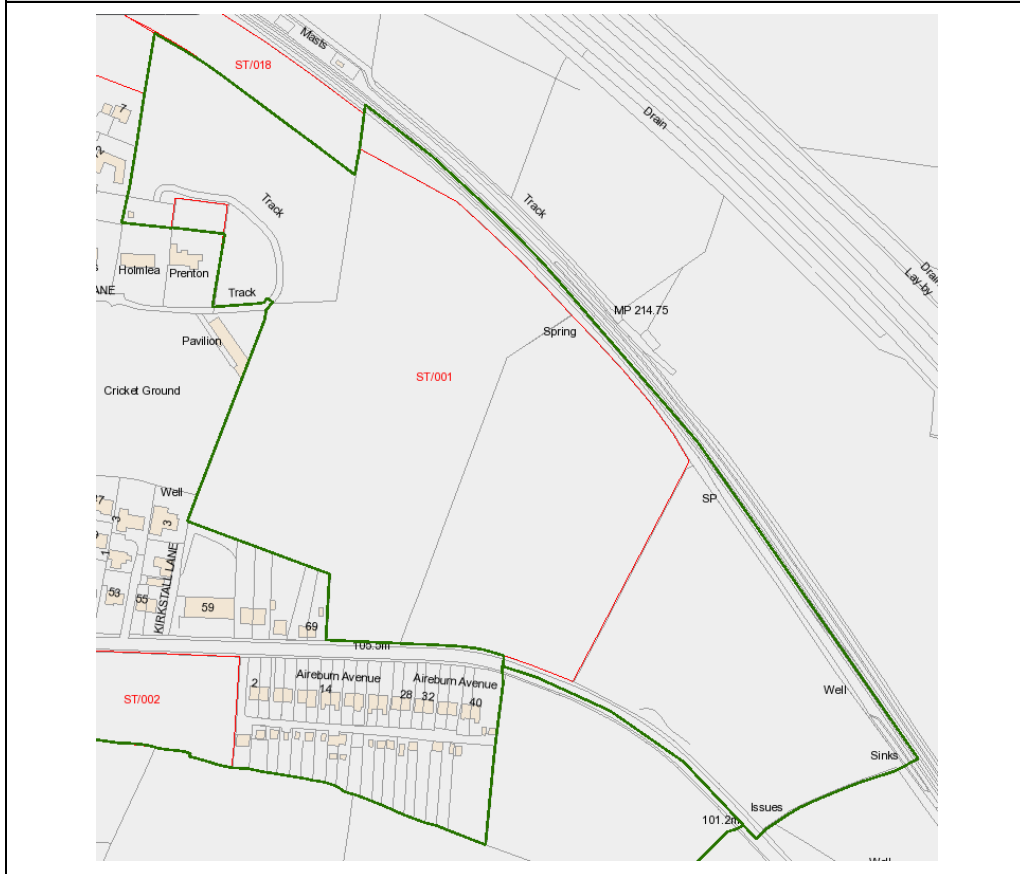


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|------------------------|----------|--------------------|--------------------------|-------------------|--------|
| Site Reference: | ST/001 | Site Name: | Summerhill Lane, Steeton | Size (ha): | 5.34ha |
| Sub Area: | Airedale | Settlement: | Steeton with Eastburn | | |

Site Description:

The site consists of three agricultural fields (used for grazing and crop growing) and an area of open space, on the eastern edge of Steeton. It slopes gently from south to north (from the B6265 towards the railway line). It is bounded to south by B6265 (Keighley Road) and a number of gardens to residential properties as well as vehicle sales/repair business. To the west lies Steeton Cricket Club and residential development (Cricketers Walk, Summerhill Lane, Rivock Avenue and Station Road), whilst the former station goods yard (currently being used for HGV storage and employment uses) and the Leeds/Bradford to Skipton railway line from the northern boundary. The eastern boundary is a field boundary made up of a dry stone wall, beyond which there are further agricultural fields. There are some trees around the southern and western boundaries. There is no built development within the site with the exception of dry stone walling that form the the site boundaries and field boundaries. The site takes up the majority of Green Belt parcel 267. It should be noted that the area of open space is not within the Green Belt.

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| Map (Parcel and Site Boundary): | Aerial (Site Boundary): |
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| PDL Status: | Greenfield | Accessibility: | Bus stops located immediately to the south on Keighley Road (6 services per hour to Keighley (eastbound) and Burnley (2 per hour), Leeds Bradford Airport (1 per hour), Ilkley (1 per hour) & Skipton (2 per hour) and to the west on Station Road (2 services per hour to Ilkley (1 per hour) and Leeds Bradford Airport (1 per hour) (northbound) and Keighley (2 per hour) (southbound). North western boundary of the site is adjacent to Steeton & Silsden railway station (8 services per hour) | SA Score: | TBC |
| Strategic Parcel Assessment Results: | | | | | |
| Parcel Reference: | 267 | 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. | |
| No contribution. The site does not adjoin a defined large built-up area. | The site is located on the edge of Steeton and within a gap between it and Keighley. The southern and western (inner) boundaries are formed by the B6265 (Keighley Road) and rear gardens of a number of properties as well as a cricket | The majority of a site consists of countryside use in the form of grassland. The section within the north west corner is open space (not within the Green Belt). With the exception of local electricity distribution lines and dry stone walling there is no built development present. | The site is adjacent to Steeton, with the historic core of the settlement being attached to the western boundary. There are moderate views into the historic core of the settlement as well as towards Silsden | All sites are considered to score moderately against Purpose 5 | |

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| | <p>ground. These provide a mix of strong (defensible) and weaker (lacking in durability) boundaries</p> <p>The northern and eastern (outer) boundaries are formed by the Leeds/Bradford to Skipton railway line, the former station goods yard (currently used for HGV storage) and a field boundary (dry stone walling). These provide a mix of stronger (defensible) and weaker boundaries (lacking in durability)</p> <p>The site is within a parcel that forms a land gap between Steeton and Keighley with the B6265 providing a direct road access between them. The topography of the site is a gentle slope running from south to north (from B6265 towards the railway line). There is no intervisibility between the settlements. Accordingly, the site forms a less essential gap between the towns as development may be possible without merging them.</p> <p>The southern boundary is partially formed by the B6265 connecting Steeton with Keighley. There is no ribbon development within the site. Therefore, the Green Belt has</p> | <p>According, the Green Belt makes a major contribution to safeguarding the countryside from encroachment.</p> | | |
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| | resisted ribbon development between neighbouring towns. | | | |
| No contribution | Moderate | Major | Major | Moderate |
| Overall Summary of Purpose Assessment: | Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes. | | | |
| Boundary Strength - Existing Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>) | Strong: defensible boundary/ Weak: boundaries lacking in durability | The existing southern and western (inner) Green Belt boundaries consists of B6265 (Keighley Road) and rear gardens of a number of properties as well as a cricket ground. These provide a mix of strong (defensible) and weaker (lacking in durability) boundaries. The northern and eastern (outer) boundaries are formed by the Leeds/Bradford to Skipton railway line, the former station goods yard (currently used for HGV storage) and a field boundary (dry stone walling). These provide a mix of stronger (defensible) and weaker boundaries (lacking in durability). | | |
| Boundary Strength – Potential new 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/ Weak: boundaries lacking in durability | If the site were to be developed, it would be possible to form stronger (defensible) northern and southern boundaries based on the existing railway line and B6265 (Keighley Road). A new eastern boundary would need to formed using a field boundary, which would be weaker (lacking in durability). | | |
| Potential for Sprawl: | <p>The site is connected to Steeton along its western and south western (inner) boundaries. These consist of B6265 (Keighley Road) and rear gardens of a number of properties as well as a cricket ground. These provide a mix of strong (defensible) and weaker (lacking in durability) boundaries. The northern and eastern (outer) boundaries are formed by the Leeds/Bradford to Skipton railway line, the former station goods yard (currently used for HGV storage) and a field boundary (dry stone walling). These provide a mix of stronger (defensible) and weaker boundaries (lacking in durability).</p> <p>It is contained by the settlement to the west, the railway line to the north and B6265 to the south. The latter boundaries restrict the opportunity for sprawl into the Green Belt to the north and south should development take place. However, the eastern boundary lacks durability and would result in sprawl to the east if the site were to be developed.</p> | | | |
| | Major | | | |
| Impact on Openness: | The site consists of undeveloped fields and an area of open space (not within the Green Belt). There is no built form within the site (with the exception of dry stone walling that make up field boundaries and local electricity distribution lines). There are views from (and into) the site across the Green Belt, particularly to/from the north and north east, with more limited views into the site from the south. The site is also highly visible from the adjacent B6265 (Keighley Road) and the adjacent railway line. Development of the site would have negative impact on the openness of the Green Belt. | | | |

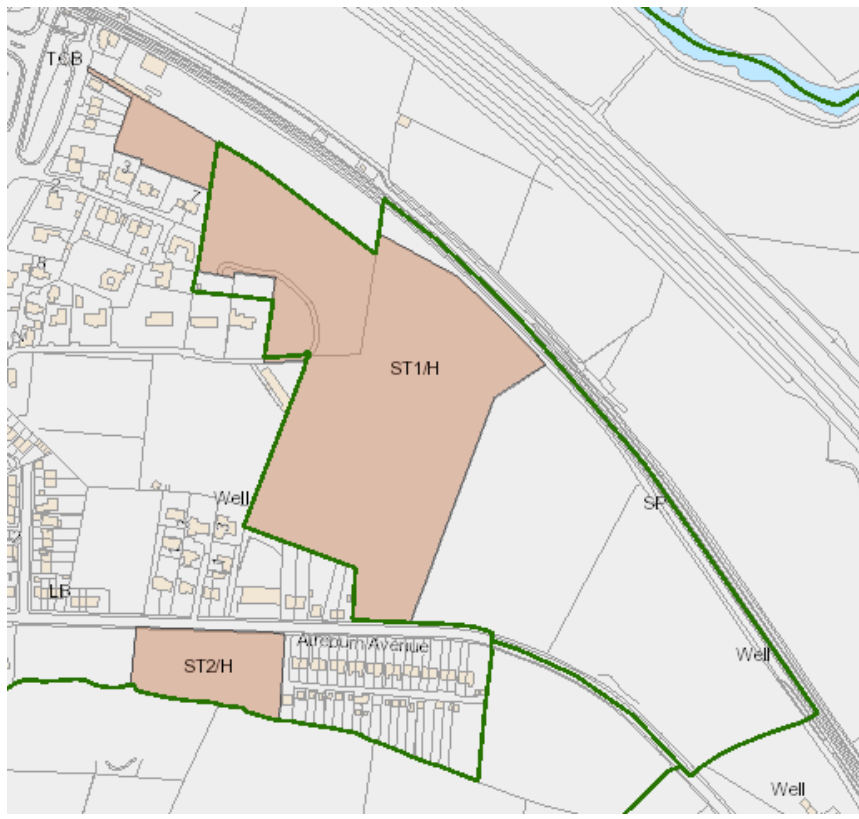
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| | Major |
| Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt: | The north eastern section of the site is identified as forming part of the district’s grassland habitat network (improved/semi-improved neutral grassland). This represents an opportunity for enhancement. |
| Site Specific Assessment Summary – Impact on the Green Belt: | <p>Purposes: The site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and preserving the setting and special of historic towns, as well as a moderate role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is connected to the settlement on three boundaries (western, south western and north western) and is partially contained by the settlement. There is potential for sprawl into the wider Green Belt if this were to be developed, particularly along the eastern edge as there are no/limited features to create a strong defensible boundary.</p> <p>Openness: The site performs a major role in terms of the openness of the Green Belt with no built form on site and views to/from the wider area.</p> <p>Boundary Strength: The northern and southern site boundaries could form a new strong Green Belt boundary using the existing road and railway line. However, the opportunity to create a new strong Green Belt boundary along the eastern edge of the site is limited.</p> <p>Mitigation: There are some opportunities for improvements to be made to the surrounding Green Belt.</p> |
| Overall Conclusion: | <p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is in a major Green Belt parcel • The site makes a major contribution to the purposes of including land in the Green Belt; • The site has a major potential for sprawl and would have a major impact on openness • There are limited opportunities to create a stronger Green Belt boundary than the existing boundary; |

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|------------------------|----------|--------------------|--------------------------|-------------------|--------|
| Site Reference: | ST/001A | Site Name: | Summerhill Lane, Steeton | Size (ha): | 5.34ha |
| Sub Area: | Airedale | Settlement: | Steeton with Eastburn | | |

Site Description:

The site consists of two agricultural fields (used for grazing and crop growing) and an area of open space, on the eastern edge of Steeton. It is a smaller section of SHLAA site ST/001 and occupies the western portion of it. It slopes gently from south to north (from the B6265 towards the railway line). It is bounded to south by B6265 (Keighley Road) and a number of gardens to residential properties as well as vehicle sales/repair business. To the west lies Steeton Cricket Club and residential development (Cricketers Walk, Summerhill Lane, Rivock Avenue and Station Road), whilst the former station goods yard (currently being used for HGV storage and employment uses) and the Leeds/Bradford to Skipton railway line from the northern boundary. The eastern boundary is a field boundary made up of a dry stone wall, beyond which there are further agricultural fields. There are some trees around the southern and western boundaries. There is no built development within the site with the exception of dry stone walling that form the the site boundaries and field boundaries. The site takes up just under half of Green Belt parcel 267. It should be noted that the area of open space is not within the Green Belt.

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| Map (Parcel and Site Boundary): | Aerial (Site Boundary): |
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| PDL Status: | Greenfield | Accessibility: | Bus stops located immediately to the south on Keighley Road (6 services per hour to Keighley (eastbound) and Burnley (2 per hour), Leeds Bradford Airport (1 per hour), Ilkley (1 per hour) & Skipton (2 per hour) and to the west on Station Road (2 services per hour to Ilkley (1 per hour) and Leeds Bradford Airport (1 per hour) (northbound) and Keighley (2 per hour) (southbound). North western boundary of the site is adjacent to Steeton & Silsden railway station (8 services per hour) | SA Score: | TBC |
| Strategic Parcel Assessment Results: | | | | | |
| Parcel Reference: | 267 | 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. | |

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| <p>No contribution. The site does not adjoin a defined large built-up area.</p> | <p>The site is located on the edge of Steeton and within a gap between it and Keighley.</p> <p>The southern and western (inner) boundaries are formed by the B6265 (Keighley Road) and rear gardens of a number of properties as well as a cricket ground. These provide a mix of strong (defensible) and weaker (lacking in durability) boundaries</p> <p>The northern and eastern (outer) boundaries are formed by the Leeds/Bradford to Skipton railway line, the former station goods yard (currently used for HGV storage) and a field boundary (dry stone walling). These provide a mix of stronger (defensible) and weaker boundaries (lacking in durability).</p> <p>The site is within a parcel that forms a land gap between Steeton and Keighley with the B6265 providing a direct road access between them. The topography of the site is a gentle slope running from south to north (from B6265 towards the railway line). There is no intervisibility between the settlements. Accordingly, the site forms a less essential gap between the towns as</p> | <p>The site consists of countryside use in the form of grassland. The section within the north west corner is open space (not within the Green Belt).</p> <p>With the exception of local electricity distribution line and dry stone walling there is no built development present.</p> <p>According, the Green Belt makes a major contribution to safeguarding the countryside from encroachment.</p> | <p>The site is adjacent to Steeton, with the historic core of the settlement being attached to the western boundary.</p> <p>There are moderate views into the historic core of the settlement as well as towards Silsden</p> | <p>All sites are considered to score moderately against Purpose 5</p> |
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| | <p>development may be possible without merging them.</p> <p>The southern boundary is partially formed by the B6265 connecting Steeton with Keighley. There is no ribbon development within the site, Therefore, the Green Belt has resisted ribbon development between neighbouring towns.</p> | | | |
| No contribution | Moderate | Major | Major | Moderate |
| Overall Summary of Purpose Assessment: | Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes. | | | |
| Boundary Strength - Existing Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>) | Strong: defensible boundary/ Weak: boundaries lacking in durability | The existing southern and western (inner) Green Belt boundaries consists of B6265 (Keighley Road) and rear gardens of a number of properties as well as a cricket ground. These provide a mix of strong (defensible) and weaker (lacking in durability) boundaries. The northern and eastern (outer) boundaries are formed by the Leeds/Bradford to Skipton railway line, the former station goods yard (currently used for HGV storage) and a field boundary (dry stone walling). These provide a mix of stronger (defensible) and weaker boundaries (lacking in durability). | | |
| Boundary Strength – Potential new 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/ Weak: boundaries lacking in durability | If the site were to be developed, it would be possible to form stronger (defensible) northern and southern boundaries based on the existing railway line and B6265 (Keighley Road). A new eastern boundary would need to formed using a field boundary, which would be weaker (lacking in durability). | | |
| Potential for Sprawl: | The site is connected to Steeton along its western and south western (inner) boundaries. These consist of B6265 (Keighley Road) and rear gardens of a number of properties as well as a cricket ground. These provide a mix of strong (defensible) and weaker (lacking in durability) boundaries. The northern and eastern (outer) boundaries are formed by the Leeds/Bradford to Skipton railway line, the former station goods yard (currently used for HGV storage) and a field boundary (dry stone walling). These provide a mix of stronger (defensible) and weaker boundaries (lacking in durability). | | | |

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| | <p>It is partially contained by the settlement to the west, the railway line to the north and B6265 to the south. The latter boundaries restrict the opportunity for sprawl into the Green Belt to the north and south should development take place. However, the eastern boundary lacks durability and would offer major potential for sprawl to the east if the site were to be developed.</p> |
| <p>Impact on Openness:</p> | <p>The site consists of undeveloped fields and an area of open space (not within the Green Belt). There is no built form within the site (with the exception of dry stone walling that make up field boundaries and local electricity distribution lines). There are views from (and into) the site across the Green Belt, particularly to/from the north and north east, with more limited views into the site from the south. The site is also highly visible from the adjacent B6265 (Keighley Road) and the adjacent railway line. Development of the site would have negative impact on the openness of the Green Belt.</p> |
| <p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p> | <p>The northern section of the site is identified as forming part of the district’s grassland habitat network (improved/semi-improved neutral grassland). It is also on the edge of a key Green Infrastructure corridor (Aire Valley). Hawkcliffe Wood Local Wildlife Site is around 240m to the south. This represents an opportunity for enhancement of the habitat and biodiversity networks as well as to add to/enhance the district’s Green Infrastructure network.</p> |
| <p>Site Specific Assessment Summary – Impact on the Green Belt:</p> | <p>Purposes: The site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and preserving the setting and special of historic towns, as well as a moderate role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is connected to the settlement on three boundaries (western, south western and north western) and is partially contained by the settlement. There is potential for sprawl into the wider Green Belt if it were to be developed, particularly along the eastern edge as there are limited features to create a strong defensible boundary.</p> <p>Openness: The site performs a major role in terms of the openness of the Green Belt with no built form on site and views to/from the wider area.</p> <p>Boundary Strength: The northern and southern site boundaries could form a new strong Green Belt boundary using the existing road and railway line. However, the opportunity to create a new strong Green Belt boundary along the eastern edge of the site is limited.</p> <p>Mitigation: There are some opportunities for improvements to be made to the surrounding Green Belt.</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 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 major potential for sprawl and would have a major impact on openness • There are limited opportunities to create a stronger Green Belt boundary than the existing boundary; |

Site Specific Green Belt Assessment

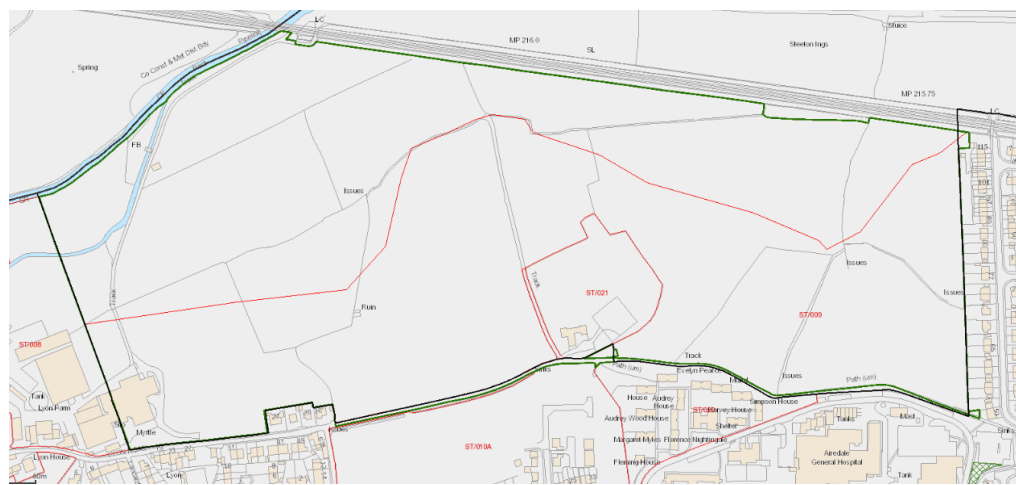
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|------------------------|----------|--------------------|----------------------------------|-------------------|---------|
| Site Reference: | ST/009 | Site Name: | Skipton Road/Lyon Road, Eastburn | Size (ha): | 14.95ha |
| Sub Area: | Airedale | Settlement: | Steeton with Eastburn | | |

Site Description:

The site consists of a number of level agricultural fields (wholly or partly) on the northern edge of Steeton with Eastburn. The western end of the site also includes a number agricultural buildings that form part of the Lyon Farm complex (SHLAA site ST/008). It is bounded to the south by Lyon Lane, beyond which are areas of residential development, whilst Airedale General Hospital is adjacent to the south eastern section. Further residential development (Thornhill Road) is to the east, whilst Lyon Farm is to the west. Beyond the northern boundary is agricultural land and the Leeds/Bradford to Skipton railway line. The site bounds the former Airedale Hospital sports facility (SHLAA site ST/021) on three sides. A number of Public Rights of Way run across the eastern section of the site.

The southern boundary is formed by dry stone walling, whilst the eastern boundary consists of garden fencing and hedgerows. The western boundary is within a farm complex. The northern boundary for the most part does not follow any defined features. There are a number of trees, hedgerows and field boundaries within the site. It is within Green Belt parcel 272, occupying the majority of it.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



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| PDL Status: | Greenfield | Accessibility: | Bus stops are located around 400m to the north of the site on Main Road/Skipton. These provide 4 services per hour to Keighley Bus Station (eastbound) and Burnley (2 per hour) & Skipton (2 per hour). Additional services run between Skipton & Airedale Hospital as well as between Keighley & Silsden. | SA Score: | TBC |
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Strategic Parcel Assessment Results:

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| Parcel Reference: | 272 | Overall Rating: | Moderate | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. |
| No contribution | Low | Major | Low | Moderate |
| Site Specific Assessment Results: | | | | |
| Assessment Summary: | | | | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. |
| No contribution. The site does not adjoin a large built up area. | <p>The site is located on the northern edge of Steeton with Eastburn.</p> <p>The existing eastern, western and southern (inner) Green Belt boundaries are formed by residential gardens, drystone walling, trees, a farm complex and an un-made road all of which lack in durability.</p> <p>The northern (outer) boundary does not for the most part is undefined with exception one section that follows a field boundary consisting of mix of dry stone walling and hedgerows. Accordingly, a suitable boundary would need to be created. It would appear to following the edge of areas at higher risk of flooding.</p> | <p>There is a small amount of built development located adjacent to the south western corner of the site, which consists of farm buildings associated with the adjacent Lyon Farm. Other built development includes some stretches of dry stone walling forming field boundaries and a local electricity distribution line crossing the eastern section of the site. The remainder is agricultural fields used for grazing.</p> <p>Any development would have a significant impact on the openness of the Green Belt. As such it plays a major role in relation to this purpose.</p> | <p>The site is attached to Steeton with Eastburn, but separated from the historic core of both settlements by post WWII development. As such it does not directly play a role in supporting the character of a historic town.</p> <p>There are no views to/from the site from the historic cores of Steeton and Eastburn</p> <p>Accordingly, it is considered to play a low role in preserving the setting and special character of the historic town.</p> | All sites are considered to score moderately against Purpose 5 |

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| | <p>It lies within parcel that forms a gap between Steeton with Eastburn and Glusburn/Crosshills in the neighbouring Craven District</p> <p>There is no direct road access from the site 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.</p> <p>There is no road connecting this site to a neighbouring town. As such, there is no opportunity for the town to ribbon towards a neighbouring town.</p> <p>Overall the Green Belt boundary plays a low role in preventing development that would reduce the gaps between settlements and result in merging.</p> | | | |
| No contribution | Low | Major | Low | Moderate |
| Overall Summary of Purpose Assessment: | Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes. | | | |
| Boundary Strength – Existing Boundary: (<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 eastern, western and southern (inner) Green Belt boundaries are formed by residential gardens, drystone walling, trees, a farm complex and an un-made road all of which lack in durability. | | |

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| <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/Entirely Undefined</p> | <p>Based on the full extent of the site, the new boundaries that would be required as a result of its development would likely to be weaker and entirely undefined. There are no existing features that could be used to create a new strong defensible boundary. Features are limited to field boundaries made up of a mixture of dry stone walling and hedgerows.</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 contiguous with the settlement along its eastern, western and southern boundary and is therefore contained by the existing urban area. These boundaries are formed by mix of residential gardens, dry stone walling, and a farm complex as well as some trees and hedgerows, which are considered to be weaker and lacking in durability. However, they have a role, albeit, a lesser one in restricting sprawl into the Green Belt. The new boundaries that would be created by the development of the site would be no stronger than the existing. The site does not represent a logical rounding off of the existing settlement pattern.</p> <p style="text-align: center;">Moderate</p> | |
| <p>Impact on Openness:</p> | <p>There is a small amount of existing development within this site along the northern boundary, however, the remainder of the site is undeveloped countryside and therefore any additional development would have a significant negative impact on the openness of the Green Belt. Development of the site would reduce the wider views across the remaining Green Belt.</p> <p style="text-align: center;">Major</p> | |
| <p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p> | <p>Several public rights of way run across the eastern section of the site connecting Lyon Road/Green Lane with the residential area to the east (Thornhill Drive). There may be some potential to improve these paths and other connections to the wider Green Belt. One of these public rights of ways is identified in the emerging Steeton with Eastburn and Silsden Neighbourhood Plan as being a route that development proposals should protect. It forms part of the remaining sections of an original turnpike road (including Pot Lane, the bridleway at rear of Airedale Hospital, from Thornhill Road to Lyon Road, and the track north of the bridleway, running at the side of the Hospital sports field).</p> | |

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| <p>Site Specific Assessment Summary – Impact on the Green Belt:</p> | <p>Purposes: The site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment, a low role in preserving the setting and special character of historic towns and a low role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is connected to the settlement along three boundaries and is contained within the urban area. There is potential for sprawl into the Green Belt from these boundaries, which are lacking in durability.</p> <p>Openness: The site performs a major role in respect of the openness of the Green Belt. There is a limited amount of built development (farm buildings) within the western boundary but on the whole is undeveloped, agricultural land with views across the Green Belt and the surrounding area.</p> <p>Boundary Strength: The existing boundaries are lacking in durability. New boundaries would be entirely undefined.</p> <p>Compensatory Improvements: There is some potential for mitigation measures through improvements to the surrounding rights of way network which would provide enhanced accessibility into the wider countryside.</p> |
| <p>Overall Conclusion:</p> | <p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is in a moderate Green Belt parcel • The site makes a moderate contribution to the purposes of including land in the Green Belt; • The site has a moderate potential for sprawl and would have a major impact on openness • There are no opportunities to create a stronger Green Belt boundary than the existing boundary |

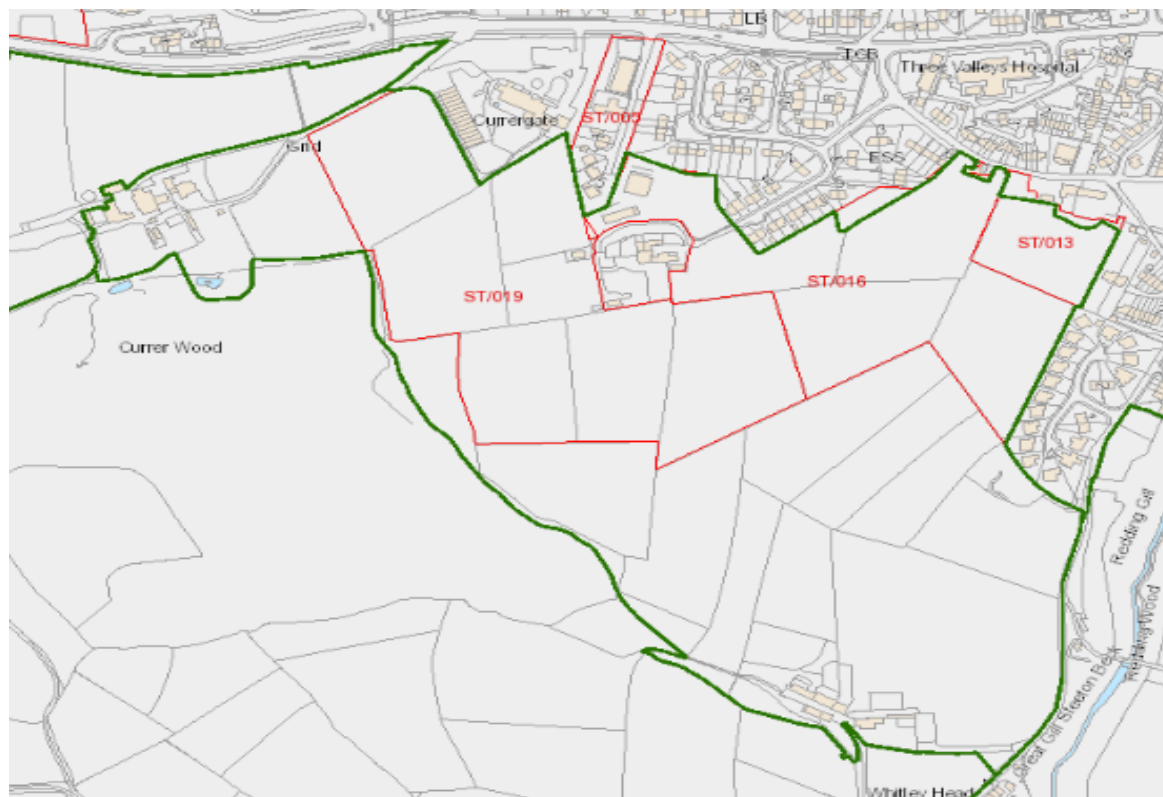
Site Specific Green Belt Assessment

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|------------------------|----------|--------------------|--------------------------------|-------------------|--------|
| Site Reference: | ST/013 | Site Name: | Hob Hill, Chapel Lane, Steeton | Size (ha): | 0.82ha |
| Sub Area: | Airedale | Settlement: | Steeton with Eastburn | | |

Site Description:

The site consists of a steeply sloping area of grassland, adjacent to the southern edge of the built up area of Steeton. It is bounded to the north by two residential dwellings and a small area of woodland. The boundary is formed by a drystone wall. The eastern boundary consists of a mixture trees and drystone walling, beyond which lie a number of properties on Barr Field. The southern and western boundaries are form by mainly unbroken tree belts and well as remenents of field boundaries. There is a gap where boundaries meet at the south west corner of the site. Part of the site, within the northern edge and north east corner, is located in the Steeton Conservation Area, whilst the property to the north is a Grade II Listed Building. The north west corner of the site is located within the settlement boundary with the remainder being within Green Belt parcel 270,

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



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| PDL Status: | Greenfield | Accessibility: | Site is within 400m of bus stops, with 4 services per hour in each direction to Keighley, Burnley (2 per hour) & Skipton (2 per hour). | SA Score: | |
| Strategic Parcel Assessment Results: | | | | | |
| Parcel Reference: | 270 | Overall Rating: | Moderate | | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. | |
| No contribution | Low | Moderate | Major | Moderate | |
| Site Specific Assessment Results: | | | | | |
| Assessment Summary: | | | | | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. | |
| No contribution. The site does not adjoin a large built-up area. | The site is connected to Steeton on its northern and eastern boundaries. The existing inner Green Belt boundary is formed by residential gardens (along its northern and eastern edges) with dry stone walling and mature trees, and woodland (along its north western edge). This gives a mix of boundaries that are less defensible and lacking in durability. | The site consists of an area of grassland with no built form except the drystone walling forming part of its boundaries. It therefore, plays a major role in safeguarding the countryside from encroachment. | The site adjoins the historic core of Steeton along its northern and north eastern boundary. Part of the site is located with the Conservation Area. It is also adjacent to a Grade II Listed Building. Whilst the site is mainly surrounded by mature trees, there are views into and out of the historic core of the settlement. Accordingly, the site plays a major role in preserving the | All sites are considered to score moderately against Purpose 5. | |

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| | <p>The southern and western (outer) boundaries are formed by tree lines with some gaps within them. These are also lacking in durability.</p> <p>The site is located in a parcel that forms a gap between Steeton and Keighley. The topography of the site and the surrounding area climbs steeply from north to south. There is also no inter-visibility between the settlements.</p> <p>There is no road directly connecting the site to a neighbouring town. As such there is no opportunity for ribboning. Development of the site would not lead to the merged of one town with another. It forms a less essential gap between towns.</p> | | setting and character of the historic core. | |
| No contribution | Low | Major | Major | Moderate |
| Overall Summary of Purpose Assessment: | Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes. | | | |
| Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>) | Moderate: less defensible boundary; <u>Weak</u> : boundaries lacking in durability | The existing (inner) Green Belt boundary is formed along the northern and eastern edges of the site. This made up of residential gardens with a dry stone walling and trees belts. This gives a mix of boundaries that are less defensible and lacking in durability. | | |
| Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : | <u>Weak</u> : boundaries lacking in durability | The new boundaries that would be created as a result of the site being development would be form by the existing southern and western boundaries. These consist of a mix of trees with gaps in places and field boundaries. These boundaries would to be lacking in durability. | | |

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| defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries 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 is contiguous with the settlement along its northern and eastern boundaries, and is therefore partly contained by the existing built up area. The existing (inner) Green Belt boundary consists of residential gardens with a dry stone walling and trees belts. This gives a mix of boundaries that are less defensible and lacking in durability. The proposed boundary would be weaker in strength and lacking in durability. Both would increase the potential for sprawl into the wider Green Belt. It would not represent a logical rounding off the settlement pattern</p> <p style="text-align: center;">Major</p> | |
| Impact on Openness: | <p>The site consists of an area of grassland with no built form except the drystone walling forming part of its boundaries. Views from/into the site to/from the wider Green Belt are limited to by the topography of the surrounding landscape as well as the screening provide by the mature trees around it. Views to/from the north are obscured by the settlement. Development would have a moderate impact on the openness of Green Belt</p> <p style="text-align: center;">Moderate</p> | |
| Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt: | <p>There are several public rights of way (footpaths) within close proximity to the site that provide access to the surrounding countryside and Green Belt. These may provide an opportunity to enhance and/or improved access to the countryside. Several areas of priority habitat and a Local Wildlife Site (Curren Wood) are also within the vicinity of the site offer an opportunity to enhance the local biodiversity and habitat network.</p> | |
| Site Specific Assessment Summary – Impact on the Green Belt: | <p>Purposes: The site performs a major role against the purposes of including it in 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. It also performs a major role in preserving the setting and special character of a historic town.</p> <p>Sprawl: Releasing the site from the Green Belt would result in a potential for sprawl. The site does not provide a logical rounding off to the existing settlement pattern.</p> | |

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| | <p>Openness: Development of this site would have a moderate impact on the openness of the Green Belt</p> <p>Boundary Strength: There are no opportunities available to create a stronger Green Belt boundary.</p> <p>Compensatory Improvements: There is some potential for mitigation measures through improvements to the public rights of way network, to provide enhanced accessibility to the wider countryside, and to enhance the local biodiversity and habitat networks.</p> |
| Overall Conclusion: | <p>Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.</p> <ul style="list-style-type: none">• The site is in a moderate Green Belt parcel• The site makes a major contribution to the purposes of including land in the Green Belt;• The site has a major potential for sprawl and would have a moderate impact on openness• There are no opportunities to create a stronger Green Belt boundary than the existing boundary; |

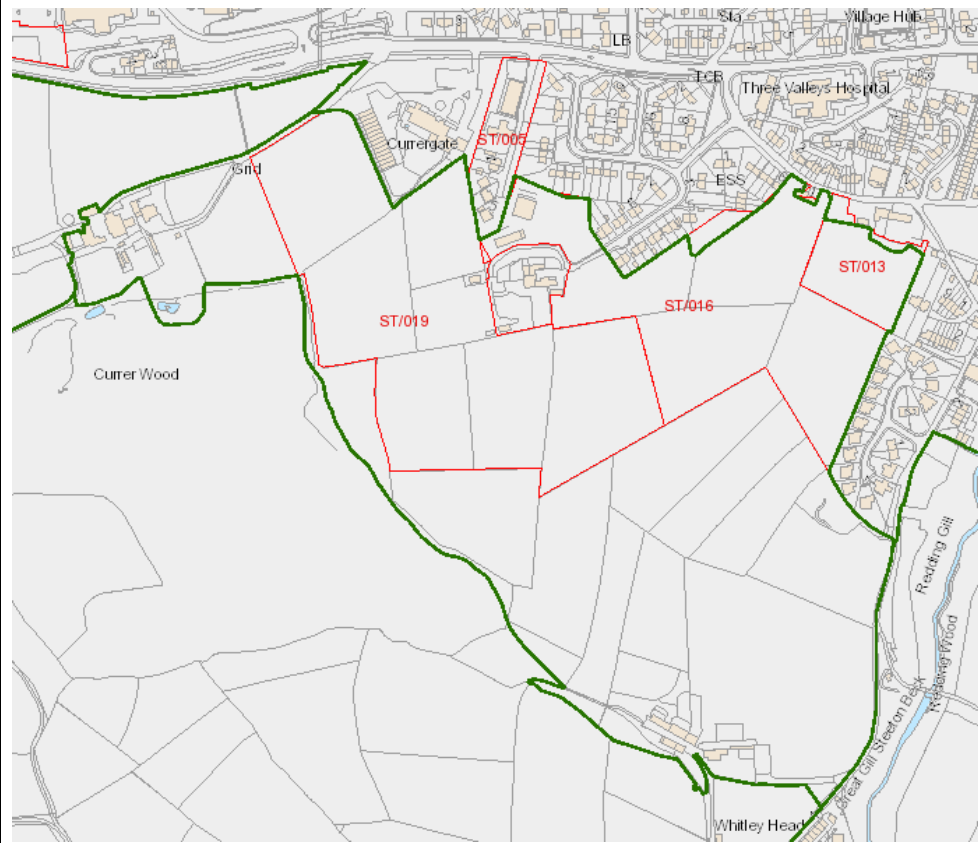
Site Specific Green Belt Assessment

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|------------------------|----------|--------------------|-----------------------|-------------------|--------|
| Site Reference: | ST/016 | Site Name: | Chapel Road | Size (ha): | 4.44ha |
| Sub Area: | Airedale | Settlement: | Steeton with Eastburn | | |

Site Description:

The site consists of four steeply sloping and uneven agricultural fields that are currently used for grazing, adjacent to the southern edge of the Steeton built up area. It is bounded to the north and east by residential development (Coppo Road, Chapel Road & Ghyll Close). The western boundary adjoins residential development (Longlands) and Coppo Farm, whilst the southern boundary adjoins agricultural fields. Two agricultural buildings (barns) occupy the north west corner of the site. The site and field boundaries are formed by a mix of dry stone walling and post and wire fencing. There are also a number of trees within the north east section of the site. It is within Green Belt parcel 270.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



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| PDL Status: | Greenfield | Accessibility: | Site is within 400m of bus stops, with 4 services per hour in each direction to Keighley, Burnley (2 per hour) & Skipton (2 per hour). | SA Score: | |
| Strategic Parcel Assessment Results: | | | | | |
| Parcel Reference: | 270 | Overall Rating: | Moderate | | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. | |
| No contribution | Low | Moderate | Major | Moderate | |
| Site Specific Assessment Results: | | | | | |
| Assessment Summary: | | | | | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. | |
| No contribution. The site does not adjoin a large built-up area. | The site is connected to the edge of Steeton along its northern, eastern and western (part) boundaries. The existing (inner) Green Belt boundary consists of the rear gardens of residential properties, field boundaries and a dry stone wall separating the site from a residential development. The boundaries are a mix of dry stone walls, hedgerows and fencing, some of which is strongly established and consistent. This provides a | The site consists of countryside uses in the form of farmland and farm buildings, with a number of dry stone walls forming field boundaries. Therefore it plays a major role in safeguarding the countryside from encroachment. | The site adjoins the historic core of Steeton at its north eastern corner. It is immediately adjacent to the Conservation Area. It is also in close proximity to a Grade II Listed Building. There are views into, but not out of, the historic core of the settlement. Accordingly the site plays a major role in preserving the setting and character of the historic core. | All sites are considered to score moderately against Purpose 5. | |

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| | <p>mix of moderate (less defensible) and weak boundaries (lacking in durability)</p> <p>New boundaries would be formed by a mix dry stone walling and post and rail/wire fencing. One section would need to formally defined, however there is no feature for doing so. This would result in a boundary that is weaker and lacking in durability.</p> <p>The site is located in a parcel that forms a land gap between Steeton and Keighley. Due to the topography and landscape of the surrounding area there is no inter-visibility between the settlements. Development would, therefore, not lead to a reduction the gap between the settlements.</p> <p>There is no direct road access between to the site and neighbouring settlements (Keighley). Development would not provide an opportunity for ribboning.</p> | | | |
| No contribution | Low | Major | Major | Moderate |
| Overall Summary of Purpose Assessment: | Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes. | | | |

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| <p>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>)</p> | <p>Moderate: less defensible boundary; Weak: boundaries lacking in durability</p> | <p>The existing (inner) Green Belt boundary consists of the rear gardens of residential properties, field boundaries and a dry stone wall separating the site from a residential development. The boundaries are a mix of dry stone walls, hedgerows and fencing, some of which is strongly established and consistent. This provides a mix of moderate (less defensible) and weak boundaries (lacking in durability)</p> |
| <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; Entirely Undefined</p> | <p>New boundaries would be formed by a mix dry stone walling and post and rail/wire fencing. One section would need to formally defined, however there is no feature for doing so. This would result in a boundary that is weaker and lacking in durability. This would be slightly weaker than the existing 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 features within the site that would allow provide a stronger boundary than the existing one to be drawn.</p> |
| <p>Potential for Sprawl:</p> | <p>The site is mostly contiguous with the settlement along three boundaries and is therefore partially contained by the existing built up area. The existing (inner) Green Belt boundary consists of the rear gardens of residential properties, field boundaries and a dry stone wall separating the site from a residential development. The boundaries are a mix of dry stone walls, hedgerows and fencing, some of which is strongly established and consistent. This provides a mix of moderate (less defensible) and weak boundaries (lacking in durability), whilst the proposed boundary would be weaker in strength. Both would increase the potential for sprawl into the wider Green Belt. Development would not represent a reasonable rounding off of the settlement.</p> <p style="text-align: center;">Major</p> | |
| <p>Impact on Openness:</p> | <p>The site consists of countryside uses in the form of farmland and farm buildings, with a number of dry stone walls forming field boundaries. There are views from the site to wider Green Belt, particularly towards the north. Views towards the south are more restricted due to landscape and topography. The views into the site from the wider Green Belt are more obscured due to being screened by development, trees and landscaping. Development would have a significant impact on the openness of the Green Belt.</p> | |

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| | Major |
| Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt: | There are several public rights of way (footpaths) within close proximity to the site that provide access to the surrounding countryside and Green Belt. These may provide an opportunity to enhance and/or improved access to the countryside. Several areas of priority habitat and a Local Wildlife Site (Currer Wood) are also within the vicinity of the site offer an opportunity to enhance the local biodiversity and habitat network. |
| Site Specific Assessment Summary – Impact on the Green Belt: | <p>Purposes: The site performs a major role against the purposes of including it in 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. It also performs a major role in preserving the setting and special character of a historic town.</p> <p>Sprawl: Releasing the site from the Green Belt would result in a potential for sprawl. The site does not provide a logical rounding off to the existing settlement pattern.</p> <p>Openness: Development of this site would have a negative impact on the openness of the Green Belt</p> <p>Boundary Strength: There are no opportunities available to create a stronger Green Belt boundary.</p> <p>Compensatory Improvements: There is some potential for mitigation measures through improvements to the public rights of way network, to provide enhanced accessibility to the wider countryside, and to enhance the local biodiversity and habitat networks.</p> |
| Overall Conclusion: | <p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is in a moderate Green Belt parcel • The site makes a major contribution to the purposes of including land in the Green Belt; • The site has a major potential for sprawl and would have a major impact on openness • There are no opportunities to create a stronger Green Belt boundary than the existing boundary; |

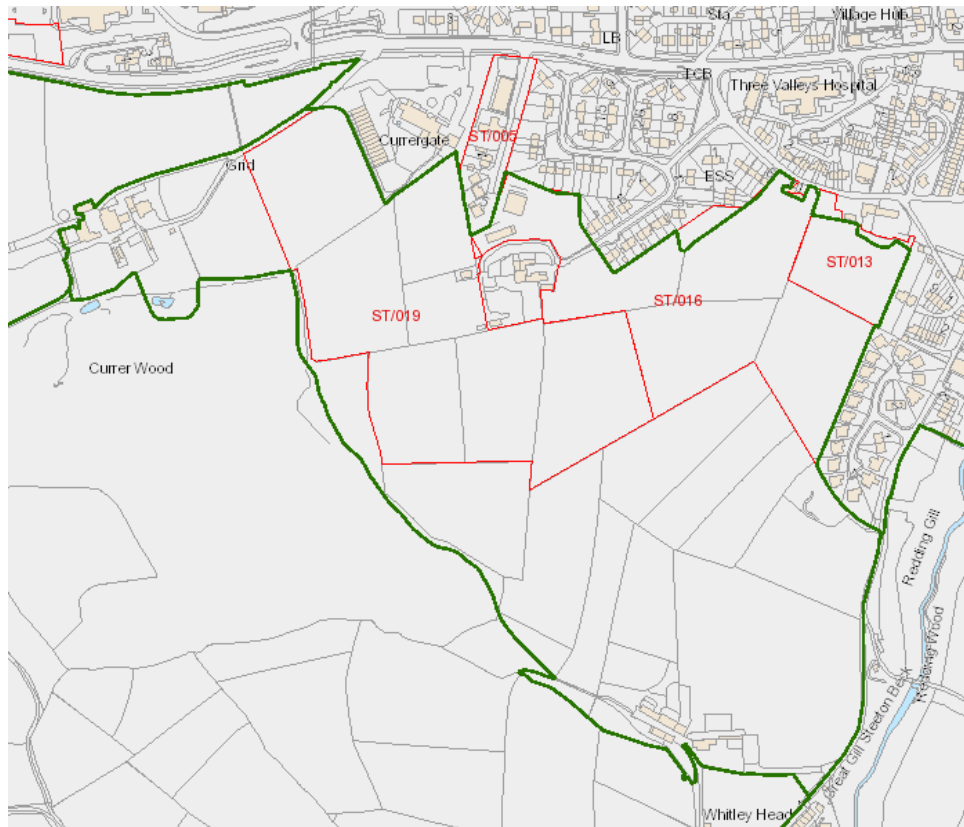
Site Specific Green Belt Assessment

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|------------------------|----------|--------------------|----------------------------|-------------------|--------|
| Site Reference: | ST/019 | Site Name: | Land south of Skipton Road | Size (ha): | 6.73ha |
| Sub Area: | Airedale | Settlement: | Steeton with Eastburn | | |

Site Description:

The site consists of seven steeply, moderately and gently sloping agricultural fields used for animal grazing on the southern edge of Steeton with Eastburn. It is bounded to the north by a private driveway forming the access to Steeton Manor and to the north east by residential development (Currergate Mews and Longfield Place) and a nursing home. The eastern boundary consists of a mix of agricultural fields and a farm complex, whilst the Currer Woods and a field make up the western edge. To the south are further agricultural fields. The external boundaries consist of mix of fencing, a hedgerow, dry stone walling and woodland. In two sections it does follow a defined feature. The internal field boundaries are formed by dry stone walls. It is within Green Belt parcel 270.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



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| PDL Status: | Greenfield | Accessibility: | Site is within 400m of bus stops, with 4 services per hour in each direction to Keighley, Burnley (2 per hour) & Skipton (2 per hour). | SA Score: | |
| Strategic Parcel Assessment Results: | | | | | |
| Parcel Reference: | 270 | Overall Rating: | Moderate | | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. | |
| No contribution | Low | Moderate | Major | Moderate | |
| Site Specific Assessment Results: | | | | | |
| Assessment Summary: | | | | | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. | |
| No contribution. The site does not adjoin a large built-up area. | The site is connected to the edge of Steeton with Eastburn along its north eastern boundary. The existing (inner) Green Belt boundary is formed by the sites north eastern boundary. It consists of a hedgerow, mature trees and dry stone walling that separate it from the rear gardens of residential properties on Currergate Mews and Longfield Place as well as Currergate Nursing Home. These are regular in pattern and well defined. As such these are less | The site consists of grassland used for grazing and one agricultural building (a stable block) adjacent to the eastern boundary, as well as drystone walling that makes up some of its internal and external boundaries. It therefore, plays a major role in safeguarding the countryside from encroachment. | The site is separated from the historic core of Steeton by post World War II development. There may be some limited views into the historic core from the site but no views into the site from the historic core. It should be noted that the site is within the setting of two Grade II Listed Buildings. The site therefore plays a moderate role in preserving the setting and special character of Steeton. | All sites are considered to score moderately against Purpose 5. | |

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| | <p>defensible boundaries that are moderate in strength.</p> <p>The new boundary that would be formed would consist of field boundaries (dry stone walling), a private drive way, woodland and sections where it is not defined by any features. This would be slightly weaker than the current boundary.</p> <p>The site is located in a parcel that forms a land gap between Steeton and Keighley. Due to the topography and landscape of the surrounding area there is no inter-visibility between the settlements. Development would, therefore, not lead to a reduction the gap between the settlements.</p> <p>There is no direct road access between to the site and neighbouring settlements (Keighley). Development would not provide an opportunity for ribboning.</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 | Moderate: less defensible boundary | The existing (inner) Green Belt boundary is formed by the sites north eastern boundary. It consists of a hedgerow, mature trees and dry stone walling that separate it from the rear gardens of residential properties on Currergate Mews and Longfield Place as well as Currergate Nursing Home. These are regular in pattern and well defined. As such these are less defensible boundaries that are moderate in strength. | | |

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| lacking in durability; Entirely Undefined) | | |
| 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) | Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined | Should the site be developed and removed from the Green Belt, the new boundaries would be formed by the existing south eastern, southern, western and northern boundaries. These consist of a mix of dry stone walling, woodland and private drive way. Parts of the south eastern and western boundaries are not defined by an existing feature on the site. These would be a mix of boundaries that are less defensible, lacking in durability and entirely undefined. As such, these would weaker than the existing boundary. |
| 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) | N/A | There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary. |
| Potential for Sprawl: | <p>The site is connected to Steeton with Eastburn along its north eastern boundary, and is therefore not contained by the existing settlement. The existing (inner) Green Belt boundary consists of a hedgerow, mature trees and dry stone walling that separate it from the rear gardens of residential properties on Currergate Mews and Longfield Place as well as Currergate Nursing Home. These are regular in pattern and well defined. As such these are less defensible boundaries that are moderate in strength, however these could be breached be development and increase the risk of sprawl. The new boundaries that could be formed by the development of the site would be slightly weaker, thus increase the risk of sprawl into the wider Green Belt. It does represent a reasonable rounding off of the settlement.</p> <p>Major</p> | |
| Impact on Openness: | <p>The site consists of grassland used for grazing with one agricultural building (a stable block) adjacent to the eastern boundary, as well as drystone walling that makes up it some of its internal and external boundaries. The building does not reduce the openness of the site. Landscape, topography and woodland restricts views into the site from the south and east, however longer range views are available into the site from the north. From upper section of there a wide ranging views over the Green Belt, particularly to the north/north east. Development would have a major impact on the openness of the Green Belt</p> <p>Major</p> | |

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| Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt: | <p>There are several public rights of way (footpaths) within close proximity to the site that provide access to the surrounding countryside and Green Belt. These may provide an opportunity to enhance and/or improved access to the countryside. Several areas of priority habitat and a Local Wildlife Site (Currer Wood) are also within the vicinity of the site offer an opportunity to enhance the local biodiversity and habitat network.</p> |
| Site Specific Assessment Summary – Impact on the Green Belt: | <p>Purposes: The site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another. The site plays a moderate role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along only one boundary and is not contained by the existing urban area. The existing Green Belt boundary is moderate in strength, whilst the proposed boundary would be slightly weaker. Both provided increased potential for sprawl.</p> <p>Openness: There is one building adjacent to the eastern boundary of the site. The remainder of the site open grassland. There are wide ranging views to/from the site into/from the wider Green Belt. The development of the site would have a major impact on the openness of the Green Belt.</p> <p>Boundary Strength: The new boundaries created by development would be slightly weaker in strength that the existing one.</p> <p>Compensatory Improvements: There is some potential for mitigation measures through improvements to the public rights of way network, to provide enhanced accessibility to the wider countryside, and to enhance the local biodiversity and habitat networks.</p> |
| Overall Conclusion: | <p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a moderate performing Green Belt parcel • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a major potential for sprawl and would have a major impact on the openness • The site does not present an opportunity to create a stronger boundary than that of the existing one |

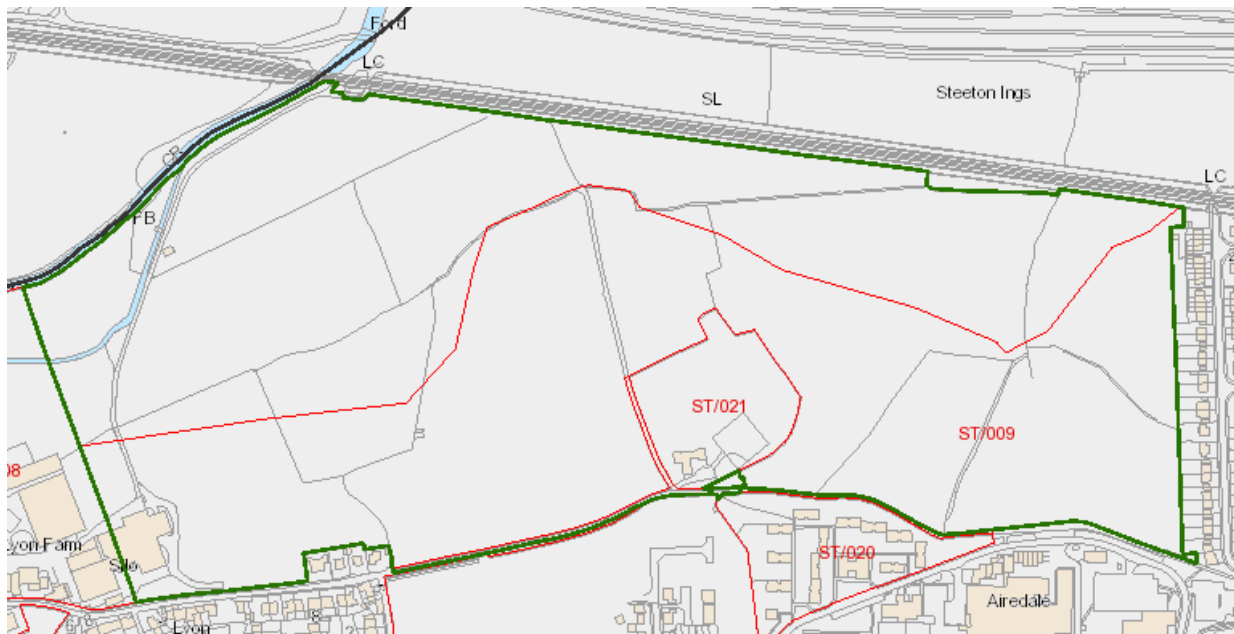
Site Specific Green Belt Assessment

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|------------------------|----------|-------------------|--|-----------------------|--------|
| Site Reference: | ST/021 | Site Name: | Former Squash Court, Airedale General Hospital | Size (ha): | 1.31ha |
| Sub Area: | Airedale | | Settlement: | Steeton with Eastburn | |

Site Description:

The site consists of a mainly level area of land that was previously occupied by Airedale Hospital’s staff sports facilities. These facilities included a football pitch, tennis court, squash court and a pavillion, which has been demolished. It is currently unused and overgrown. It is surrounded on northern, eastern and western sides by agricultural fields, with a track/public right of way forming the southern edge. Beyond this is a recently completed residential development and the grounds of Airedale Hospital. The northern, eastern and western boundaries consist of a mix of trees and hedgerows. It is within Green Belt parcel 272.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



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| PDL Status: | Previously Developed Land | Accessibility: | The site is within 400m of a bus stop (within hospital grounds) with 4 services per hour to Burnley (2 per hour) and Keighley (2 per hour). | SA Score: | |
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| Strategic Parcel Assessment Results: | | | | |
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| Parcel Reference: | 272 | Overall Rating: | Moderate | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. |
| No contribution | Low | Major | Low | Moderate |
| Site Specific Assessment Results: | | | | |
| Assessment Summary: | | | | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. |
| No contribution. The site does not adjoin the defined large built-up area. | <p>The existing (inner) Green Belt boundary consists of an un-made, but well defined, track and public right of way, beyond which there are stone walls that form part of the boundary for the adjacent housing development and hospital grounds. This is considered to be less defensible and moderate in strength.</p> <p>The new boundaries that would be created by development of the site would be formed by the trees and hedgerows that make up the northern, eastern and western edges. These form a continuous boundary around the site. This would be less defensible and moderate in strength.</p> | <p>There is no built development within the site with the exception of some areas of hardstanding and remains of a tennis court fence. Any buildings have been demolished. The site is currently unused.</p> <p>Any development would have a significant impact on the openness of the Green Belt. As such it plays a major role in relation to this purpose.</p> | <p>The site is separated from the historic core of Steeton with Eastburn by post World War 2 development. There are no views to/from the historic core.</p> <p>The site does not play a role in preserving the setting of special character of the historic town</p> | All sites are considered to score moderately against Purpose 5 |

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| | <p>The site lies within parcel that forms a gap between Steeton with Eastburn and Glusburn/Crosshills in the neighbouring Craven District</p> <p>There is no direct road access from the site between the towns. The topography of the parcel is gently undulating. There is no inter-visibility between the site and these. The parcel forms an essential gap as development would significantly reduce the perceived or actual distance between towns.</p> <p>There is no road connecting this site to a neighbouring town. As such, there is no opportunity for the town to ribbon towards a neighbouring town.</p> <p>Overall the Green Belt boundary plays a low role in preventing development that would reduce the gaps between settlements and result in merging.</p> | | | |
| No contribution | Low | Major | Low | Moderate |
| Overall Summary of Purpose Assessment: | Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes. | | | |
| Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : | Moderate: less defensible boundary | The existing (inner) Green Belt boundary consists of an un-made, but well defined, track and public right of way, beyond which there are stone walls that form part of the boundary for the adjacent housing development and hospital grounds. This is considered to be less defensible and moderate in strength. | | |

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| boundaries lacking in durability; Entirely Undefined) | | |
| 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) | Moderate: less defensible boundary | The new boundaries that would be created by development of the site would be formed by the trees and hedgerows that make up the northern, eastern and western edges. These form a continuous boundary around the site. This would be less defensible and moderate in strength. |
| 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) | N/A | There are no existing features within the site which could be used to define a stronger boundary than either the existing or proposed Green Belt boundary. |
| Potential for Sprawl: | <p>The site is connected with the built up area of Steeton along one boundary (the southern boundary) and is not contained by the existing urban area. The existing (inner) Green Belt boundary consists of an un-made, but well defined, track and public right of way, beyond which there are stone walls that form part of the boundary for the adjacent housing development and hospital grounds. These are considered to be less defensible and moderate in strength. Therefore, there is potential for sprawl into the wider Green Belt. The new boundaries that would be created by the development of the site would be no stronger than the existing one. Development would represent an extension of the settlement into the countryside rather than a logical rounding off.</p> <p>Major</p> | |
| Impact on Openness: | <p>There is no built development within the site with the exception of some areas of hardstanding and remains of a tennis court fence. Any buildings having been demolished some time ago. There are limited views from the site into the wider Green Belt due to the presence of continuous trees and hedgerows around the northern, eastern and western boundaries, whilst views to the south are of a residential development and the hospital grounds. Views into the site from the wider Green Belt are similarly obscured by the trees and hedgerow around the edges. Development would have a low to moderate impact on the openness of the Green Belt.</p> <p>Moderate</p> | |
| Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt: | <p>Public rights of way (a bridleway and a footpath) (Steeton with Eastburn 1 and Steeton with Eastburn 4) run adjacent to the southern and eastern boundaries of the site. These link Lyon Road with Thornhill Road and Ings Road. Beyond Ings Road, it crosses the railway line and provides access to the wider countryside. This represents an opportunity to provide enhanced access to the wider Green Belt. In</p> | |

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| | <p>addition, there are areas of grassland and wetland habitats within close proximity to the site. These provide an opportunity to improve and/or enhance the existing public rights of way and habitat networks.</p> |
| <p>Site Specific Assessment Summary – Impact on the Green Belt:</p> | <p>Purposes: The site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment, a low role in preserving the setting and special character of historic towns and a low role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is connected to the settlement along one boundary, which is considered to be less defensible. Should the site be developed there is potential for sprawl into the wider Green Belt. It does not represent a logical rounding off of the settlement.</p> <p>Openness: The site plays a moderate role in the openness of the Green Belt. There is no built development on the site and is currently unused area if grassland. Views to/from the site into/out of the wider Green Belt are obscured by the existing screening.</p> <p>Boundary Strength: A new boundary would that would be created, should the site be developed, would not be of similar strength to the existing one.</p> <p>Compensatory Improvements: There is potential for some mitigation measures through improvements to the existing public rights of way and habitat networks. These would provide enhanced access to the countryside and support the local habitat network.</p> |
| <p>Overall Conclusion:</p> | <p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is in a moderate Green Belt parcel • The site makes a moderate contribution to the purposes of including land in the Green Belt; • The site has a major potential for sprawl and would have a moderate impact on openness • Any new Green Belt would be of similar strength to the existing boundary; |

Isolated and Detached Site Assessment

| Site Reference | Site Name | Isolated OR Detached | Comments | Map |
|----------------|----------------------|----------------------|--|---|
| ST/017 | Knott Lane, Eastburn | Isolated | <p>This is an isolated site in the Green Belt and is not connected to the settlement of Steeton with Eastburn.</p> <p>There is a notable gap between the site and the settlement boundary. The site would not provide a sustainable development option in line with Core Strategy Policy SC5: Location of Development. As such the site has not been considered for allocation and a full site specific Green Belt site assessment has not been carried out for this site.</p> <p>The site could not be combined with another site/piece of land to make a logical site allocation option for Steeton with Eastburn.</p> |  |