprawl of large built up areas.
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Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
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Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
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Criteria 3: Connection to large built up area?	
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Overall for Purpose 1	No Contribution
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Purpose 2

To prevent neighbouring towns from merging into one another	
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Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Wilsden"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Cullingworth" "Denholme"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) Yes "Harecroft"


Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Moderate The eastern (inner) boundary is formed by made road, stone walls, hedgerows and fencing providing a mix of boundaries which are defensible, less defensible and lacking in durability. The northern, western and southern (outer) boundaries are formed by a made road and a strongly defined track which are a mix of defensible and less defensible boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Wilsden and Cullingworth, and Wilsden and Denholme. Lane Side provides direct road access between Wilsden and Cullingworth. There is no direct road access between Wilsden and Denholme from the parcel. The topography of the parcel is relatively flat with a steep slope forming towards the western boundary. There is no inter visibility between the towns but there are long line views into Cullingworth. The parcel forms a less essential gap between Wilsden and Denholme. The parcel forms a largely essential gap between Wilsden and Cullingworth where limited development may be possible without significant risk of towns merging. The parcel also forms a land gap between Wilsden and the washed over settlement of Harecroft. It is noted that if the parcel was to be developed this would result in the merging of Wilsden with Harecroft (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Moderate The southern boundary is formed by Lane Side connecting Wilsden and Cullingworth. There are some instances of ribbon development along the road which pre and postdate the Green Belt designation. Therefore, the Green Belt has resisted ribbon development, in part, between neighbouring towns.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland, farm buildings, farmland and outdoor recreation and some residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 4.30% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns

Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Wilsden"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The historic core of Wilsden is adjacent to the parcel.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are views into the historic core.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	293	Parcel size	2.92 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		


Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Wilsden"</p> <p>1b) Yes "Cullingworth"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Moderate</p> <p>The northern, southern and eastern (inner) boundaries are formed by stone wall, hedgerow, broken tree lines and made road with a mix of boundaries which are defensible and lacking in durability. The western and southern (outer) boundaries are formed by a defined footpath, stone wall and a road providing defensible, less defensible and lacking in durability boundaries. Therefore, the parcel makes a moderate contribution to this criterion as a new Green Belt boundary would have similar durability.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Low</p> <p>The parcel forms a land gap between Wilsden and Cullingworth. There is no direct road access between the towns from the parcel. The topography of the parcel is a steep slope to the north. There is no inter visibility between the towns, but there are long line views into Wilsden. The parcel forms a less essential gap between the towns as development may be possible without merging the towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
<p>Overall for Purpose 2</p>	<p>Low</p>
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of grassland, farmland and some residential properties.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Low</p> <p>The parcel comprises of 6.24% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>

Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Wilsden"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough	Major The parcel is situated within the historic core of Wilsden.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are expansive views of the historic core from the high elevations on the south of the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	294	Parcel size	104.78 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			


Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Wilsden"</p> <p>1b) Yes "Thornton" "Denholme" "Cullingworth"</p> <p>1c) Yes "Harecroft"</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Major</p> <p>The northern (inner) boundary is formed by the B6144 which is a defensible boundary. The eastern, southern and western (outer) boundaries are formed by a made and unmade road which is a mixture of defensible and less defensible boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms a land gap between Wilsden and Thornton, Wilsden and Denholme, and Wilsden and Cullingworth. The B6144 provides direct road access between Wilsden and Cullingworth from the parcel. The topography of the parcel is a gentle slope to the north, however there is no inter visibility between the towns. The parcel forms a largely essential gap between Wilsden and Thornton, Wilsden and Denholme, and Wilsden and Cullingworth where limited development may be possible without significant risk of towns merging.</p> <p>The parcel also forms a land gap between Wilsden and the washed over settlement of Harecroft. It is noted that if the parcel was to be developed this would result in the merging of Wilsden with Harecroft (washed over). However, this does not influence the assessment as it is not an identified neighbouring town.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Moderate</p> <p>The northern boundary is formed by the B6144 / Lane Side connecting Wilsden and Cullingworth. There are some instances of ribbon development along the road which pre and postdate the Green Belt designation. Therefore, the Green Belt has resisted ribbon development, in part, between neighbouring towns.</p>
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of</p>

character?	grassland, farm buildings, farmland, some residential properties and a substation.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 9.25% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Wilsden"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to the historic core along the northern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views into the historic core from the south of the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	295	Parcel size	21.95 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel			


prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Wilsden"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Thornton" "Bradford"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The north western (inner) boundary is formed by a made road which is a defensible boundary. The eastern and western (outer) boundary is formed by made road and unmade road which is a mixture of defensible and less defensible boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a gap between Wilsden and Bradford and Wilsden and Thornton. The B6144 provides direct road access between Wilsden and Bradford. There is no direct road access between Wilsden and Thornton. The topography of the parcel is a gentle slope which then plateaus towards the north. There is limited inter visibility between the towns. The parcel forms a less essential gap between Wilsden and Thornton. However, it forms a largely essential gap between Wilsden and Bradford.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Moderate The northern boundary forms the B6144 connecting Wilsden and Bradford. There are some instances of ribbon development which postdate the Green Belt designation. Therefore, the Green Belt has resisted ribbon development, in part, between neighbouring towns.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does	Moderate

the Green Belt parcel protect the essential open countryside character?	The parcel comprises of countryside and non-rural uses in the form of grassland, farm buildings, farmland, outdoor recreation and residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 8.83% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Wilsden"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to the historic core on the north west boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are views into the historic core from the south of the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate


Parcel Information			
Parcel ID	296	Parcel size	14.56 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up	Yes		

areas?	"Bradford City, Shipley, and Lower Baildon" The parcel is connected to Bradford on the south west and south east boundaries.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The southern boundary is formed by the A647 which is a defensible boundary. The south western boundary is formed by a made road which is also defensible. The south eastern boundary is formed by a contiguous woodland which is a less defensible boundary. Therefore, the parcel makes a moderate contribution to this criterion.
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Bradford City along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town? Criteria 1b: is the parcel located in a gap between two defined towns? Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1a) Yes "Bradford" 1b) No 1c) No 1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring

	town in this parcel.
Overall for Purpose 2	No Contribution
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Low The parcel comprises of a non-rural use in the form of a public park and outdoor recreation.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 27.09% built form.
Overall for Purpose 3	Low
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes “Bradford City”
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	297
Parcel size	11.9 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Cottingley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Shipley" "Bingley"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the	Low The south western (inner) parcel boundary is formed by stone walls and the River Aire providing boundaries which are defensible and lacking in durability. The northern, eastern and southern (outer) boundary is formed

likelihood of neighbouring towns merging?	by the River Aire, and the A650 which are defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Cottingley and Shipley and Cottingley and Bingley. The A650 provides direct road access between the towns. The topography of the parcel is relatively flat with an embankment on the eastern boundary. There is no inter visibility between the towns. The parcel forms an essential gap between Cottingley and Shipley, and Cottingley and Bingley as development would significantly reduce the perceived or actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The A650 forms the eastern boundary of the parcel connecting Cottingley and Bingley and Shipley respectively. There are no instances of ribbon development along the road, therefore the Green Belt has resisted ribbon development between neighbouring towns.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Low The parcel comprises of non-rural uses in the form of outdoor recreation.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 29.32% built form.
Overall for Purpose 3	Low
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	No
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	
Overall for Purpose 4	No Contribution
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	298	Parcel size	23.12 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?		Yes "Bingley" The parcel is connected to Bingley on the eastern boundary.	
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?		Major The eastern parcel boundary is formed by the River Aire which is defensible. Therefore, the parcel makes a major contribution to this criterion.	
Criteria 3: Connection to large built up area?		Major The parcel is connected to Bingley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.	
Overall for Purpose 1		Major	
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?		1a) Yes "Bingley" "Cottingley"	
Criteria 1b: is the parcel located in a gap between two defined towns?		1b) Yes "Cottingley" "Bingley" "Harden"	
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?		1c) No	
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring		1d) No	

authority?	
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	<p>Major</p> <p>The eastern (inner) parcel boundary, connected to Bingley, is formed by the River Aire which is defensible. A section of the southern (inner) boundary, connected to Cottingley, is formed by a road providing a defensible boundary. The northern, western and southern (outer) boundaries are formed by Harden Beck, made road and contiguous woodland providing defensible and less defensible boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.</p>
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	<p>Major</p> <p>The parcel forms a gap between Bingley and Cottingley, and Bingley and Harden. There is no direct road access between the towns. The topography of the parcel is a gentle slope to the east. There is no inter visibility between the towns from the parcel due to dense vegetation. The parcel forms a less essential gap between Bingley and Harden. The parcel forms an essential gap between the Bingley and Cottingley as development would significantly reduce the perceived and actual distance between the towns.</p>
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural land uses in the form of grassland, outdoor recreation and residential properties.</p>
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	<p>Low</p> <p>The parcel comprises of 6.55% built form.</p>
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	<p>Yes</p> <p>"Bingley"</p>
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	<p>Low</p> <p>The historic core is separated from the parcel by post WWII development and modern infrastructure.</p>
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	<p>Low</p> <p>There are no views into the historic core from the parcel.</p>

Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	299	Parcel size	11.67 ha




Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Ilkley" The parcel is connected to Ilkley on the western, southern and eastern boundaries.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Major The western, southern and eastern boundaries are formed by the River Wharfe and a surfaced public road, Middleton Avenue which are defensible boundaries. Therefore, the parcel makes a major contribution to this criterion.
Criteria 3: Connection to large built up area?	Low The parcel is connected to Ilkley along three boundaries, and development would constitute rounding off limiting the risk of sprawl.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Ilkley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No

<p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>No Contribution</p> <p>The parcel does not form a land gap between an identified neighbouring town.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>No Contribution</p> <p>The parcel does not form a land gap between an identified neighbouring town.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
<p>Overall for Purpose 2</p>	<p>No Contribution</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of some residential properties, outdoor recreation, grassland and woodland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Low</p> <p>The parcel comprises of 11.82% built form.</p>
<p>Overall for Purpose 3</p>	<p>Moderate</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?</p>	<p>Yes</p> <p>"Ilkley"</p>
<p>Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.</p>	<p>Major</p> <p>The parcel is located within the historic core.</p>

Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views towards the historic core.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information


Parcel ID	300	Parcel size	11.29 ha
			

Five Green Belt Purposes

Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Ilkley" The parcel is connected to Ilkley on the northern, eastern and southern boundaries.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Major The northern, eastern and southern boundaries are formed by the River Wharfe and a road providing defensible boundaries. Therefore, the parcel makes a major contribution to this criterion.
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Ilkley along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the	1a) Yes


<p>edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>"Ilkley"</p> <p>1b) Yes "Addingham"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Major</p> <p>The northern, eastern and southern boundaries (inner) are formed by the River Wharfe and a road providing defensible boundaries. The northern and western (outer) boundaries are formed by field boundaries which are lacking in durability. The southern (outer) boundary is comprised of the River Wharfe which is a defensible boundary. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Moderate</p> <p>The parcel forms a land gap between Ilkley and Addingham. There is no direct road access through the parcel. The topography of the parcel is relatively flat. Due to the topography and contiguous woodland there is no inter visibility between the towns. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
<p>Overall for Purpose 2</p>	<p>Moderate</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of a golf course and grassland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Major</p> <p>The parcel comprises of 2.16% built form.</p>
<p>Overall for Purpose 3</p>	<p>Major</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or in close proximity to a defined</p>	<p>Yes</p>

Historic Town?	"Ilkley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is located within the historic core.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are clear views towards the historic core.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	301	Parcel size	9.93 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Shipley along its eastern and part of its southern boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The eastern boundary is formed of a public footpath which is a less defensible boundary. The southern boundary is formed by Leeds and Liverpool Canal providing a defensible boundary. Therefore, the parcel makes a moderate contribution to this criterion.		
Criteria 3: Connection to large built up area?	Major The parcel is connected to Shipley along one boundary, providing a		


	contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Shipley"</p> <p>1b) Yes "Bingley" "Baildon"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The eastern (inner) boundary is formed of a defined public footpath which is a less defensible boundary. The southern (inner) boundary is formed by Leeds and Liverpool Canal which is a defensible boundary. The western (outer) boundary is formed of a road which is a defensible boundary. The southern and northern boundaries (outer) are formed by the River Aire and Leeds and Liverpool Canal which are defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms a land gap between Shipley and Bingley, and Shipley and Baildon. There is no direct road access between the towns from the parcel. There is limited inter visibility between the towns. The topography of the parcel is flat with limited views in and out of the parcel. The parcel is considered to form a less essential gap between Shipley and Bingley. The parcel forms an essential gap between Shipley and Baildon as development would significantly reduce the perceived and actual distance between the towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>No Contribution</p> <p>There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Moderate</p> <p>The parcel comprises of countryside and non-rural uses in the form of some residential properties, woodland and outdoor recreation.</p>

Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 14.60% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Shipley (and Saltaire)"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is within the historic core.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are expansive views into the historic core from the parcel.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	302	Parcel size	39.60 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular			


spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Denholme"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Wilsden" "Cullingworth"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) Yes "Harecroft"
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The south western (inner) boundary is formed by a made road which is defensible. The northern, eastern and western (outer) boundaries are formed by made road and contiguous woodland with a mix of defensible and less defensible boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Denholme and Wilsden, Denholme and Cullingworth. The washed over settlement of Harecroft is located within the gap between the towns, where a gap still remains between Harecroft and Denholme. There is no direct road access between the towns from the parcel. The topography of the parcel is a steep slope to the east and west forming Denholme Beck through the centre of the parcel. There is no inter visibility between the towns due to the differential topography and dense vegetation in the line of sight. The parcel forms a largely essential gap between the towns as limited development may be possible.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does	Moderate

the Green Belt parcel protect the essential open countryside character?	The parcel comprises of countryside and non-rural uses in the form of farmland and residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 6.57% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	No
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	
Overall for Purpose 4	No Contribution
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	303	Parcel size	4.95 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The southern and eastern boundaries are connected to Shipley.		


Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Moderate The southern boundary is formed by a railway line which is a defensible boundary. The eastern boundary is formed by a tree line providing a less defensible boundary. Therefore, the parcel makes a moderate contribution to this criterion.
Criteria 3: Connection to large built up area?	Moderate The parcel is connected to Shipley along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Shipley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Bingley" "Baildon"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The eastern and southern boundaries (inner) are formed of a tree line and a railway line providing a mix of defensible and less defensible boundaries. The northern and western boundaries (outer) are formed by Leeds and Liverpool Canal and road providing defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Shipley and Bingley, and Shipley and Baildon. There is no direct road access between the towns. The topography of the parcel is flat. There is no inter visibility between the towns. The parcel is considered to form a less essential gap between Shipley and Bingley. The parcel forms an essential gap between Shipley and Baildon as development would significantly reduce the actual and perceived distance between the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a

	neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of grassland, Hirst Wood Nature Reserve and allotments.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 18.45% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Shipley (and Saltaire)"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is within the historic core of Shipley/Saltaire.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major The parcel has clear views into the historic core of Saltaire and Shipley.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	304	Parcel size	4.45 ha
			


Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bradford City, Shipley, and Lower Baildon" The parcel is connected to Shipley on its southern boundary.
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Major The southern boundary is formed of a railway line which is a defensible boundary. Therefore, the parcel makes a major contribution to this criterion.
Criteria 3: Connection to large built up area?	Major The parcel is connected to Shipley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Shipley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Bingley"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The southern (inner) boundary is formed of a railway line which is a defensible boundary. The northern and western (outer) boundaries are formed of woodland which are less defensible boundaries. The eastern (outer) boundary is formed of a road which is a defensible boundary. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Shipley and Bingley. There is no direct road access between Bingley and Shipley. The topography of the parcel is flat. There is no inter visibility between Bingley and Shipley due to dense vegetation. The parcel is therefore considered to form a less essential gap between the towns as development may be possible without merging the towns.

Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises countryside and non-rural uses in the form of outdoor recreation, grassland and some commercial development and a car park.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 20.66% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Shipley (and Saltaire)"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is within the historic core of Shipley/Saltaire (Leeds Liverpool Canal).
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major The parcel is contained within the historic core therefore there are views from the parcel into the historic core.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	305
Parcel size	16.44 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	<p>Yes</p> <p>"Bradford City, Shipley, and Lower Baildon"</p> <p>The parcel is connected to Shipley on its southern boundary.</p>
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	<p>Major</p> <p>The southern boundary is formed of a railway which is a defensible boundary. Therefore, the parcel makes a major contribution to this criterion.</p>
Criteria 3: Connection to large built up area?	<p>Major</p> <p>The parcel is connected to Shipley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.</p>
Overall for Purpose 1	Major
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Shipley"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Bingley"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No


Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The southern (inner) boundary is formed of a railway which is a defensible boundary. The northern and western (outer) boundaries are formed by Leeds Liverpool canal and the River Aire providing defensible boundaries. The eastern boundary (outer) is formed of woodland which is a less defensible boundary. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Shipley and Bingley. There is no direct road between Bingley and Shipley. The topography of the parcel is flat. There is no inter visibility between Bingley and Shipley due to dense woodland within the parcel. Development would visually and physically reduce the distance between the towns. The parcel forms a largely essential gap where limited development may be possible without significant risk of towns merging.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Moderate
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of a countryside use in the form of dense woodland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 4.92% built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Shipley (and Saltaire)"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is within the historic core of Shipley/Saltaire (Leeds Liverpool Canal).
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are extensive views into the historic core.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other

	urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information	
Parcel ID	306
Parcel size	5.13 ha
	
Five Green Belt Purposes	
Purpose 1	To check the unrestricted sprawl of large built up areas.
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	
Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Baildon"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Shipley"
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No


Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The northern (inner) boundary is formed of a footpath which is a less defensible boundary. The eastern (inner) boundary is formed of a footpath which is a less defensible boundary. The southern (outer) boundary is formed of a canal which is a defensible boundary. The western (outer) boundary is formed of a defined track which is a less defensible boundary. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Baildon and Shipley. There is no direct road access between Baildon and Shipley from the parcel. The topography of the parcel is flat. There is no inter visibility between Baildon and Shipley due to dense vegetation. The parcel forms an essential gap between the towns as development would significantly reduce the perceived and actual distance between the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of countryside and non-rural use in the form of grassland with a cricket club building.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 11.39% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Shipley (and Saltaire)"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is within and adjacent to the historic core.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are expansive views into the historic area from the parcel.
Overall for Purpose 4	Major

Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	307	Parcel size	1.5 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Cottingley"		
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes "Shipley"		
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No		


Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The western (inner) boundary is formed by a natural stream which is less defensible. The eastern and southern (outer) boundaries are formed by made road which are defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Major The parcel forms a land gap between Cottingley and Shipley. Bradford Road provides direct road access between the towns. The topography of the parcel is gently sloping to the north however there is no inter visibility between the towns due to dense vegetation. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The western boundary is formed by the A650 connecting Cottingley and Bingley; and the southern boundary is formed by Bingley Road connecting Cottingley and Shipley (Bradford). There are no instances of ribbon development along either road, therefore the Green Belt has resisted ribbon development between neighbouring towns.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of a countryside use in the form of dense woodland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Major The parcel comprises of 34.6% built form which includes the road boundary. The parcel itself comprises of 0.00% built form, therefore it makes a major contribution.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	No
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	
Criteria 3: Green Belt has a role	

in supporting the views into and out of the historic core.	
Overall for Purpose 4	No Contribution
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	308	Parcel size	0.77 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bingley" The parcel is connected to Bingley on the northern boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Major The northern boundary is formed by a railway track which is a defensible boundary. Therefore, the parcel makes a major contribution to this criterion.		
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bingley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.		
Overall for Purpose 1	Major		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Bingley"		
Criteria 1b: is the parcel located	1b) Yes		


<p>in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>"Cottingley"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Major</p> <p>The northern (inner) boundary is formed by a railway track which is defensible. The south eastern and south western (outer) boundaries are formed by made road which is defensible. Therefore, the parcel makes a major contribution to this criterion as a more defensible boundary could not be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms part of a land gap between Bingley and Cottingley. The A650 provides direct access between the defined towns. There is no inter visibility between the towns due to vegetation. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>The western boundary is formed by the A650 connecting Bingley and Cottingley. There are no instances of ribbon development along the road, therefore the Green Belt has resisted ribbon development between neighbouring towns.</p>
<p>Overall for Purpose 2</p>	<p>Major</p>
<p>Purpose 3</p>	<p>To assist in safeguarding the countryside from encroachment</p>
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Major</p> <p>The parcel comprises of a countryside use in the form of dense woodland.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Major</p> <p>The parcel comprises of 57.9% built form. This includes the road and railway which form the parcel boundary. Therefore, the parcel itself comprises of 0.00% built form and makes a major contribution.</p>
<p>Overall for Purpose 3</p>	<p>Major</p>
<p>Purpose 4</p>	<p>Preserving the setting and special character of historic towns</p>
<p>Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?</p>	<p>Yes</p> <p>"Bingley"</p>
<p>Criteria 2: Green Belt parcel has</p>	<p>Low</p>

a role in supporting the character of the Historic Town or Place within the Borough.	The historic core is separated from the historic core by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	309	Parcel size	8.49 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Bingley" The parcel is connected to Bingley on the northern boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?	Low The northern boundary is formed by hedgerow, fencing and broken tree line which is lacking in durability. Therefore, the parcel makes a low contribution to this criterion.		
Criteria 3: Connection to large built up area?	Major The parcel is connected to Bingley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.		


Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Bingley"</p> <p>1b) Yes "Cottingley"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The northern and southern (inner) boundaries are formed by made road, hedgerow, fencing, broken tree line and the River Aire providing a mix of boundaries which are defensible and lacking in durability. The eastern and western (outer) boundaries are formed by made road and the River Aire which are defensible. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms a gap between Bingley and Cottingley. Bradford Road provides direct road access between the towns. The topography of the parcel is flat with a raised embankment to the north. There are no views from the parcel due to dense vegetation. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.</p>
<p>Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?</p>	<p>Major</p> <p>Bradford Road forms the eastern boundary of the parcel connecting Bingley and Cottingley. There are no instances of ribbon development along the road, therefore the Green Belt has resisted ribbon development between neighbouring towns.</p>
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
<p>Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?</p>	<p>Low</p> <p>The parcel comprises of a non-rural use in the form of allotments.</p>
<p>Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?</p>	<p>Moderate</p> <p>The parcel comprises of 6.00% built form.</p>

Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Bingley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The historic core is separated from the parcel by post WWII development and modern infrastructure.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	310	Parcel size	6.28 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			


Criteria 3: Connection to large built up area?	
Overall for Purpose 1	No Contribution
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes "Menston"
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) No
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c) No
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) Yes "Guiseley"
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The north and eastern (inner) boundary is formed of field boundaries which are lacking in durability. The southern and western (outer) boundaries are formed by Derry Hill and Bingley Road, which are defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Menston and Guiseley (Leeds District). There is no direct road access between the towns from the parcel. The topography of the parcel is a steep slope to the north. There is no inter visibility between towns from the parcel. The parcel is considered to form a less essential gap between the towns as development may be possible without merging the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.
Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of a countryside use in the form of grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.24% built form.

Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Menston"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by Post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views from the parcel to the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	311	Parcel size	1.45 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	Yes "Keighley" The parcel is connected to Keighley on its eastern boundary.		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the	Low The eastern boundary is formed by a strongly defined footpath providing a less defensible boundary. Therefore, the parcel makes a low contribution to this criterion.		


absence of another durable boundary?	
Criteria 3: Connection to large built up area?	Major The parcel is connected to Keighley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent towns.
Overall for Purpose 1	Moderate
Purpose 2	To prevent neighbouring towns from merging into one another
Criteria 1a: Is the parcel on the edge of a defined town? Criteria 1b: is the parcel located in a gap between two defined towns? Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement? Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1a) Yes "Keighley" 1b) Yes "Oakworth" 1c) Yes "Laycock" 1d) No
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Low The eastern (inner) boundary is formed by a strongly defined footpath providing a less defensible boundary. The northern and southern boundaries (outer) are formed by roads providing a defensible boundary. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Low The parcel forms a land gap between Keighley and Oakworth. There is no direct road access between the towns. The topography of the parcel is a gentle slope to the east. There is inter visibility between the towns from the parcel. The parcel forms a less essential gap between the towns as development may be possible without merging the towns. The parcel also forms a land gap between Keighley and the washed over settlement of Laycock. It is noted that if the parcel was to be developed this would result in the merging of Keighley with Laycock (washed over). However, this does not influence the score as it is not an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution The parcel boundary is formed by Braithwaite Road and Braithwaite Village connecting Keighley to Laycock (washed over settlement). There is no road connecting this parcel to a neighbouring town as Laycock is not defined as a town. Therefore, there is no opportunity for the town to ribbon towards a neighbouring development within this parcel.

Overall for Purpose 2	Low
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of a countryside use in the form of grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 9.82% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes "Keighley"
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is adjacent to the historic core of Keighley (Braithwaite) on its eastern boundary.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Major There are moderate views into the historic core.
Overall for Purpose 4	Major
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate


Parcel Information			
Parcel ID	312	Parcel size	19.90 ha
			
Five Green Belt Purposes			

Purpose 1	To check the unrestricted sprawl of large built up areas.
<p>Criteria 1: Is the parcel on the edge of one or more, large built up areas?</p>	<p>Yes</p> <p>"Bradford City, Shipley, and Lower Baildon"</p> <p>The parcel is connected to Bradford City on its southern and western boundaries.</p>
<p>Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?</p>	<p>Low</p> <p>The southern and western boundaries are formed by existing development and contiguous woodland providing boundaries which are less defensible and lacking in durability. Therefore, the parcel makes a low contribution to this criterion.</p>
<p>Criteria 3: Connection to large built up area?</p>	<p>Moderate</p> <p>The parcel is connected to Bradford City along two boundaries, where development of the parcel may result in un-restricted sprawl into the Green Belt.</p>
<p>Overall for Purpose 1</p>	<p>Moderate</p>
Purpose 2	To prevent neighbouring towns from merging into one another
<p>Criteria 1a: Is the parcel on the edge of a defined town?</p> <p>Criteria 1b: is the parcel located in a gap between two defined towns?</p> <p>Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?</p> <p>Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?</p>	<p>1a) Yes "Bradford"</p> <p>1b) Yes "Cottingley" "Shipley"</p> <p>1c) No</p> <p>1d) No</p>
<p>Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?</p>	<p>Low</p> <p>The southern and western boundaries (inner) are formed by development and contiguous woodland providing boundaries which are less defensible and lacking in durability. The northern and eastern boundaries (outer) are formed by roads providing defensible boundaries. Therefore, the parcel makes a low contribution to this criterion as a more defensible Green Belt boundary could be formed within the parcel.</p>
<p>Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?</p>	<p>Major</p> <p>The parcel forms a land gap between Bradford and Cottingley, and Bradford and Shipley. The B6269 provides direct road access between the defined towns. The topography of the parcel is a gentle slope to the west, with a small ridge line and shallow valley in the northern section. There is limited inter visibility with long line views from the parcel to Shipley and Bingley. The parcel forms a largely essential gap between Bradford and Cottingley where limited development may be possible without significant risk of towns merging. The parcel forms an essential</p>

	gap between Bradford and Shipley as development would significantly reduce the perceived and actual distance between the towns.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The eastern boundary of the parcel forms the B6269 connecting Bradford and Cottingley and Shipley respectively. There is an instance of ribbon development along the road which pre-dates the Green Belt designation, therefore the Green Belt has resisted ribbon development between neighbouring towns.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of woodland areas, grassland and residential properties.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 3.22% built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes “City of Bradford”
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	313	Parcel size	12.21 ha
			
Five Green Belt Purposes			
Purpose 1	To check the unrestricted sprawl of large built up areas.		
Criteria 1: Is the parcel on the edge of one or more, large built up areas?	No		
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?			
Criteria 3: Connection to large built up area?			
Overall for Purpose 1	No Contribution		
Purpose 2	To prevent neighbouring towns from merging into one another		
Criteria 1a: Is the parcel on the edge of a defined town?	1a) Yes “Burley-in-Wharfedale”		
Criteria 1b: is the parcel located in a gap between two defined towns?	1b) Yes “Ilkley”		
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?	1c)		
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring authority?	1d) No		
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	Major The southern boundary (inner) is formed by the A65 providing a defensible boundary. The northern, eastern, and western boundaries (outer) are formed by a road, the River Wharfe, and contiguous woodland providing defensible and less defensible boundaries. Therefore, the parcel makes a major contribution to this criterion as a more defensible		

	boundary could not be formed within the parcel.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	Moderate The parcel forms a land gap between Burley-in-Wharfedale and Ilkley. The A65 provides direct road access between Burley-in-Wharfedale and Ilkley. The topography of the parcel is flat and there is no inter visibility between the towns from the parcel. The parcel forms a largely essential gap between the towns as limited development may be possible.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	Major The parcel boundary is formed by the A65 connecting Burley-in-Wharfedale to Ilkley. There are instances of ribbon development along the A65, however they pre-date the Green Belt therefore the Green Belt has resisted ribbon development towards a neighbouring town.
Overall for Purpose 2	Major
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Moderate The parcel comprises of countryside and non-rural uses in the form of woodland areas, grassland, a school, residential properties and farm outbuildings.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Low The parcel comprises of 22.94 % built form.
Overall for Purpose 3	Moderate
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes “Burley-in-Wharfedale”
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Low The parcel is separated from the historic core by post WWII development.
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core from the parcel.
Overall for Purpose 4	Low
Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate

Parcel Information			
Parcel ID	314	Parcel size	0.46 ha
			
Five Green Belt Purposes			
Purpose 1		To check the unrestricted sprawl of large built up areas.	
Criteria 1: Is the parcel on the edge of one or more, large built up areas?		Yes “Bingley” The parcel is connected to Bingley on its eastern, southern, and western boundaries.	
Criteria 2: Does the parcel prevent the outward, irregular spread of the large built up area and serves as a barrier at the edge of the large built-up area in the absence of another durable boundary?		Moderate The eastern, southern, and western boundaries are formed by Ryshworth Crescent road and contiguous woodland providing defensible and less defensible boundaries. Therefore, the parcel makes a moderate contribution to this criterion.	
Criteria 3: Connection to large built up area?		Low The parcel is connected to Bradford City along three boundaries, and development would constitute rounding off limiting the risk of sprawl.	
Overall for Purpose 1		Moderate	
Purpose 2		To prevent neighbouring towns from merging into one another	
Criteria 1a: Is the parcel on the edge of a defined town?		1a) Yes “Bingley”	
Criteria 1b: is the parcel located in a gap between two defined towns?		1b)	
Criteria 1c: is the parcel located in a gap between a defined town and a washed over settlement?		1c)	
Criteria 1d: is the parcel located in a gap between a defined town and a town within a neighbouring		1d)	

authority?	
Criteria 2: To what extent would development of the parcel create a weaker defensible outer boundary to that of the existing Green Belt boundary that could increase the likelihood of neighbouring towns merging?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 3: Does the Green Belt parcel form a significant part of a gap where development would lead to a substantial reduction in the distance between, or the physical or perceptual connection of neighbouring towns, with consideration of inter visibility (including areas beyond the District boundaries)?	No Contribution The parcel does not form a land gap between an identified neighbouring town.
Criteria 4: Is the Green Belt parcel potentially susceptible to ribbon development?	No Contribution There is no road connecting this parcel to a neighbouring town. Therefore, there is no opportunity for the town to ribbon towards a neighbouring development within this parcel.
Overall for Purpose 2	No Contribution
Purpose 3	To assist in safeguarding the countryside from encroachment
Criteria 1: To what extent does the Green Belt parcel protect the essential open countryside character?	Major The parcel comprises of countryside uses in the form of contiguous woodland and grassland.
Criteria 2: To what extent does the Green Belt parcel safeguard the countryside from encroachment?	Moderate The parcel comprises of 5.70 % built form.
Overall for Purpose 3	Major
Purpose 4	Preserving the setting and special character of historic towns
Criteria 1: Is the parcel attached or in close proximity to a defined Historic Town?	Yes “Bingley”
Criteria 2: Green Belt parcel has a role in supporting the character of the Historic Town or Place within the Borough.	Major The parcel is within the historic core of Bingley (Leeds Liverpool Canal).
Criteria 3: Green Belt has a role in supporting the views into and out of the historic core.	Low There are no views into the historic core due to the dense woodland within the parcel.
Overall for Purpose 4	Moderate

Purpose 5	Approach to defining the extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land
Criteria 1: Green Belt parcel assists in urban regeneration	Moderate