

Site Specific Green Belt Assessment

Site Reference:

EM/002

Site Name:

Morton Lane

Size (ha):

1.54ha

Sub Area:

Airedale

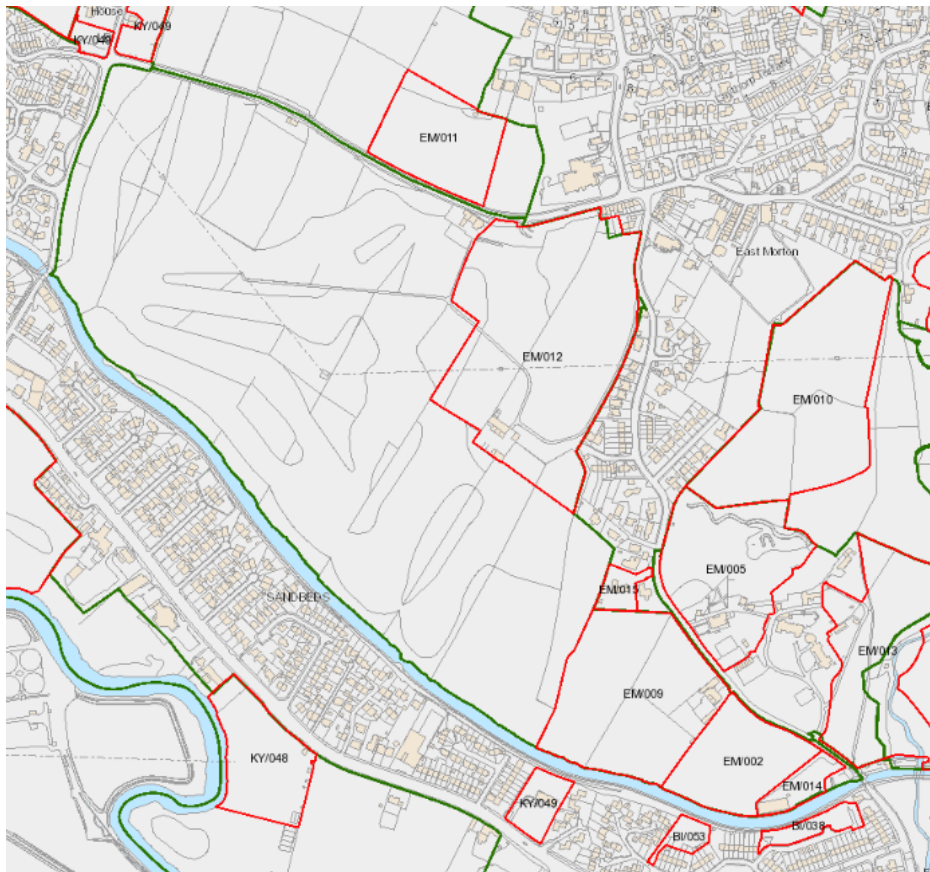
Settlement:

East Morton

Site Description:

The site consists of sloping open fields close to the south western edge of the village of East Morton. The site is bounded to the south by the Leeds & Liverpool Canal and a well as a builders merchant (SHLAA site EM/014), with Morton Lane to north/north east. A farm complex and agricultural fields (SHLAA site EM/009) lie to the west/north west, just outside the site.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	Nearest bus stops are located adjacent to the site on Morton Lane. These provide 1/2 services per hour towards Cullingworth (southbound) and Keighley (northbound).		SA Score:	TBC
Strategic Parcel Assessment Results:						
Parcel Reference:	186	Overall Rating:		Major		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Major	Moderate	Major	Major	Moderate		
Site Specific Assessment Results:						
Assessment Summary:						
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
No Contribution. The site does not adjoin the defined large built up area.	This site is totally detached from the urban area of East Morton and contained within the Green Belt. The southern boundary of this site consists of the Leeds Liverpool Canal and this forms a strong Green Belt boundary which separates the site from both the Keighley and Bingley urban areas. The remaining boundaries are all located within the Green Belt and do not join with the urban boundary of East	The site consists of an open field located in the Green Belt. The site comprises of countryside uses with no built form apart from traditional dry stone walls to the boundary. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core of East Morton, but it does play a role in supporting the character or views from the canal and tow path to the south. The canal has a conservation area designation.	All sites are considered to score moderately against Purpose 5		

	<p>Morton. To the west of the site lies EM/009 which adjoins East Morton urban edge on its northern boundary. The land to the east is located in the Green Belt and consists of a yard and buildings used as a builder's merchants. The northern boundary of this site is formed by Morton Lane.</p> <p>There is very little distance between the settlements of Bingley and Keighley with East Morton in this area. The settlements of Bingley and Keighley have already merged by ribbon development along the route of Keighley Road/Bradford Road to the south of this site.</p> <p>Views into and out of the site are limited due to the topography of land to north and west and the extensive built form of residential area south of the canal and the builders merchants to the east of the site. The site has limited visibility from the canal towpath due to tree coverage.</p> <p>Based on existing boundaries the site could not provide stronger boundaries for the Green Belt.</p>			
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	The Green Belt in this location plays a major role in preventing neighbouring towns from merging.			
No Contribution	Major	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary	There is no inner boundary adjoining the settlement of East Morton. The whole site is contained within the Green Belt. The southern boundary is the only boundary adjoining an urban area (Bingley) and is formed by the Leeds Liverpool Canal, which forms a strong edge to the urban area of Bingley.		
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary/ Moderate: less defensible boundary/ Weak: boundaries lacking in durability/ Entirely Undefined	Potential new Green Belt boundaries to the east and west would be weak and lacking in durability. The potential northern boundary would be formed by Morton Lane which would provide a strong defensible boundary		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.		
Potential for Sprawl:	The site is not connected to the urban area of East Morton. Development of the site therefore has major potential for unrestricted sprawl into the wider Green Belt to the south of East Morton and in the gap separating East Morton from Bingley.			
	Major			

Impact on Openness:	<p>The site consists of an open field located in the Green Belt. The site comprises of countryside uses with no built form apart from traditional dry stone walls. Development of the site would have a significant negative impact on the openness of the Green Belt.</p> <p>Major</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There are no public rights of way in close proximity to the site. There may be opportunities to enhance the biodiversity assets of the Leeds Liverpool canal corridor.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: This site performs a major role against the purposes of including land within the Green Belt. It performs a major role in both safeguarding the countryside from encroachment and in preventing neighbouring towns from merging into one another. It performs a low role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is not connected to East Morton and is not contained within the existing urban area. There is potential for further sprawl into the wider Green Belt if this site were developed, particularly along the western edge where there are no existing features to create a strong defensible boundary.</p> <p>Openness: Development of the site would have a significant negative impact on the openness of the Green Belt.</p> <p>Boundary Strength: There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary. Release of the site would provide weak boundaries lacking in durability.</p> <p>Compensatory Improvements: There are opportunities to improve existing rights of way in the immediate vicinity and enhance access into the wider Green Belt. However, there are limited biodiversity assets close by and consideration would therefore need to be given to habitat creation.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a major Green Belt parcel. • The site makes a major contribution to the purposes of including land in the Green Belt. • The site has a high potential for sprawl and would have a major impact on openness. • There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

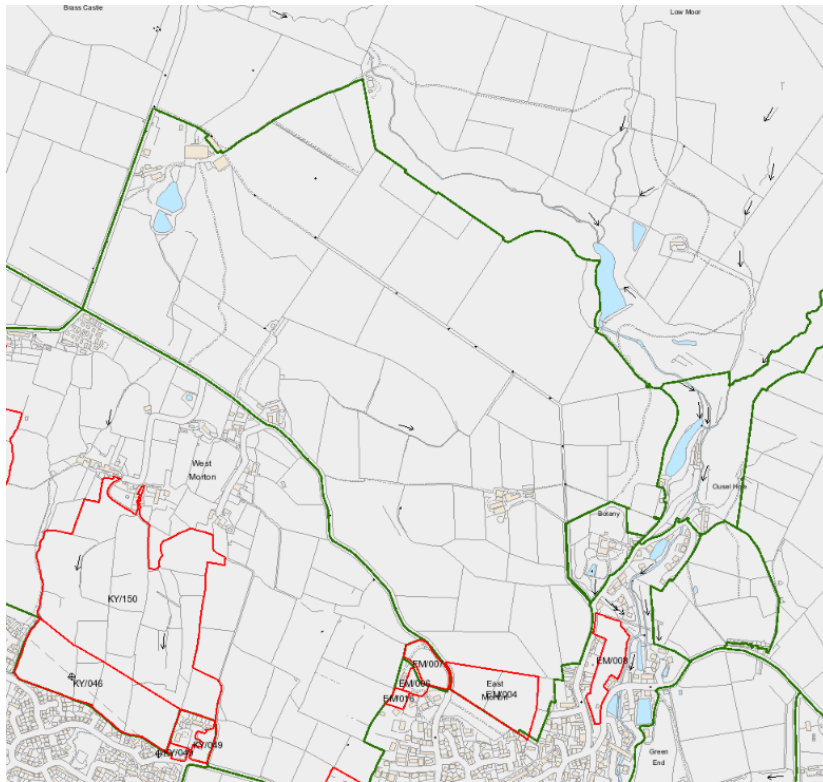
Site Specific Green Belt Assessment

Site Reference:	EM/004	Site Name:	Street Lane	Size (ha):	2.5ha
Sub Area:	Airedale	Settlement:	East Morton		

Site Description:

The site consists of gently sloping open fields on the northern edge of East Morton. It is bounded by a belt of trees, allotments and Public Right of Way to the south. Street Lane forms the western boundary beyond which lies a garden area for a number of large properties. To the east is an area open land and the garden to a large residential property. Beyond this is the residential properties of Studley Close. The land to the north are agricultural fields. The site includes a stable at the south east corner. It slopes moderately from west to east (from Street Lane towards the eastern boundary). East Morton Conservation Area adjoins the eastern edge, whilst the eastern section of the site is within 50m of a Grade II Listed Building. There are long views into and out of the site. It is located at the southern edge of Green Belt parcel 144.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	Nearest bus stops are located 370m to the south of the site on Carr Lane. These provide 1/2 services per hour towards Cullingworth (eastbound) and Keighley (westbound).	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	144	Overall Rating:	Major		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
No contribution	Moderate	Major	Major	Moderate	
Site Specific Assessment Results:					
Assessment Summary:					
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
The site does not join a large built up area.	The southern boundary of this site runs along a dry stone wall, which separates the site from the allotment gardens and forms the inner green belt boundary. A well-defined footpath runs between the wall and allotments and mature trees grow on both sides providing a moderate boundary to the green belt. The three other boundaries of the site are all located within the Green Belt and consist of dry stone walls. Mature trees grow	The site consists of two agricultural fields adjacent to the urban area. It consists of grassland with little built form except a stable in the south east corner and its dry stone wall field boundaries. It therefore plays a major role in safeguarding the countryside from encroachment.	Part of the eastern boundary adjoins the East Morton Conservation area boundary. The eastern section of the site lies with 50m buffer of a Grade II Listed Building at 8 Studley Close. Further Listed Building complex located around 60m to the east around Manor Farm & Horners Fold. The views into and out of the historic core are limited by tree coverage along this boundary	All sites are considered to score moderately against Purpose 5	

	<p>along the entire eastern boundary.</p> <p>The site lies in the south eastern part of Green Belt parcel 144 which separates East Morton from Keighley. Views are available into and out of this site to the wider Green Belt in the north and west. Views to the south and east from the site are limited by the landscaped tree lines. Development of the site itself would not lead to a reduction in distance or the physical/visual interconnection between settlements.</p> <p>There is no road directly connecting this site to a neighbouring town and so there is no opportunity for ribboning. Development of the site would not lead to the merging of one town with another.</p>			
No Contribution	Low	Major	Moderate	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Moderate: less defensible boundary	The southern boundary of this site runs along a dry stone wall, which separates the site from the allotment gardens and forms the inner green belt boundary. A well-defined footpath runs between the wall and allotments and mature trees grow on both sides providing a moderate; less defensible boundary to the green belt.		

<p>Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Weak: boundaries lacking in durability</p>	<p>Potential new boundaries to the north and east would be made from drystone walls and be weaker less durable in strength. The western boundary would be provided by Street Lane which would form a strong defensible boundary.</p>
<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>N/A</p>	<p>There are no existing features within the site which could be used to define a stronger boundary than the existing Green belt boundary.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the urban area of East Morton along one boundary on the Northern side of the settlement. The site is therefore not strongly contained by the existing urban area. The existing (inner) Green Belt boundary is formed by a drystone wall separating the fields from the well-defined footpath running alongside the allotment gardens. The site’s existing outer boundaries to the west along Street Lane are strong and would likely resist further sprawl, but the boundaries to the north and east are weak with no defensible edges and have the potential to be breached. Development of the site therefore has the potential for unrestricted sprawl into the wider Green Belt to the west of the site.</p> <p>Major</p>	
<p>Impact on Openness:</p>	<p>The site consists of two agricultural fields of grassland with little built form except for a stable in the south east corner and its dry stone wall field boundaries. It therefore plays a major role in safeguarding the countryside from encroachment</p> <p>Major</p>	
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>There are opportunities to improve existing rights of way in the immediate vicinity and enhance access into the wider Green Belt. However, there are limited biodiversity assets close by and consideration would therefore need to be given to habitat creation.</p>	

<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and a moderate role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site plays a major role in preventing unrestricted sprawl into the wider Green Belt</p> <p>Openness: The site plays a major role in safeguarding the countryside from encroachment</p> <p>Boundary Strength: Apart from the western boundary along Street Lane, there are no other existing features within the site which could be used to define a stronger boundary than the existing Green belt boundary.</p> <p>Compensatory Improvements: There are opportunities to improve existing rights of way in the immediate vicinity and limited opportunities to enhance biodiversity assets, consideration would therefore need to be given to habitat creation.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a major Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a high potential for sprawl and would have a major impact on openness. • There is limited opportunity to create a stronger Green Belt boundary than the existing boundary.

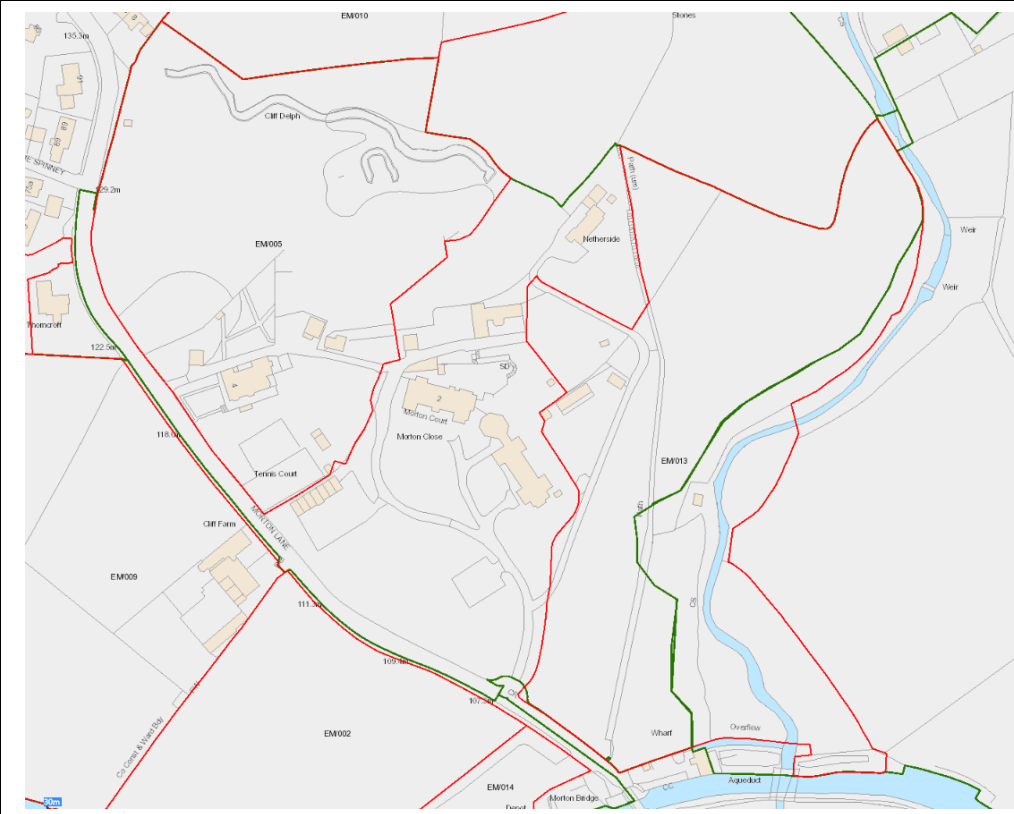
Site Specific Green Belt Assessment

Site Reference:	EM/005	Site Name:	Morton Hall, Morton Lane	Size (ha):	2.6ha
Sub Area:	Airedale	Settlement:	East Morton		

Site Description:

The site consists of a mainly wooded area with some sections of open land on the southern edge of East Morton. It also includes a residential property and its grounds and a former sandstone quarry (Cliffe Delph). The former quarry face forms the northern edge of the site. Woodland, some of which is TPO woodland, is found mainly in the northern eastern and central sections as well as around the site boundaries. It is bounded to the west by Morton Lane, beyond which lies a number of residential properties (Morton Lane & The Spinney) as well as agricultural fields. To the north are further agricultural land and residential properties (Cliffstone Drive). The area to the east consists of a mix of woodland, agricultural fields and the Morton Close care home complex. It occupies the north western section of Green Belt parcel 147.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield/PDL	Accessibility:	Nearest bus stops are located around 70m to the north west of the site on Morton Lane. These provide 1/2 services per hour towards Cullingworth (southbound) and Keighley (northbound).	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	147	Overall Rating:	Major		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Major	Major	Moderate	Moderate	Moderate	
Site Specific Assessment Results:					
Assessment Summary:					
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
The site is not connected to large built up area.	The site located in the south of East Morton has an inner green belt boundary formed by Morton Lane providing a strong defensible boundary to the sites western edge. The most northerly part of this eastern edge leaves Morton Lane and follows a line along the rear gardens of 8 Morton Lane. Development of the site is likely to create a weaker Green Belt boundary compared to the existing one.	The site consists of a mainly wooded area with some sections of open land, it also includes a residential property and a former sandstone quarry (Cliffe Delph). The woodland, some of which protected as TPO woodland, is found mainly in the northern eastern and central sections as well as around the site boundaries. The site contains many buildings associated with the residential property Morton Hall, Morton	The site is located very close to the west of Micklethwaite Conservation Area. The Leeds Liverpool Canal Conservation Area also runs close to the south of this site. Views into and out from this site to these two historic areas are limited due to the tree coverage along the sites boundaries and also the topography of land between the settlements.	All sites are considered to score moderately against Purpose 5	

	<p>The site is in within green belt parcel 147, which forms a gap between Bingley and East Morton. The hamlet of Micklethwaite lies to the east of the site, this small historic settlement is wholly contained within the Green Belt.</p> <p>Development of the site would lead to a reduction in distance and the physical interconnection between East Morton and both Micklethwaite and Bingley.</p> <p>Morton Lane is the main route between East Morton and the Crossflatts area of Bingley, therefore release of the site from the Green Belt could lead to ribbon development.</p>	Lane and also the previously quarried area. The site is considered to be non-rural use.		
No Contribution	Major	Low	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Strong: defensible boundary	The site has an inner green belt boundary formed by Morton Lane providing a strong defensible boundary to the sites eastern edge.		
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> :	Strong: defensible boundary/ Moderate: less defensible boundary/ Weak: boundaries	If the site were to be developed the new inner boundaries would be created by the former quarry face forming the northern edge and the Morton Close care home complex to the east. Both providing only moderate, less defensible boundaries.		

defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	lacking in durability/ Entirely Undefined	
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.
Potential for Sprawl:	<p>The site only connects with the edge of East Morton along its north western boundary where it joins a short stretch of Morton Lane. The site is therefore not strongly contained by the existing urban area. The existing (inner) Green Belt boundary is formed by a main road and the rear gardens number 8 Morton Lane. The site’s existing outer boundaries to the north and east along the former quarry edge and the grounds of Morton Close care home complex would provide moderate less defensible boundaries, which may have the potential to be breached. Development of the site therefore has the potential for unrestricted sprawl into the wider Green Belt to the north and east of the site.</p> <p style="text-align: center;">Moderate</p>	
Impact on Openness:	<p>There is a notable amount of built form in the southern part of this site related to the residential property Morton Hall, which reduces the openness of the Green Belt in this location. There is no built form in the northern part of the site where the former Cliffe Delph Quarry operated from. Views from within the site to the wider Green Belt and countryside are limited due to the tree coverage along the sites boundaries and woodland within the site. Development of the site would have a low impact on the openness of the Green Belt in this area.</p> <p style="text-align: center;">Low</p>	
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	There are no public rights of way within, or crossing the boundaries of the site. The site contains Priority Habitat, consisting of Deciduous Woodland (Broadleaved), within northern section and adjacent to eastern boundary and the site also lies in a Bat alert area. There may be opportunities to create new rights of way and habitats within the site and connections to existing paths in the wider Green Belt.	

<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a low role in safeguarding the countryside from encroachment and preserving the setting and special character of historic towns. The site performs a major role in preventing neighbouring towns from merging into one another</p> <p>Sprawl: The site is connected to the settlement along only one boundary and is not strongly contained by the existing urban area. The site has the potential for unrestricted sprawl into the wider Green Belt to the north and east.</p> <p>Openness: Development of the site would have a low impact on the openness of the Green Belt in this area due to the restricted views into and out of the site and also that the sites contains various buildings and structures.</p> <p>Boundary Strength: Development of the site would create new inner boundaries along the former quarry face forming the northern edge and the Morton Close care home complex to the east, both providing only moderate, less defensible boundaries than the existing strong boundary provided by Morton Lane.</p> <p>Compensatory Improvements: There may be opportunities to create new rights of way and habitats within the site and connections to existing paths in the wider Green Belt.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in major Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a moderate potential for sprawl and would have a low impact on openness. • There is limited opportunity to create a stronger Green Belt boundary than the existing boundary.

Site Specific Green Belt Assessment

Site Reference:	EM/007	Site Name:	High Stead, Street Lane	Size (ha):	0.79ha
Sub Area:	Airedale	Settlement:	East Morton		

Site Description:

The site consists of a mown field that appears to form the garden area/grounds for the large residential properties (located to the south) on the northern edge of East Morton. Mature trees and drystone walling are present along the northern, eastern and western boundaries. The site is bounded to the north and east by Street Lane, and to the south by a number of large residential properties (High Stead Close). The area to the west consists of agricultural fields. It slopes gently from south to north (from the southern boundary towards Street Lane). The site is contiguous with Green Belt parcel 132.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	Nearest bus stops are located 370m to the south of the site on Carr Lane. These provide 1/2 services per hour towards Cullingworth (eastbound) and Keighley (westbound).		SA Score:	TBC
Strategic Parcel Assessment Results:						
Parcel Reference:	132	Overall Rating:	Low			
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
No contribution	Low	Moderate	Low	Moderate		
Site Specific Assessment Results:						
Assessment Summary:						
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
The site is not on the edge of a large built up area. Therefore, it makes no contribution to this purpose.	The site is located on the north edge of East Morton. The southern (inner) boundary is formed by a broken tree line and fencing which is lacking durability. The northern, eastern and western (outer) boundaries are formed by dry stone walls and with mature trees to the eastern and western edges. The topography of the site is a gentle slope upwards to the centre of the site from the	The site comprises a countryside use (grassland). A track/driveway starting at Street Lane forms a circular access around the site to the residential properties beyond the southern boundary.	The site is connected to East Morton; however it is separated from the historic core by post-WWII development and modern infrastructure. There are no views into the historic core due to the dense vegetation and development in the line of sight.	All sites are considered to score moderately against Purpose 5.		

	<p>southern boundary. Then a gentler downward slope from the centre to the northern boundary, creating a small plateau in the centre of the site. Views from the site to the east and west are restricted due to dense vegetation, creating a sense of containment. Views from Street Lane and the wider Green Belt parcel to the north into the site are possible through a short stretch of the northern boundary the trees coverage is less dense.</p> <p>The site forms Green Belt parcel 132, which separates East Morton from Ilkley. Ilkley Moor is located between these two settlements, preventing any visual lines between the two towns. Development of the site is possible without significant risk of merging; therefore, the parcel forms a less essential gap.</p> <p>There is no road connecting this site to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town.</p> <p>Development of the site would be considered as rounding off the settlement and would lead</p>			
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	to the creation of a stronger green belt boundary.			
No contribution	Low	Moderate	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a low role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Weak: boundaries lacking in durability	The existing (inner) boundary consists of a broken tree line and fencing. This is considered to be weaker and lacking in durability.		
Boundary Strength – Potential new boundary (based on the full extent of the site): (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Strong: defensible boundary	If the site was released from the Green Belt, Street Lane would provide a new strong defensible boundary to the Green Belt.		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Stronger Boundary.	The site provides the boundary along Street Lane which is stronger more defined edge than the existing Green Belt boundary.		
Potential for Sprawl:	Mature trees and drystone walling are present along the northern (adjoining Street Lane), eastern and western edges providing a mix of moderate and strong boundaries and containment of the land. The site is connected to East Morton along its southern boundary. Beyond this boundary are recently built residential units which are accessed by a drive which takes a circular route within the site itself. Street Lane provides a strong boundary which restricts the potential for sprawl into the wider countryside areas to the north and north east. Sprawl to the west will be restricted by the boundary consisting of dry stone walls with mature tree coverage which acts to contain the site.			

	Low
Impact on Openness:	Beyond the southern boundary are recently built residential units, which are accessed from Street Lane by a drive which takes a circular route within the site itself. Other than this driveway and the dry stone walls to the boundary of the site there is no other built form present. Views into and out of the site from the north and north east are limited through the stretch of Street Lane where there are less dense trees and vegetation.
	Moderate
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	There are no footpaths within the site. Public Right of Way (Footpath) (Keighley 97) runs adjacent to the north west boundary of the site and there may be opportunity to enhance this access into the wider countryside. There are no existing, identified wildlife sites or habitats within the immediate vicinity, therefore any compensatory improvements would need to consider the opportunity for habitat creation.
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: This site performs a low role against the purposes of including land within the Green Belt. It performs a low role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and also preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is contained within strong and moderate boundaries formed by Street Lane and dry stone walls with dense tree coverage which would form a strong barrier to prevent further encroachment into the wider green belt.</p> <p>Openness: The central area of the site is open grassland, however this is contained within boundaries containing dense tree coverage restricting views into and out of the site. Development of this site would have a moderate effect on the openness of the area.</p> <p>Boundary Strength: Potential new boundaries to the green belt created by the release of this site would be stronger than the existing green belt boundary.</p> <p>Compensatory Improvements: There is some potential for mitigation measures through improvements to the surrounding rights of way network to provide enhanced accessibility into the wider countryside.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a low potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in low Green Belt parcel. • The site makes a low contribution to the purposes of including land in the Green Belt. • The site has low potential for sprawl and would have a moderate impact on openness. • The site offers the opportunity to create a stronger Green Belt boundary than the existing boundary.

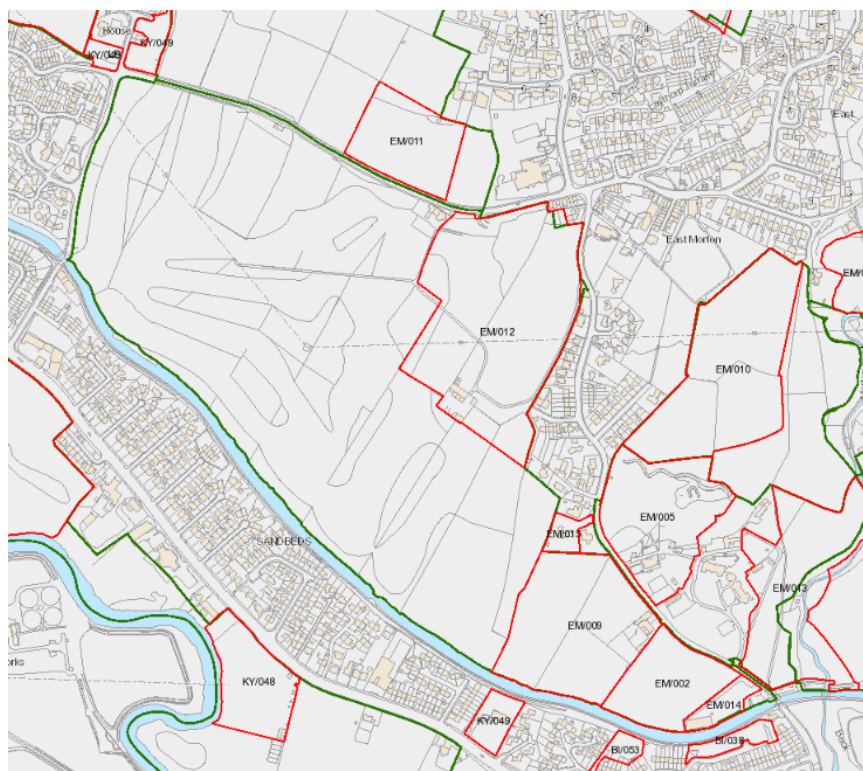
Site Specific Green Belt Assessment

Site Reference:	EM/009	Site Name:	Morton Lane	Size (ha):	3.4ha
Sub Area:	Airedale	Settlement:	East Morton		

Site Description:

The site consists of several agricultural fields separated by drystone walling that are used for animal grazing on the southern edge of East Morton. It also includes a farmstead complex close to the north-eastern boundary. There are a number of trees present within and along the boundaries of the site. It is bounded to the east by Morton Lane and the buildings that make up the Cliff Farm Complex. To the west lies further agricultural fields. The northern boundary consists of residential development, whilst the Leeds & Liverpool Canal lies to the south. SHLAA site EM/002 is to the south east. The northern end of the site is located above the level of the adjacent road (Morton Lane). It slopes moderately from north to south (from the northern boundary towards the Leeds & Liverpool Canal). It is located at the south eastern corner of Green belt parcel 186.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	Nearest bus stops are located around 115m to the south of the site on Morton Lane. These provide 1/2 services per hour towards Cullingworth (southbound) and Keighley (northbound)		SA Score:	TBC
Strategic Parcel Assessment Results:						
Parcel Reference:	186	Overall Rating:		Major		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Major	Moderate	Major	Major	Moderate		
Site Specific Assessment Results:						
Assessment Summary:						
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
No contribution. The site does not adjoin the defined large built up area.	The site consists of agricultural fields and the buildings associated with Cliff Farm and fills the entire green belt gap between the settlements of East Morton to the north and Keighley and Bingley to the south. The Green Belt in this area fills an essential gap between the settlements. The settlements of Keighley and Bingley to the south of the site are not separated by a Green Belt gap and the release of this site would lead to these two	The site consists of open fields and farm buildings adjoining the urban area. The site comprises of countryside uses and Cliff Farm, which plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core of East Morton. It does not play a role in supporting the character or views into and out of the historic core.	All sites are considered to score moderately against Purpose 5.		

	<p>settlements also merging with East Morton.</p> <p>The existing inner Green Belt boundary to East Morton is formed of gardens of Farfield and Thorncroft residential properties to the north providing a weak boundary lacking in durability.</p> <p>The green belt in this location plays a major role in preventing neighbouring towns from merging.</p>			
No Contribution	Major	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Weak: boundaries lacking in durability	The existing inner Green Belt boundary to East Morton is formed of gardens of Farfield and Thorncroft residential properties to the north providing a weak boundary lacking in durability.		
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Weak: boundaries lacking in durability	Potential new boundaries form by the release of the site would be formed on the west boundary by dry stone walls with agricultural fields beyond and on the eastern boundary by dry stone walls and the farm buildings with another agricultural field beyond which forms EM/002. These boundaries would be weak and lacking in durability. The southern boundary of the site joins the Keighley and Bingley settlements along the Leeds Liverpool Canal, therefore the release of his site would lead to East Morton merging with these two settlements .		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially		There are no existing features within the site which could be used to define a stronger boundary than the existing Green belt boundary.		

<p>stronger or more logical Green Belt boundary?: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>		
<p>Potential for Sprawl:</p>	<p>The site is connected to the urban area of East Morton along its short northern boundary on the southern side of the settlement and is therefore not strongly contained by the existing urban area. The existing inner Green Belt boundary to East Morton is formed of gardens of Farfield and Thorncroft residential properties to the north providing a weak boundary lacking in durability. The site's existing outer boundaries to the east and west are also weak and have the potential to be breached into adjoining agricultural land. The southern boundary to the site joins Leeds Liverpool Canal and the settlements of Keighley and Bingley. Development of the site therefore has significant potential for unrestricted sprawl into the wider Green Belt to the west and east of the site.</p> <p style="text-align: center;">Major</p>	
<p>Impact on Openness:</p>	<p>This site consists mainly of undeveloped/open fields, with Cliffe Farm building occupying a small part of the north east corner. The only other built form on the site consists of the dry stone wall field boundaries. Views into and out of the site are limited to the east and west to adjoining agricultural fields. Views out of the site to the south are restricted by tree growth along the Leeds Liverpool Canal. Views into the site from Morton Lane are limited to a small part of the north west area of the site due to the topography of the land. Development of the site would have a moderate impact on the openness of the Green Belt.</p> <p style="text-align: center;">Moderate</p>	
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>There are no public rights of way in close proximity to the site. There may be opportunities to enhance the biodiversity assets of the Leeds Liverpool canal corridor.</p>	
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: This site performs a major role against the purposes of including land within the Green Belt. It performs a major role in both safeguarding the countryside from encroachment and in preventing neighbouring towns from merging into one another. It performs a low role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is only connected to East Morton on a short section of its northern boundary and is not contained within the existing urban area. There is potential for further sprawl into the wider Green Belt if this site were developed, particularly along the eastern and western edges where there are no existing features available to create a strong defensible boundary.</p> <p>Openness: Development of the site would have a moderate negative impact on the openness of the Green Belt.</p> <p>Boundary Strength: There are no existing features within the site which could be used to define a stronger boundary than the existing Green belt boundary. Release of the site would provide weak boundaries lacking in durability.</p>	

	Compensatory Improvements: There are no opportunities to improve existing rights of way within the site or in the immediate vicinity. There may be opportunities to enhance the biodiversity assets of the Leeds Liverpool canal corridor.
Overall Conclusion:	Based on planning judgement the site has a major potential impact on the Green Belt. <ul style="list-style-type: none">• The site is located in a major Green Belt parcel.• The site makes a major contribution to the purposes of including land in the Green Belt.• The site has a high potential for sprawl and would have a moderate impact on openness.• There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

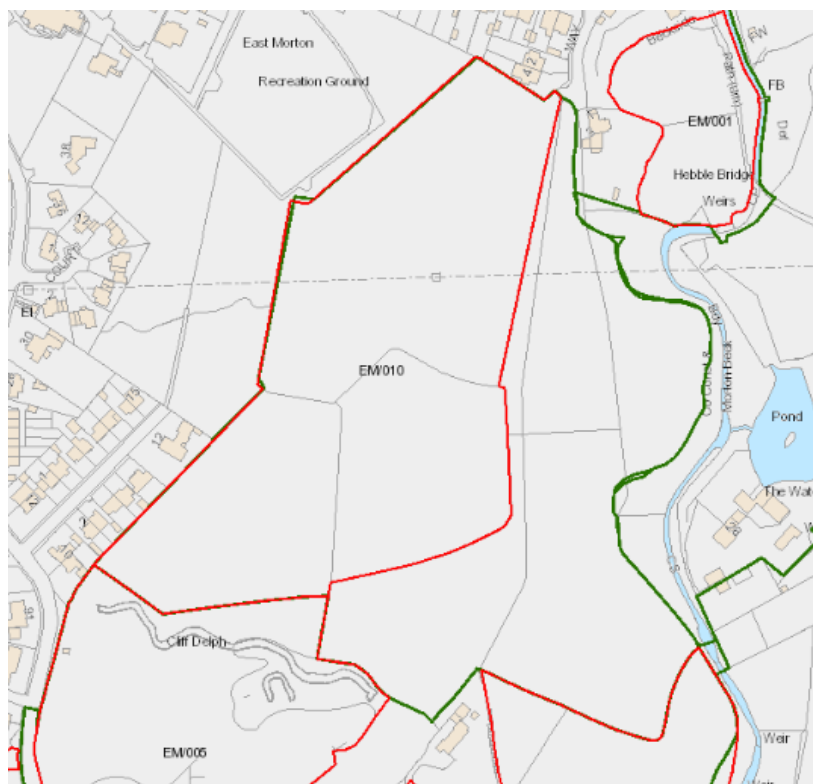
Site Specific Green Belt Assessment

Site Reference:	EM/010	Site Name:	Morton Lane/Hawthorne Way	Size (ha):	3.94ha
Sub Area:	Airedale	Settlement:	East Morton		

Site Description:

The site consists of three agricultural fields separated by drystone walling, located to the east of East Morton Recreation Ground. The central part of the site is crossed by a high voltage power line with pylon tower being present. It is bounded to the west by residential properties (Cliffstone Drive) and East Morton Recreation Ground. Further residential properties (Dimples Lane and Hawthorne Way) are located to the north. Beyond the eastern boundary lies a number of agricultural fields. The southern edge consists for a former quarry (Cliffe Delph) (SHLAA site EM/005) and further areas of agricultural land. From the centre of the site, it slopes to north, east and south. The northward slope is steeper, leading to a dip towards the north eastern corner. It is located within Green Belt parcel 143.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	Nearest bus stops are located around 130m to the north, and around 80m to the west of the site on Main Road and Morton Lane, respectively. These provide 1/2 services per hour to Cullingworth and Keighley	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	143	Overall Rating:	Major		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
No contribution	Low	Major	Major	Moderate	
Site Specific Assessment Results:					
Assessment Summary:					
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
The site is not on the edge of a large built up area. Therefore, it makes no contribution to this purpose.	The site consists of agricultural fields fills part of the essential gap between the settlements of East Morton and Bingley. Also, the site is located within a gap between East Morton and Micklethwaite a hamlet lying to the east and contained within the Green Belt. The existing inner Green Belt boundary is formed by the western and northern boundaries of this site which	The site consists of open fields adjoining the urban area. The site comprises of countryside uses, which play a major role in safeguarding the countryside from encroachment.	The historic core of East Morton is located to the north and west of the site, separated by the open space and some properties along Dimples Lane. To the east of the site lies the historic core and conservation area of Micklethwaite separated by open fields. Development of this site would intensify the built up area between these two historic	All sites are considered to score moderately against Purpose 5.	

	<p>adjoins urban edge at the south of East Morton. This boundary follows the gardens of Cliffestone Drive and then follows the open space and recreation ground boundaries until it continues along the gardens of properties of Dimples Lane and Hawthorne Way on the northern edge of the site. This inner Green Belt boundary is considered to be weak, lacking in durability.</p> <p>The Green Belt in this location plays a moderate role in preventing neighbouring towns from merging.</p>		<p>settlements and reduce the open character of the land between them.</p>	
No contribution	Moderate	Major	Moderate	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Weak: boundaries lacking in durability	The existing inner Green Belt boundary is formed by the western boundary of this site which adjoins urban edge at the south of East Morton. This boundary follows the gardens of Cliffestone Drive and then follows the open space and recreation ground boundaries until it continues along the gardens of properties of Dimples Lane and Hawthorne Way on the northern edge of the site. This inner Green Belt boundary is considered to be weak, lacking in durability.		
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Weak: boundaries lacking in durability	If the site were to be developed the new inner boundary would be made up of the existing dry stone wall field boundaries also considered to be weak, lacking in durability.		

<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)</p>	<p>N/A</p>	<p>There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the urban area of East Morton along its west and north boundaries on the south eastern side of the settlement. The site is not strongly contained by the existing urban area. The existing (inner) Green Belt boundary is formed of a mix of gardens of existing development along Cliffestone Drive, Dimples Lane and Hawthorne Way and open space and recreation areas which are open in character. The site’s existing outer consist of dry stone wall field boundaries adjoining more open land and forming weak boundaries lacking in durability. Therefore, the site’s outer boundary is weak and has the potential to be breached. Development of the site therefore has the potential for unrestricted sprawl into the wider Green Belt to the west and south of the site.</p> <p>Major</p>	
<p>Impact on Openness:</p>	<p>This site consists of undeveloped/open fields. There is no built form on the site (except for the dry stone wall field boundaries) and there are views into and out of the site from the urban area to the north and west and across into the wider Green Belt to the east and south. Development of the site would have a significant negative impact on the openness of the Green Belt.</p> <p>Major</p>	
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>There is a public right of way which runs along the eastern boundary of the site connecting Hawthorn Lane (north of the site) to Morton Lane (south of the site), which may present an opportunity to provide greater access and improvements to the wider Green Belt. The site is located within the Aire Green Infrastructure Corridor. There are also a number of biodiversity assets (deciduous woodland adjoining the southern boundary within EM/005) in close proximity which could be enhanced through improvements to the surrounding Green Belt land.</p>	
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a moderate role in preventing neighbouring towns from merging into one another. It performs a moderate role in preserving the setting and special character of historic towns.</p> <p>Sprawl: Development of the site has significant potential for unrestricted sprawl into the wider Green Belt to the west and south of the site.</p> <p>Openness: Development of the site would have a significant negative impact on the openness of the Green Belt.</p> <p>Boundary Strength: There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.</p>	

	Compensatory Improvements: There are some opportunities for improvements to be made to the surrounding Green Belt – particularly in terms of improving the existing rights of way that are present on the site and the biodiversity assets that are in close proximity in the surrounding Green Belt land.
Overall Conclusion:	Based on planning judgement the site has a major potential impact on the Green Belt: <ul style="list-style-type: none">• The site is located in a major Green Belt parcel.• The site makes a moderate contribution to the purposes of including land in the Green Belt.• The site has a high potential for sprawl and would have a major impact on openness.• There is limited opportunity to create a stronger Green Belt boundary than the existing boundary.

Site Specific Green Belt Assessment

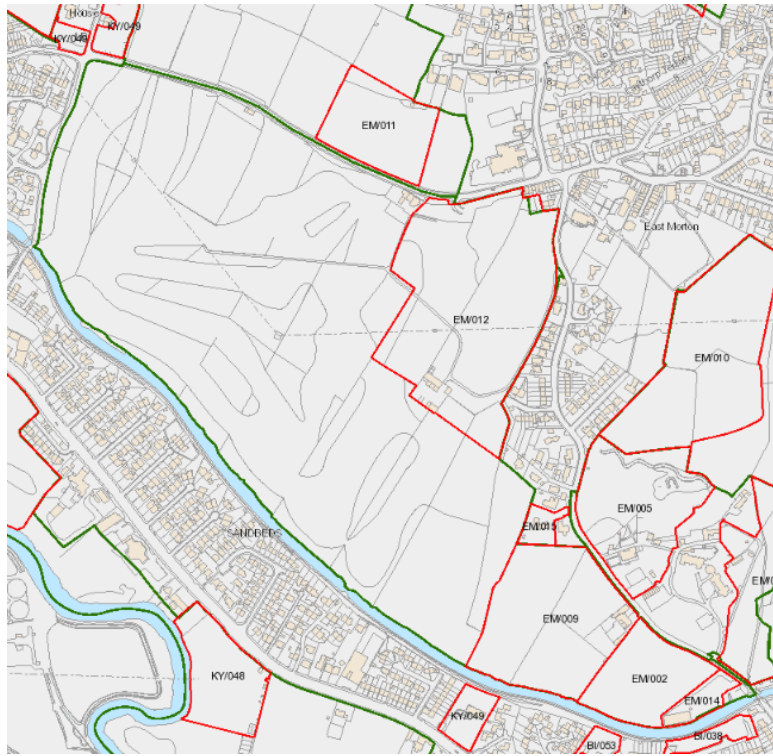
Site Reference:	EM/012	Site Name:	Carr Lane	Size (ha):	6.09ha
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Sub Area:	Airedale	Settlement:	East Morton
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Site Description:

The site consists to two entities. The western section forms part of Fardew Golf Course and includes the clubhouse car park as well as some wooded areas. The eastern section of consists of an agricultural field with an agricultural building/complex adjacent to the southern boundary. Again trees and woodland areas are present within and adjacent to this section. It also includes the rear gardens of some properties on Carr Lane . A high voltage electricity line crosses the site from west to east with a pylon tower being present. The site is bounded to the west and south by the remainder of the golf course. Carr Lane and the residential properties of St Lukes Terrace are to the north, with Morton Lane and further properties to the east. It slopes gently from north to south. It occupies the north east portion of Green Belt parcel 186.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):





PDL Status:	Greenfield	Accessibility:	Nearest bus stops are located around 70m to the north west of the site on Morton Lane. These provide 1/2 services per hour towards Cullingworth (southbound) and Keighley (northbound).		SA Score:	TBC
Strategic Parcel Assessment Results:						
Parcel Reference:	186	Overall Rating:		Major		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Major	Moderate	Major	Major	Moderate		
Site Specific Assessment Results:						
Assessment Summary:						
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
The site is not on the edge of a large built up area. Therefore, it makes no contribution to this purpose.	The site consists of part of a golf course and agricultural land on the south western edge of East Morton. The existing Green Belt boundary is formed by Carr Lane and St Lukes Terrace to the north and Morton Lane and properties off Morton Lane, Sunnyclyffe and The Spinney to the east. These boundaries provide a mix of defensible and less defensible boundaries. Development of the site is likely to create a weaker Green Belt	The site consists of part of the Fardew Golf Course and its car park in the western section and open agricultural fields and a farm complex in the eastern section. Tree coverage is present along most of the western boundary, in the north separating the golf course from the agricultural field and in the south separating the golf course from the farm buildings. Other trees can be found within the site and on site boundaries.	The site adjoins the historic core of East Morton on its north and east boundaries where it meets Carr Lane and Morton Lane. Views into and out of the site to the north are limited due to the topography and tree coverage. Views into and out of the site from the east across to the historic core of East Morton are available and would be lost if the site was developed.	All sites are considered to score moderately against Purpose 5.		

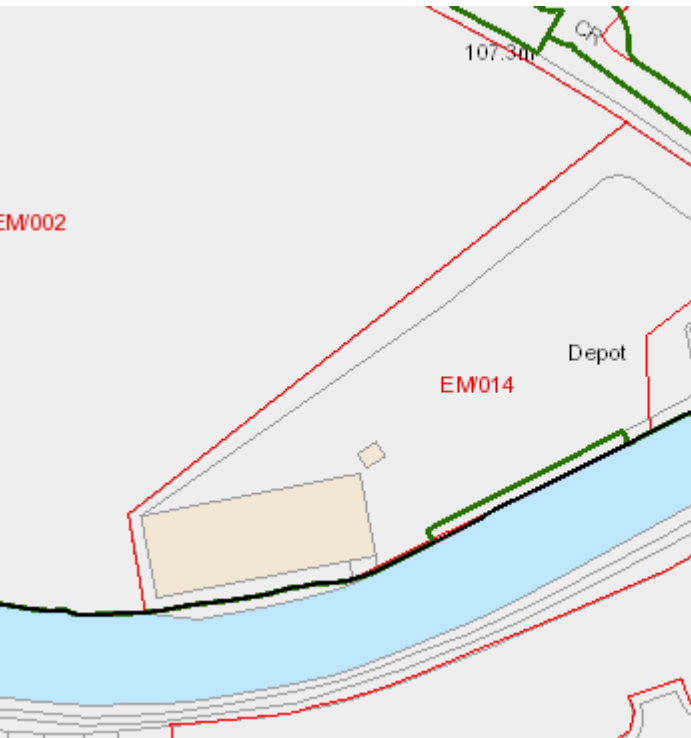
	<p>boundary compared to the existing one.</p> <p>The site sits in a Green Belt parcel which forms an essential gap between Keighley and East Morton and development would significantly reduce the perceived and actual distance between towns.</p> <p>The northern boundary of the site is formed by Carr Lane which connects East Morton to the Riddlesden area of Keighley.</p> <p>Development beyond the urban edge along this road consists of a Primary School and its grounds opposite the site, development would therefore lead to further ribboning along Carr Lane.</p> <p>The Green Belt in this location plays a major role in preventing neighbouring towns from merging.</p>	<p>The majority of the site comprises of open areas, used for recreation (Golf) or Agriculture (countryside) with no built form except dry stone wall field boundaries. The site therefore plays a major role in safeguarding the countryside from encroachment.</p>	<p>The site plays a moderate role in supporting the character or views into and out of the historic core.</p>	
No Contribution	Major	Major	Moderate	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> :	Moderate: less defensible boundary	The existing Green Belt boundary is formed by Carr Lane and St Lukes Terrace to the north and Morton Lane and properties off Morton Lane, Sunnycliffe and The Spinney to the east. These boundaries provide a mix of defensible and less defensible boundaries.		

boundaries lacking in durability; <u>Entirely Undefined</u>)		
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Weak: boundaries lacking in durability/ Entirely Undefined	A new strong defensible boundary along the south and west of the site would be more difficult to achieve. It is currently made up in part of dry stone walls, trees and unmade tracks which are less defensible and lacking durability. There is also a portions of the south and western boundaries which cross a field and parts of the golf course, which are entirely undefined. Therefore, a new boundary would need to be created along this part of the site edge.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.
Potential for Sprawl:	The site is contiguous with the settlement along two boundaries (North and East), but, due to the openness of land to north, west and south is not strongly contained by the existing urban area. The inner Green Belt boundaries provide a mix of defensible and less defensible boundaries, potential new boundaries are weak and less durable, therefore the site may result in unrestricted sprawl into the Green Belt. The site does not represent a logical rounding off of the settlement.	
Impact on Openness:	The site consists of open land used for leisure (golf) and agriculture, a golf club car park is located in the north of the site and farm buildings occupy land in the south of the site. Views into the site from the wider Green Belt and surrounding areas are limited due to the topography and tree coverage	
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	There are no public rights of way in close proximity to the site. The site is located within the Aire Green Infrastructure corridor and contains areas of Priority Habitat consisting of Deciduous Woodland (Broadleaved) - within western/south western section. The site is also located in the Bat alert area. Consideration will need to be given to other opportunities in the wider Green Belt around the settlement.	

<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: This site performs a major role against the purposes of including land within the Green Belt. It performs a major role in both safeguarding the countryside from encroachment and in preventing neighbouring towns from merging into one another. It performs a moderate role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along the north and eastern boundaries and is not strongly contained by the existing urban area. There is potential for further sprawl into the wider Green Belt if this site were developed, particularly along the western and southern edges where there are no existing features to create a strong defensible boundary.</p> <p>Openness: The site performs a moderate role in terms of the openness of the Green Belt with little built form on-site and some views across to the wider landscape.</p> <p>Boundary Strength: The potential to create stronger boundaries is limited. The new boundaries would be formed by dry stone walls, areas of trees and field boundaries, which are weaker boundaries which lack durability.</p> <p>Compensatory Improvements: There are no footpaths and few biodiversity assets close within site, consideration will need to be given to other opportunities in the wider Green Belt around the settlement.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a major Green Belt parcel. • The site makes a major contribution to the purposes of including land in the Green Belt. • The site has a high potential for sprawl and would have a moderate impact on openness. • There is no opportunity to create a stronger Green Belt boundary than the existing boundary.

Detached/Isolated Sites

Site Reference	Site Name	Isolated OR Detached	Comments	Map
EM/011	Carr Lane	Detached	<p>This site is detached from the settlement of East Morton. There is a gap between the site and the settlement boundary.</p> <p>As a standalone site it would not result in pattern of sustainable development and it is therefore considered development of the site would have a major potential impact on the purposes of green belt and risk unrestricted sprawl. Therefore, a full site specific Green Belt assessment has not been carried out.</p> <p>The site could not be combined with another site/piece of land to make a logical site allocation option for East Morton.</p> <p>Overall Conclusion</p> <p>Based on planning judgement the site has a major potential impact on the Green Belt</p>	
EM/013	Land north of Morton Lane	Detached	<p>The site is detached from the settlement of East Morton. There is a significant gap between the site and the settlement boundary.</p> <p>As a standalone site it would not result in pattern of sustainable development and it is therefore considered development of the site would have a major potential impact on the purposes of green belt and risk unrestricted sprawl. Therefore, a full site specific Green Belt assessment has not been carried out.</p> <p>The site could not be combined with another site/piece of land to make a logical site allocation option for East Morton.</p> <p>Overall Conclusion</p> <p>Based on planning judgement the site has a major potential impact on the Green Belt</p>	

Site Reference	Site Name	Isolated OR Detached	Comments	Map
EM/014	Land north of the canal, Morton Lane	Detached	<p>The site is detached from the settlement of East Morton. There is a significant gap between the site and the settlement boundary.</p> <p>As a standalone site it would not result in pattern of sustainable development and it is therefore considered development of the site would have a major potential impact on the purposes of green belt and risk unrestricted sprawl. Therefore, a full site specific Green Belt assessment has not been carried out.</p> <p>The site could not be combined with another site/piece of land to make a logical site allocation option for East Morton. It adjoins site EM/002 also fully contained within the Green Belt but which adjoins site EM/009 which adjoins the urban edge at the south of East Morton.</p> <p>Overall Conclusion Based on planning judgement the site has a major potential impact on the Green Belt</p>	 <p>The map displays a plan view of the area. A blue canal runs horizontally across the lower portion. To the north of the canal, a large rectangular site is outlined in red and labeled 'EM014'. To the northwest of EM014, another site is outlined in red and labeled 'EM002'. A 'Depot' is labeled to the east of EM014. A green line, possibly representing a boundary or path, runs diagonally from the top right towards the canal. A distance of '107.3m' is marked along this green line. A road labeled 'Morton Lane' is visible at the top right. The background is light grey, and various lines represent boundaries and infrastructure.</p>