

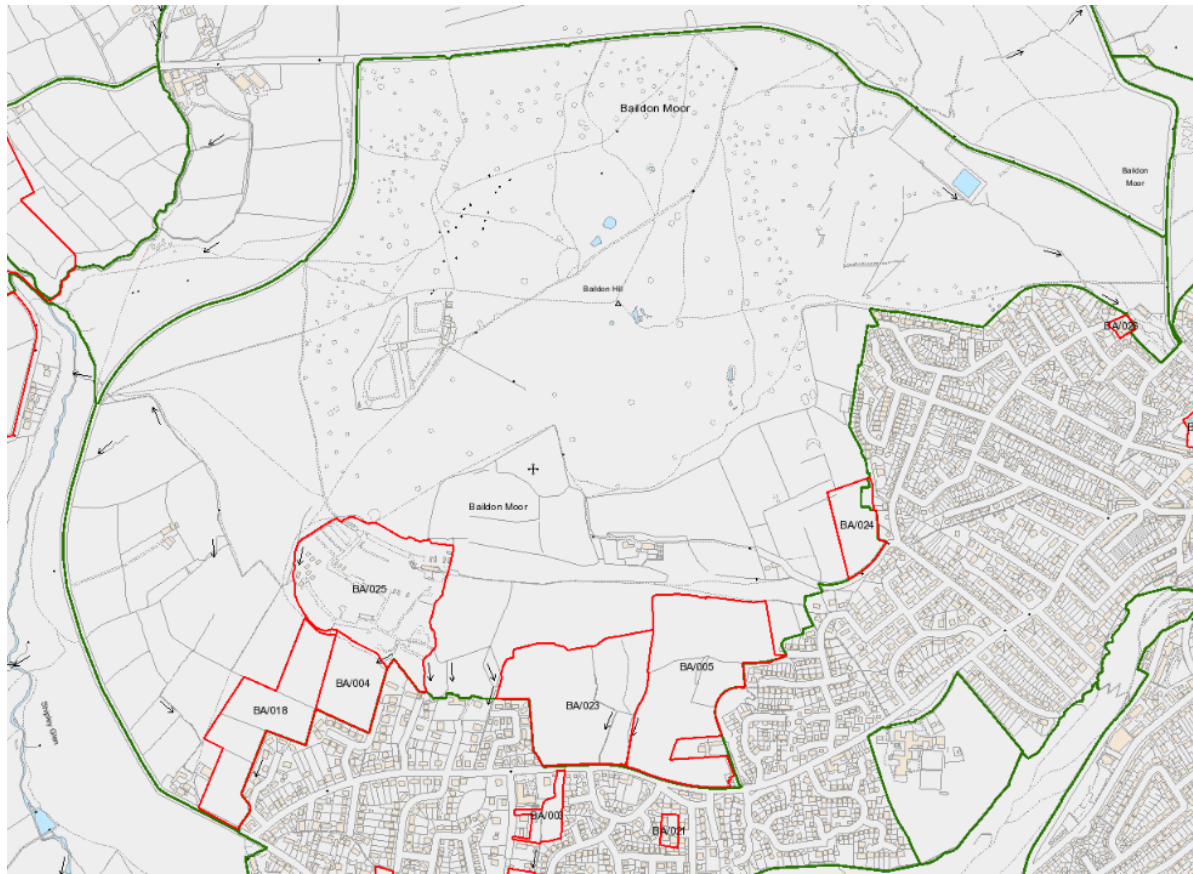
Site Specific Green Belt Assessment

Site Reference:	BA/004	Site Name:	The Rowans	Size (ha):	2.12
Sub Area:	Airedale	Settlement:	Baildon		

Site Description:

The site consists of an open agricultural field attached to the Baildon settlement and surrounded by drystone walling. The site is bounded to the south and east by residential properties (The Rowans), with the a wooded area to the north, beyond which lies the Crook Farm Caravan Park (SHLAA site ref: BA/025). The area to the west consists of open agricultural land with views towards Shipley Glen and Bingley.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stops are located around 110m to the south of the site on Lucy Hall Drive. These offer one service per hour (eastbound) towards Bradford city centre and one service per hour (westbound) towards Baildon (Lucy Hall Drive).	SA Score:	TBC
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Strategic Parcel Assessment Results:

Parcel Reference:	23	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 the defined large built up area.	The existing inner Green Belt boundary is formed of rear gardens and the road of The Rowans, which provides a weak boundary lacking in durability. Based on existing boundaries development of the site would not change the strengthen the Green Belt boundary in this area. The site sits in a Green Belt parcel which forms an essential gap between Baildon and Bingley. However, development of the site itself would only lead to a	The site consists of an open field connected to the Baildon settlement on its southern and eastern boundaries. It consists of grassland with no built form except its dry stone wall field boundaries and plays a major role in safeguarding the countryside from encroachment. However, development of the site would represent a logical rounding off, of the existing settlement pattern.	The site does not adjoin the historic core of Baildon. There are no views into the historic core from the site and no views into the site from the historic core. The site lies within Saltaire World Heritage Site buffer, but does not contribute to the setting of the historic area of Baildon.	All sites are considered to score moderately against Purpose 5.

	<p>slight reduction in distance and the physical and/or visual interconnection between settlements due to its placement between The Rowans residential development and the tree belt forming the southern boundary of the Crook Farm Caravan Park. Development could be considered as rounding off the urban area of Baildon.</p> <p>The Green Belt in this location plays a moderate role in preventing neighbouring settlements from merging.</p> <p>Visibility to and from this site and Bingley is very clear and development would be seen from the urban areas of Gilstead and Eldwick.</p> <p>There is no road directly connecting the site to the neighbouring town so there is no potential for ribboning from the development of the site. Development of the site would not lead to the merging of one town with another.</p>			
No Contribution	Moderate	Moderate	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:	Moderate: less defensible boundary (Strong:	The existing inner Green Belt boundary is made up of a minor residential road (The Rowans) and the rear gardens of other properties on The Rowans. This is a mix of strong boundaries and a weak boundary.		

defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; Entirely Undefined)		
Boundary Strength – Potential new boundary (based on the full extent of the site): (Strong: defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; Entirely Undefined)	Weak: boundaries lacking in durability	If the site was developed and removed from the Green Belt, it would only achieve a weak boundary lacking in durability. The site and adjoining Green Belt land to the west comprise of open pasture fields and there is no major change in topography, landform or existing landscape features which could be used to create a new boundary. The introduction of landscape buffers along the western edge could create a defensible boundary similar to the tree belt running along the northern boundary between this site and the Caravan Park.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : 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:	The site adjoins the Baildon settlement along two boundaries (East and South) and is therefore only partially contained by the existing urban area. The southern boundary is a boundary lacking in durability, being made up of rear gardens and field boundaries consisting of dry stone walls. The eastern boundary is partly formed of a made road “The Rowans” (a stronger boundary) but also the garden boundary of a residential property which is lacking in durability. The existing Green Belt boundary is therefore predominately lacking in durability and does not serve as a strong barrier.	
	Moderate	
Impact on Openness:	There is no built form within the site and any development would have a negative impact on the openness of the Green Belt. There are notable views across the wider Green Belt and beyond and these would be restricted by the development of the site.	
	Major	
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	A public right of way enters the site on the eastern boundary and runs along the stone built boundary wall to the northern boundary where it continues into the woodland and then the caravan park, this could offer opportunities for improvements and better access to the wider Green Belt. There are no identified biodiversity assets within or directly adjacent to the site. There may be opportunities to create new rights of way and habitats within the site.	

<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 moderate role in safeguarding the countryside from encroachment and a moderate role in preventing neighbouring towns from merging into one another. The site performs a low role in preserving the setting and special character of Baildon.</p> <p>Sprawl: The site is connected to the settlement along two boundaries and is only partially contained by the existing urban area. There is limited potential for further sprawl into the wider Green Belt if this site were developed. New stronger, defensible boundaries could be created along the western boundary which would restrict the potential for sprawl and provide a natural rounding off of the settlement.</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 local views across into the wider Green Belt.</p> <p>Boundary Strength: The opportunity to create a stronger boundary is limited. The western boundary would still lack durability unless a suitable landscaping or (hard) infrastructure feature could be created. The new boundaries are likely to have a similar strength to the existing.</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 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 moderate potential for sprawl and would have a major impact on openness. • There is limited opportunity to create a stronger Green Belt boundary than the existing boundary.

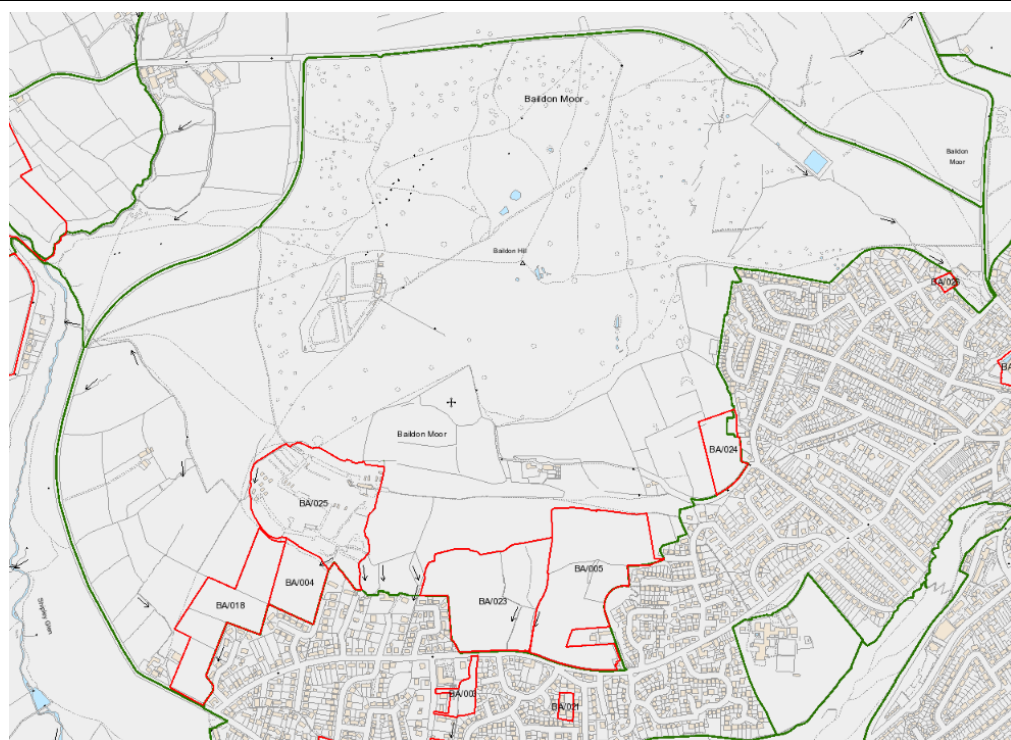
Site Specific Green Belt Assessment

Site Reference:	BA/005	Site Name:	West Lane	Size (ha):	8.32ha
Sub Area:	Airedale	Settlement:	Baldon		

Site Description:

The site consists of a large area of agricultural land divided into five sections by several dry stone walls and belts of trees (varying sizes). It is currently used for animal grazing. The site is bounded to the south by West Lane, beyond which lies an established residential area. The area to the west is agricultural land (SHLAA site ref: BA/023). On the eastern edge, the site surrounds a large residential dwelling and a converted barn and their gardens (Oakleigh House & The Barn) on three sides. There is also a further property (Oakleigh Lodge) within and adjacent to the south east corner. Further to the east there are several residential developments (Honey Pot Lane, Leyfield & Foxhill). The northern boundary is marked partially by a footpath and agricultural land, beyond this is a steep upward slope that leads to Hope Farm. It is located adjacent to southern boundary of Green Belt parcel 23.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stops are located immediately adjacent to the southern boundary of the site on West Lane. These offer one service per hour towards Bradford city centre (eastbound) and towards Baildon (Lucy Hall Drive) (westbound).		SA Score:	TBC
Strategic Parcel Assessment Results:						
Parcel Reference:	23	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	Major	Moderate	
Site Specific Assessment Results:						
Assessment Summary:						
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
No contribution. The site does not adjoin the defined large built up area.	The existing inner Green Belt boundary to the site is formed by West Lane along the southern edge providing a strong defensible boundary. The eastern boundary consists of part open land and part residential providing a weak boundary lacking in durability. The open land to the northern and western edges also provide weaker boundaries. Based on existing boundaries development of the site would	The site consists of open fields connected to the Baildon settlement on its southern and eastern boundaries. It consists of grassland with little built form except part of Oakleigh Lodge located within and adjacent to the south east corner and also many dry stone wall field boundaries. The site plays a major role in safeguarding the countryside from encroachment. However, Development of the site in whole	The site does not adjoin the historic core of Baildon. There are no views into the historic core from the site and no views into the site from the historic core. The site lies within Saltaire World Heritage Site buffer, but does not contribute to the setting of the historic area of Baildon.	All sites are considered to score moderately against Purpose 5.		

	<p>continue to the provide weak boundaries lacking in durability.</p> <p>The site sits in a Green Belt parcel which forms an essential gap between Baildon and Bingley. Development of the site would lead to a slight reduction in distance or the physical/visual interconnection between settlements due to the topography of the land and continuing settlement to the west.</p> <p>Development of this site together with site BA/023 could be considered as infill between two existing residential areas in Baildon.</p> <p>Any development could be seen from the higher areas of Shipley such as Moor Head and Nab Wood.</p> <p>Development would not be considered ribbon development but if developed with site BA/023 as infill between two existing residential areas in the settlement of Baildon.</p> <p>Development of the site would not lead to the merging of one town with another.</p>	<p>or part together with BA/023 would represent a logical infill of the existing settlement pattern.</p>		
No Contribution	Moderate	Major	Low	Moderate

Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.	
Boundary Strength - Existing (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	The existing inner Green Belt boundary is made up of a West Lane which forms a very strong defensible boundary, except in the very south-eastern corner of the site where the boundary follows an undefined route through the property of Oakleigh Lodge. To the east the site connects with a mix of residential properties and open land forming less defensible and weaker boundaries 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	Removing the site from the Green Belt and allowing development would not result in a stronger defensible Green Belt boundary along the sites northern edge which currently consists of dry stone walls which are less defensible than the current boundary to West Lane (a minor established road). A new western boundary created by development would result in a boundary of similar strength to the current eastern boundary which is quite weak in places where it consists of open land bounded by dry stone walls.
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>)	Weak, boundaries lacking in durability	<p>There is a slight change in the topography of the site and the steepness of the landform in the northern section could be used to create a new boundary reducing the size of the site.</p> <p>The intensification of the tree line that currently runs along parts of the northern and western boundaries could enable a stronger, more durable boundaries to the Green Belt surrounding this part of the settlement. If the adjoining site BA/023 was also removed from the Green Belt the two sites together would provide a more defined northern boundary to the settlement but a weaker boundary than that existing boundary at West Lane.</p>
Potential for Sprawl:	<p>The site adjoins the Baildon settlement along two boundaries (East and South) and is therefore only partially contained by the existing urban area. The eastern boundary lacks durability, being made up of rear gardens and field boundaries consisting of dry stone walls. The southern boundary is formed by West Lane providing a strong defensible edge except in the very south-eastern corner of the site where the boundary follows an undefined route through the property of Oakleigh Lodge. The existing Green Belt boundary is therefore predominately lacking in durability and does not serve as a strong barrier. Development of part of site together with development of site BA/023 could be considered as infill between existing residential areas of Baildon and provide a more defined boundary following the edge of a residential development.</p> <p style="text-align: center;">Moderate</p>	
Impact on Openness:	With the exception of part of Oakleigh Lodge in the southeast corner and dry stone walled field boundaries the majority of the site contains no Built form and any development would have a negative impact on the openness of the Green Belt.	

	Major
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>Public Right of Way (Footpath) (Baildon 20) runs adjacent to the north east corner of the site. It connects West Lane with Baildon Moor, this could offer opportunities for improvements and better access to the wider Green Belt.</p> <p>Half of the site lies within the bat alert priority habitat and species area. The site also contains diverse grassland and woodland/trees. Streams and wet areas appear to run through the site. Development of the site would have a detrimental impact on these.</p> <p>There may be opportunities to create new rights of way and habitats within the site and from the site into the wider green belt areas to the north. Areas of protected woodland within/adjacent to western and south eastern boundaries, as well as within the centre of the site together with other protected trees scattered across the site could be enhanced by further planting as part of any development scheme.</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. The site performs a low role in preserving the setting and special character of Baildon but does sit within the Saltaire World Heritage Site buffer.</p> <p>Sprawl: The site is connected to the settlement along two boundaries and is only partially contained by the existing urban area. There is some potential for further sprawl into the wider Green Belt if this site were developed. New stronger, defensible boundaries could be created along the northern edge which would restrict the potential for sprawl to the north. If the adjoining site BA/023 was also released from the green belt for development the two areas could be considered as infill to existing residential areas of Baildon.</p> <p>Openness: The site performs a major role in terms of the openness of the Green Belt with very little built form on-site and local views across into the wider Green Belt surrounding other settlements (Shipley).</p> <p>Boundary Strength: The opportunity to create a stronger boundary is limited. The northern edge would still lack durability unless a suitable landscaping or (hard) infrastructure feature could be created. The new boundaries are likely to have a similar strength to the existing.</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. Provision of open space areas within the site could provide protection and enhancement to trees, the diverse grassland and streams preventing loss of these features.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a major Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a moderate potential for sprawl and would have a major impact on openness. • There is limited opportunity to create a stronger Green Belt boundary.

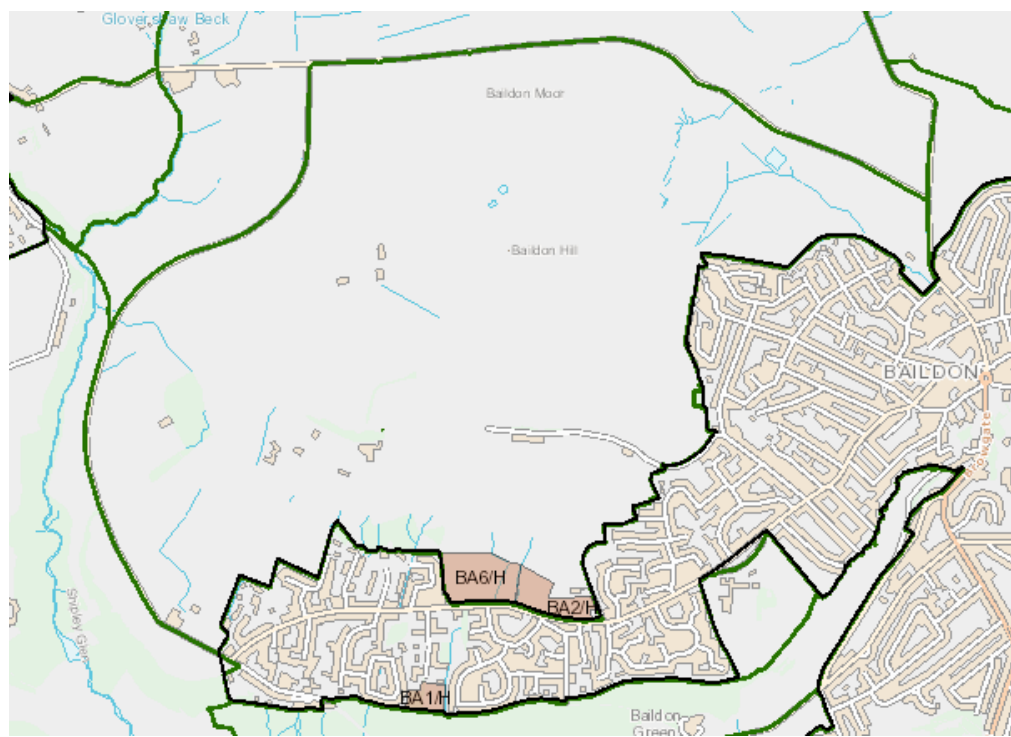
Site Specific Green Belt Assessment

Site Reference:	BA/005A	Site Name:	West Lane	Size (ha):	1.77ha
Sub Area:	Airedale	Settlement:	Baildon		

Site Description:

The site consists of an area of agricultural land. It is a smaller area of SHLAA site BA/005, occupying the southern-most section of the site. It is currently used for animal grazing. The site is bounded to the south by West Lane, beyond which lies an established residential area. The area to the west is agricultural land (SHLAA site ref: BA/023). On the eastern edge, the site adjoins a large residential dwelling and a converted barn and their gardens (Oakleigh House & The Barn). There is also a further property (Oakleigh Lodge) within and adjacent to the south east corner. Further to the east there are several residential developments (Honey Pot Lane, Leyfield & Foxhill). The northern boundary is undefined. It is located adjacent to southern boundary of Green Belt parcel 23.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stops are located immediately adjacent to the southern boundary of the site on West Lane. These offer one service	SA Score:	TBC
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			per hour towards Bradford city centre (eastbound) and towards Baildon (Lucy Hall Drive) (westbound).		
Strategic Parcel Assessment Results:					
Parcel Reference:	23	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 the defined large built up area.	The site is connected to Baildon along its southern and eastern boundaries. The existing inner Green Belt boundary to the site is formed by West Lane along the southern edge providing a strong defensible boundary. The eastern boundary consists of the gardens of two residential properties and a lane that provides access to them. This provides boundaries that are lacking in durability and less defensible.	The site consists of an open field connected to the Baildon on its southern and eastern boundaries. There is no built form present within the site. The site plays a major role in safeguarding the countryside from encroachment. However, development of the site together with part of BA/023 would represent a logical infill of the existing settlement pattern.	The site does not adjoin the historic core of Baildon. There are no views into the historic core from the site and no views into the site from the historic core. The site lies within Saltaire World Heritage Site buffer, but does not contribute to the setting of the historic area of Baildon.	All sites are considered to score moderately against Purpose 5.	

	<p>The western (outer) boundary consists (in part) of a small watercourse and post and rail fencing. This provides a boundary that is a mix being less defensible and lacking durability. The northern (outer) boundary is entirely undefined.</p> <p>The site sits in a Green Belt parcel which forms an essential gap between Baildon and Bingley.</p> <p>Development of the site would lead to a slight reduction in distance or the physical/visual interconnection between settlements due to the topography of the land and continuing settlement to the west.</p> <p>Development of this site together with part of site BA/023 could be considered as infill between two existing residential areas in Baildon.</p> <p>There is potential that development could be seen from the higher areas of Shipley such as Moor Head and Nab Wood.</p> <p>Development would not be considered ribbon development, and would not lead to the</p>			
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	merging of one town with another.			
No Contribution	Moderate	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (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; Moderate: less defensible boundary; Weak: boundaries lacking in durability	The existing inner Green Belt boundary to the site is formed by West Lane along the southern edge providing a strong defensible boundary. The eastern boundary consists of the gardens of two residential properties and a lane that provides access to them. This provides boundaries that are lacking in durability and less defensible.		
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>)	Moderate: less defensible; Weak, boundaries lacking in durability; Entirely undefined.	Were the site to be developed and removed from the Green Belt, the new boundaries would be formed from the existing western and northern boundaries. The western (outer) boundary consists (in part) of a small watercourse and post and rail fencing. This provides a boundary that is a mix being less defensible and lacking durability. The northern (outer) boundary is entirely undefined, and as such a suitable boundary would need to be defining by landscaping or strong boundary treatment to strengthen its role and limit the potential for sprawl		
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 opportunities to create an alternative, stronger boundary.		
Potential for Sprawl:	The site adjoins the Baildon along two boundaries (East and South) and is therefore only partially contained by the existing urban area. The eastern boundary is less defensible and lacks durability in places, being made up of a mix of a well-defined track and rear gardens. The southern boundary is formed by West Lane providing a strong defensible edge except in the very south-eastern corner of the site where the boundary follows the garden wall of an adjacent property. These boundaries offer some potential for sprawl. The northern (outer) boundary is entirely undefined, and as such a suitable boundary would need to be defining by landscaping or strong boundary treatment to strengthen its role and limit the potential for sprawl.			

	<p>Development of part of site together with development of part of site BA/023 could be considered as infill between existing residential areas of Baildon and provide a more defined boundary following the edge of a residential development.</p> <p>Moderate</p>
Impact on Openness:	<p>The site consists of agricultural land that is used for grazing, with no built form present. Accordingly, development would have an impact on the openness of the countryside. There are views into and out of the site to/from the wider Green Belt, particularly from higher ground in the surrounding area, therefore development would have a local negative impact on the openness of the Green Belt in this location.</p> <p>Major</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>Public Right of Way (Footpath) (Baildon 20) runs adjacent to the north east corner of the site. It connects West Lane with Baildon Moor, this could offer opportunities for improvements and better access to the wider Green Belt.</p> <p>Half of the site lies within the bat alert priority habitat and species area. The site also contains diverse grassland and woodland/trees. Streams and wet areas appear to run through the site. Development of the site would have a detrimental impact on these.</p> <p>There may be opportunities to create new rights of way and habitats within the site and from the site into the wider green belt areas to the north. Areas of protected woodland within/adjacent to western and south eastern boundaries, as well as within the centre of the site together with other protected trees scattered across the site could be enhanced by further planting as part of any development scheme.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<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. The site performs a low role in preserving the setting and special character of Baildon but does sit within the Saltaire World Heritage Site buffer.</p> <p>Sprawl: The site is connected to the settlement along two boundaries and is only partially contained by the existing urban area. There is some potential for further sprawl into the wider Green Belt if this site were developed. New stronger, defensible boundaries could be created along the northern edge which would restrict the potential for sprawl to the north. If the part of the adjoining site BA/023 was also released from the Green Belt for development the two areas could be considered as infill to existing residential areas of Baildon.</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 local views across into the wider Green Belt surrounding other settlements (ShIPLEY).</p> <p>Boundary Strength: The opportunity to create a stronger boundary is limited. The northern edge would still lack durability unless a suitable landscaping or (hard) infrastructure feature could be created. The new boundaries are likely to have a lesser strength to the existing.</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. Provision of open space areas within the site could provide protection and enhancement to trees, the diverse grassland and streams preventing loss of these features.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a major Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt.

- The site has a **moderate** potential for sprawl and would have a **major** impact on openness.
- There is limited opportunity to create a stronger Green Belt boundary.

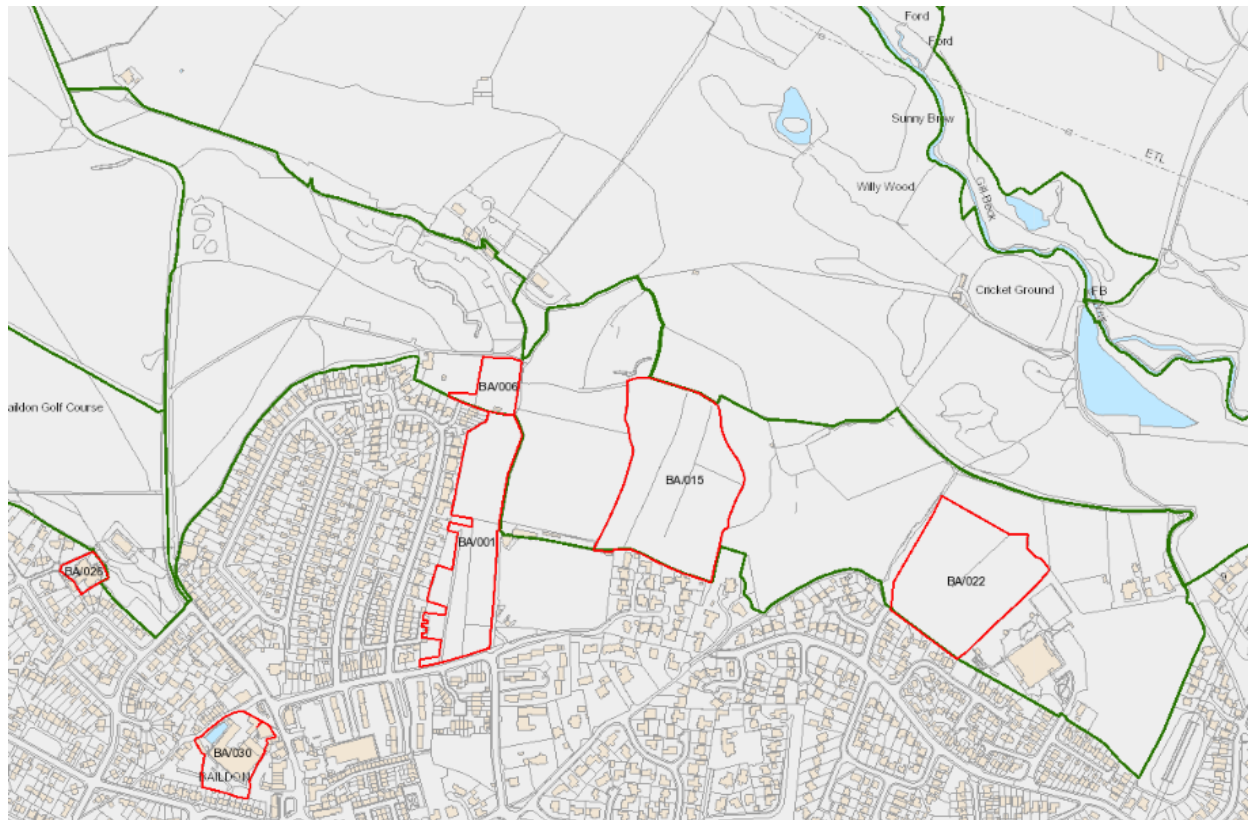
Site Specific Green Belt Assessment

Site Reference:	BA/006	Site Name:	Strawberry Gardens, Moorland Avenue	Size (ha):	0.36ha
Sub Area:	Airedale	Settlement:	Baildon		

Site Description:

The site consists of an area of mainly level open land enclosed by dry stone walling with mature trees around its boundaries as well as scattered within the site. It is currently used for horse stabling. The site is bounded to the west by the garden for a large property (Strawberry Gardens) and to the south by residential development (Moorland Avenue) and playing fields (Jenny Lane Playing Fields). A footpath runs along the eastern boundary, beyond which lies a field used for grazing. To the north is a road (Moorside), and the edge of Baildon Moor. It is located with Green Belt parcel 22.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stops are located around 360m to the south of the site on Jenny Lane. These offer two services per hour (southbound) towards Esholt (1 per hour) and Bradford (1 per hour) and one (occasionally two) service per hour (northbound) towards Baildon (1 per hour) and Shipley (1 every two hours).	SA Score:	TBC
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Strategic Parcel Assessment Results:

Parcel Reference:	22	Overall Rating:	Moderate		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
No Contribution	Low	Moderate	Moderate	Moderate	

Site Specific Assessment Results:

Assessment Summary:

Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
No contribution. The site does not adjoin the defined large built up area.	This site is bounded on all aspects by dry stone walls and mature trees. The existing inner Green Belt boundary to the site is formed on the southern edge where it adjoins a well-defined track between the site and residential properties and playing fields forming a strong defensible boundary defensible boundary. The northern and eastern boundaries adjoin open areas of	This site consists of agricultural grazing land and is currently used for horse stabling there is no built form except the dry stone wall field boundaries. Any development of this site would have a significant impact on the openness of the Green Belt. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core of Baildon by post World War 2 development and topography. There are no views into the historic core from the site and there are no views out of the historic core into the site. The site does not play a role in preserving the setting and special character of the settlement.	All sites are considered to score moderately against Purpose 5.	

	<p>land whilst the western boundary adjoins a large residential property. A more defensible boundary could not be formed within the site.</p> <p>The site lies within a parcel which fills part of the gap between Baildon and the settlement of Menston. The remainder of this gap between the two settlements is covered by more Green Belt parcels and also other Green Belt land outside the Bradford District Council boundary.</p> <p>The site is small in comparison to the parcel and the perceptual distance between the site and neighbouring settlements would not be reduced through the development of the site. There is no inter-visibility between the towns from the site</p> <p>Overall the existing Green Belt boundary plays a low role in preventing development which 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.			

<p>Boundary Strength - Existing (inner) Boundary: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)</p>	<p>Strong: defensible boundary.</p>	<p>The existing inner Green Belt boundary to the site is formed on the southern edge where it adjoins a well-defined footpath/track running between the site and residential properties and playing fields forming a strong defensible boundary.</p>
<p>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)</p>	<p>Weak: lacking in durability</p>	<p>If the site were developed the new Green Belt boundaries would be formed of dry stone walls and mature trees. These boundaries would be moderate less defensible, compared with 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?: (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.</p>
<p>Potential for Sprawl:</p>	<p>The site is connected to the settlement along its southern boundary and is not contained within the existing urban area. The southern boundary provides strong edge, being made up of a dry stone wall with mature trees and a well-established track. The other site boundaries also consist of dry stone walls line with mature trees providing moderate, less defensible boundaries. The existing Green Belt boundary serves as a strong barrier or prevent the outward irregular spread of the settlement. The site does not represent a logical rounding off of the existing settlement pattern.</p> <p>Major</p>	
<p>Impact on Openness:</p>	<p>The dry stone walls to all boundaries are the only built form to this site which consists of a field used for grazing. Visibility from both within the site outwards and outside the site inwards is obscured totally by the stone walls and mature trees.</p> <p>Moderate</p>	
<p>Opportunities for compensatory improvement to the</p>	<p>There are no identifiable compensatory improvements available within the site. Consideration will need to be given to other opportunities in the wider Green Belt around the settlement including improvements to the footpaths running outside the southern and eastern boundaries.</p>	

<p>environmental quality and accessibility of the Green Belt:</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 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 within the existing urban area. The development of this site would constitute sprawl into the Green Belt.</p> <p>Openness: The site performs a moderate role in terms of the openness of the Green Belt due to it being largely obscured from view into the wider Green Belt and existing urban areas by the mature trees and boundary walls.</p> <p>Boundary Strength: The potential to create stronger boundaries is limited. The new boundaries would be formed by dry stone walls and mature trees forming moderate less defensible boundaries.</p> <p>Compensatory Improvements: There are no identifiable compensatory improvements available within the 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 moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in moderate 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 moderate impact on openness. • There is limited opportunity to create a stronger Green Belt boundary than the existing boundary.

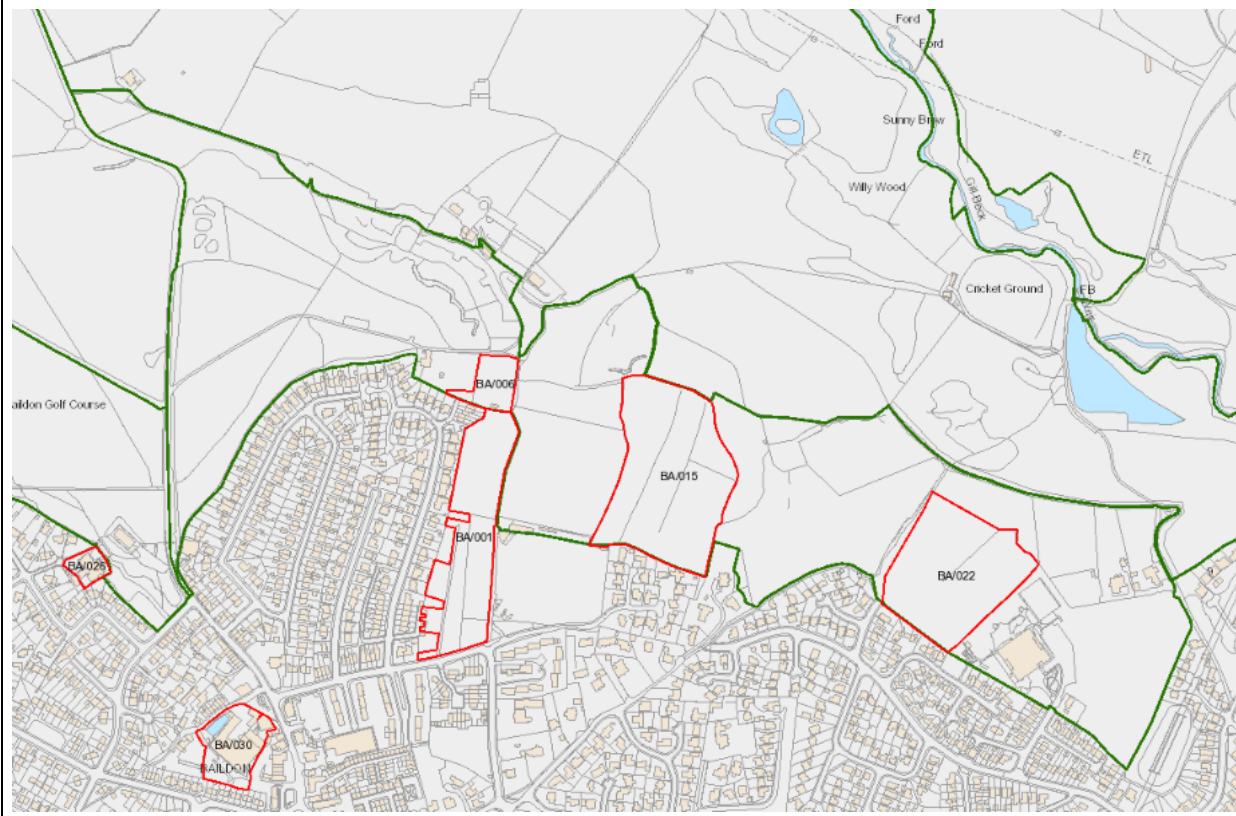
Site Specific Green Belt Assessment

Site Reference:	BA/015	Site Name:	Rear of Merlinwood Drive	Size (ha):	2.84ha
Sub Area:	Airedale	Settlement:	Baildon		

Site Description:

The site consists for three agricultural fields divided by post and rail fencing, that slope very gently downwards towards the north east. It is bounded by a mixture of trees and hedgerows. Aerial photography suggests that it is used for grazing. The site is bounded to the west by rugby pitches (Baildon RFC) and to the south east by a cricket (Baildon CC), with residential development to the south (Boundary Close & Merlinwood Drive). To the north and east the adjacent land slopes steeply away. An area of woodland lies adjacent to the northern boundary, whilst to east there is a mix of trees, open land and woodlands.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	Nearest bus stops are located around 50m to the south of the site on Heygate Lane. These offer two services per hour (southbound) towards Esholt (1 per hour) and Bradford (1 per hour) and one (occasionally two) service per hour (northbound) towards Baildon (1 per hour) and Shipley (1 every two hours).	SA Score:	TBC
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Strategic Parcel Assessment Results:

Parcel Reference:	22	Overall Rating:	Moderate		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
No Contribution	Low	Moderate	Moderate	Moderate	

Site Specific Assessment Results:

Assessment Summary:

Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
No contribution. The site does not adjoin the defined large built up area.	This site is bounded by a mixture of trees and hedgerows on north, east and western boundaries and the gardens of residential properties on the southern boundary. Baildon Cricket Ground adjoins the site on the south west boundary The existing inner Green Belt boundary to the site is formed on the southern edge where it adjoins residential gardens and	This site consists of agricultural grazing land, there is no built form except post and rail fencing dividing the site into fields. Any development of this site would have a significant impact on the openness of the Green Belt. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core of Baildon by post World War 2 development and topography. There are no views into the historic core from the site and there are no views out of the historic core into the site. The site does not play a role in preserving the setting and special character of Baildon.	All sites are considered to score moderately against Purpose 5.	

	<p>also the access track into both the rugby and cricket fields. forming a weak boundary lacking in durability.</p> <p>A more defensible boundary could not be formed within the site.</p> <p>The site lies within a parcel which fills part of the gap between Baildon and the settlement of Menston. The remainder of this gap between the settlements is covered by more green belt parcels and also other green belt land outside the Bradford District Council boundary.</p> <p>The site is small in comparison to the parcel and the perceptual distance between the site and neighbouring settlements would not be reduced through the development of the site. There is limited visibility between this site lying on the edge of Baildon and Menston due to the large distance and topography of landform filling the space.</p> <p>Overall the existing Green Belt boundary plays a low role in preventing development which would reduce the gaps between settlements and result in merging.</p>			
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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> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Weak: lacking in durability.	The existing inner Green Belt boundary is formed on the southern edge where it adjoins residential gardens and also the access track into both the rugby and cricket fields, creating 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: lacking in durability.	If the site were developed the new Green Belt boundaries would be formed by residential property boundaries consisting of walls or fencing and small trees. These boundaries would not change the weak boundary lacking in durability of the existing green belt.		
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.		
Potential for Sprawl:	The site is connected to the settlement along its southern boundary and a very small part of the eastern boundary. It is not contained within the existing urban area. The southern boundary provides weak edge lacking in durability, being made up of residential gardens and also the access track into both the rugby and cricket fields. The other site boundaries consisting of small trees and some fencing providing weak boundaries lacking in durability. The existing Green Belt boundary is therefore predominately lacking in durability and does not serve as a strong barrier or prevent the outward irregular spread of the settlement. The site does not represent a logical rounding off of the existing settlement pattern.			
Major				

Impact on Openness:	<p>There is a no built form within the site, which slopes gently downwards in a north-easterly direction away from the settlement edge. The site is undeveloped and open with wide views across adjoining areas of Green Belt land. Development of this 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 rights of way into or out of the site. Records indicate the site is located in a Natural England priority habitat area consisting of lowland meadows. Tree Preservation Orders include the deciduous woodland (Broadleaved) area, located adjacent to the north of the site and trees along the south and east boundaries. The site sits adjacent to bat alert area. There may be also be opportunities for improvements in the wider Green Belt around the settlement.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<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 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 within the existing urban area. The development of this site would constitute sprawl into the Green Belt.</p> <p>Openness: The site provides a major contribution to the openness of the Green Belt.</p> <p>Boundary Strength: There are no existing features to create new stronger boundaries.</p> <p>Compensatory Improvements: There are opportunities for environmental enhancement in the immediate and wider greenbelt surrounding the site.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in moderate 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 no opportunity to create a stronger Green Belt boundary.

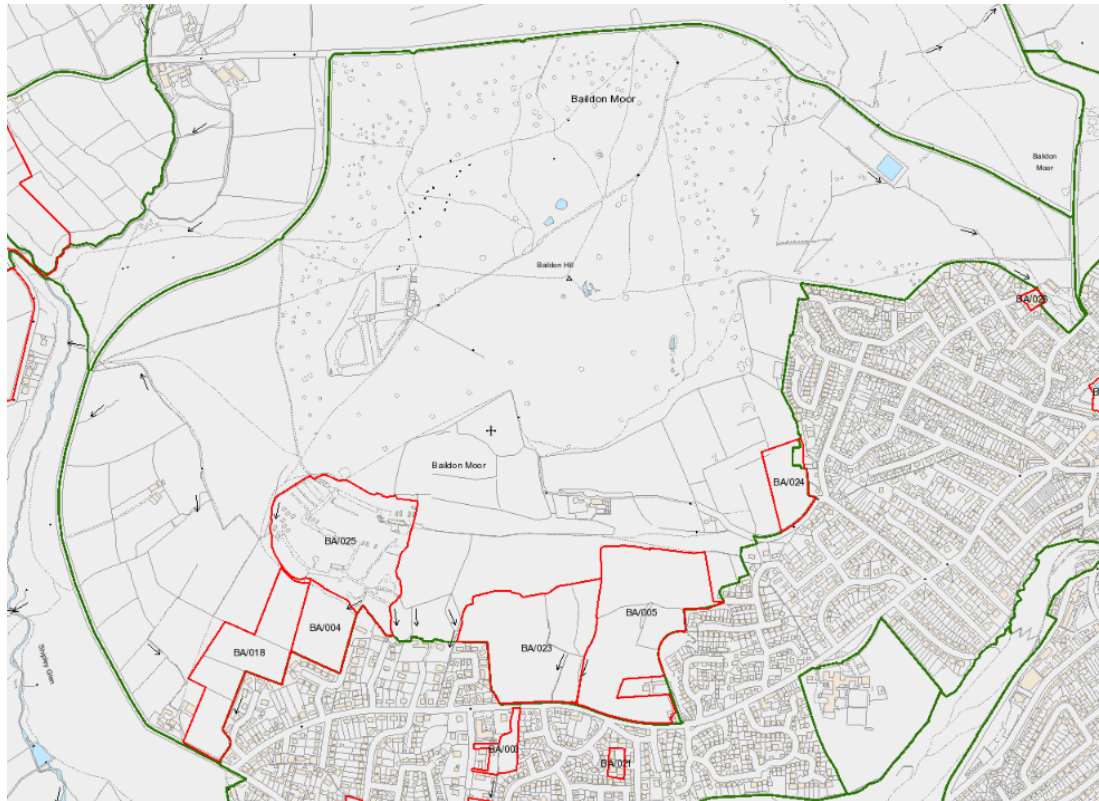
Site Specific Green Belt Assessment

Site Reference:	BA/018	Site Name:	Glen Road	Size (ha):	5.05ha
Sub Area:	Airedale	Settlement:	Baildon		

Site Description:

The site consists of four agricultural fields separated by dry stone walling that slope northwards from Glen Road towards the Crook Farm Caravan Park. Some of the fields are in use for grazing. The site is bounded to the south by Glen Road, beyond which lies Catten Stones & Bracken Hall Green. There is a car park and viewpoint. To the east lies residential development (Lucy Hall Drive, Sun Hill Drive & The Rowans). The north eastern section adjoins site BA/004. Crook Farm Caravan Park is located to the north. The south western boundary adjoins the Bracken Hall Farm complex, whilst the remainder of the western edge is border by agricultural land.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	Nearest bus stop is located around 40m to the south east of the site on Lucy Hall Drive. This offers 1 service per hour towards Bradford City Centre.	SA Score:	TBC
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Strategic Parcel Assessment Results:				
Parcel Reference:	23	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 the defined large built up area.	The site is bounded on the southern edge by Glen Road where the green belt continues into green belt parcel 25. Its western boundaries adjoin agricultural land, the northern boundary connects with an area of trees on the edge of Crook Farm Caravan Park and to the east the site joins another field in the green belt (ref BA/004) and residential gardens of properties on Sun Hill Drive and The Rowans. The site has a mix of defensible and weaker boundaries lacking in durability. A more defensible boundary could not be formed within the site.	This site consists of agricultural grazing land and there is no built form except the dry stone wall field boundaries. Any development of this site would have a significant impact on the openness of the Green Belt. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site adjoins the northern boundary of Shipley Glen Green Infrastructure corridor forming an historic area of open space and currently designated a Local Wildlife Site. The site is separated from the historic core of Baildon by post World War 2 development and topography. There are no views into the historic core from the site and there are no views out of the historic core into the site. The site does not play a role in preserving the setting and special character of the settlement.	All sites are considered to score moderately against Purpose 5.

	<p>The site lies within a parcel which fills part of the gap between Baildon and the settlements of Bingley to the east, Shipley to the south and Menston located to the north. The remainder of the gaps between the four settlements is covered by more green belt parcels and other green belt land.</p> <p>The site is small in comparison to the parcel and the perceptual distance between the site and neighbouring settlements would not be reduced through the development of the site.</p> <p>Due to topography there is no visibility from the site to Menston. There is limited visibility between the site and areas of Bingley such as Eldwick and Gilstead. The views into and out of the site from areas in Shipley are more noticeable and include views to the Saltaire World Heritage Site.</p> <p>The development of this site together with site BA/004 could be considered as rounding off the urban area of Baildon.</p> <p>Overall the existing Green Belt boundary plays a moderate role</p>			
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	in preventing development which would reduce the gaps between settlements and result in merging.			
No contribution	Moderate	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (inner) Boundary: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Weak, lacking in durability	The existing inner Green Belt boundary is made up of the rear gardens of properties and farm buildings on Sun Hill Drive and the Rowans which form a weaker, less durable boundary		
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)	Weak, lacking in durability	Removal of the site from the Green Belt and potential development would lead to new boundaries being formed by residential property boundaries consisting of walls or fencing and landscaping and part of Glen Road. Glen Road would provide a strong defensible boundary to the southern edge but the western edge would consist of weaker boundaries lacking in durability.		
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	Other than the boundary at Glen Road which provides a strong boundary and currently prevents the potential for sprawl into the wider Green Belt to the south, 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 only connected to the settlement of Baildon on part (approximately 60% of the total eastern boundary) of its eastern boundary where it adjoins the residential boundaries of properties on Sun Hill Drive and The Rowans. The remaining boundaries consisting of dry stone walls, all connect with the existing open areas of green belt and Glen Road. The development of this site together with site BA/004 would provide a large site to round off the urban area of Baildon, but at the same time be considered sprawl into the existing countryside..			
	Major			

Impact on Openness:	<p>The site consists of undeveloped fields with no built form apart from the dry stone walls diving the site into four. Therefore, any development of this site would have a negative impact on the openness of the Green Belt. The site contains unrestricted views to the south west across Green Belt parcels 25 and 24 to areas of Shipley and Saltaire. These views would be obstructed by any development. Due to the topography of the surrounding landscape there are limited direct views into the wider parcel of Green Belt land within which this site sits. Development would have a significant 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>The site is adjacent to the Habitat network and priority meadow habitats. Significant bird and notable species records are present. Full ecological surveys will be required prior to allocation. The allocation of this pasture land for development may provide some opportunities for environmental and landscape habitat improvements and protection of the moorland fringe in the north and the boundary adjoining Shipley Glen. Not only would the visual impact be a key issue but the recreational value and links that presently exist. Public Right of Way (Footpath) (Baildon 38) runs close to the western boundary of the site, it connects Glen Road with the Crook Farm Caravan Park and Baildon Moor and improvements would be beneficial to the area.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: This site performs moderately 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 moderate role in prevent 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. 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: The site performs a major role in terms of the openness of the Green Belt with no built form on-site and extensive views across to the wider landscape.</p> <p>Boundary Strength: The new boundaries created by the development of the site would mainly consist of dry stone wall field boundaries and a short section of Glen Road representing a mix of strong, moderate and weak boundaries. New boundaries would offer a similar strength to that of existing boundaries.</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 and opportunities for enhancing/improving priority habitats that exist in the wider areas of Green Belt surrounding the site.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is 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.

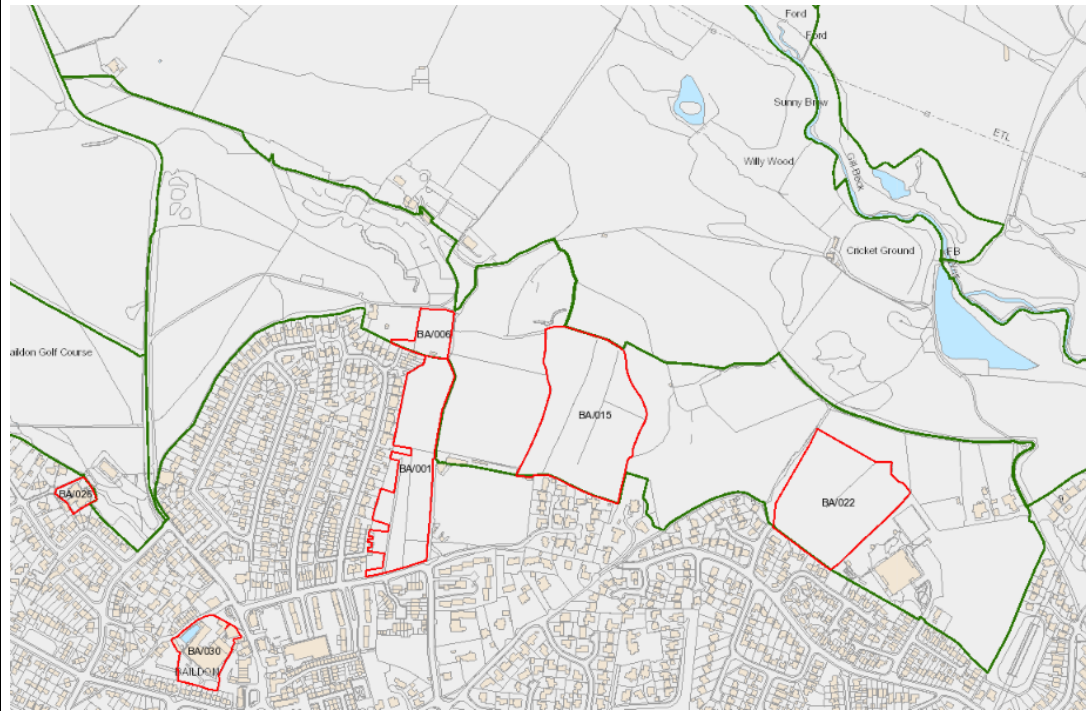
Site Specific Green Belt Assessment

Site Reference:	BA/022	Site Name:	Meadowside Road/West of Baildon Church of England Primary School	Size (ha):	2.16ha
Sub Area:	Airedale	Settlement:	Baildon		

Site Description:

The site consists of open land which is level in parts but generally slopes away from the adjacent residential development. It includes scatter trees and shrubs within its boundary as well as trees around the edges. It is currently used for horse grazing. The site is bounded to the south by residential development (Meadowside Road & Bartle Gill Drive) and to the east/south east by Baildon CofE Primary School. To the north and west by agricultural land and trees.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	Nearest bus stop is located around 180m to the south of the site on Garsdale Crescent. This offers an irregular service to Shipley and Esholt. Baildon railway station is located round 525m (in a straight line)/800m (via quickest walking route) (circa 10 minutes) to the south of the site. This offers 4 services per hour	SA Score:	TBC
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			towards Bradford Forster Square (2 per hour) and Ilkley (2 per hour).		
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Strategic Parcel Assessment Results:

Parcel Reference:	22	Overall Rating:	Moderate		
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
No Contribution	Low	Moderate	Moderate	Moderate	

Site Specific Assessment Results:

Assessment Summary:

Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
The site does not adjoin the defined large built up area.	This site is bounded by a mixture of trees and hedgerows on north, east and western boundaries and the gardens of residential properties of Meadowside Road & Bartle Gill Drive to the southern boundary. Baildon CofE Primary School adjoins the eastern boundary. All boundaries are weak and lacking in durability. A more defensible boundary could not be formed within the site. The site lies within a parcel which fills part of the gap between	This site consists of agricultural grazing land, there is no built form within. Any development of this site would have a significant impact on the openness of the Green Belt. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core of Baildon by post World War 2 development and topography. There are no views into the historic core from the site and there are no views out of the historic core into the site. The site does not play a role in preserving the setting and special character of Baildon.	All sites are considered to score moderately against Purpose 5.	

	<p>Baildon and the settlement of Menston. The remainder of this gap between the settlements is covered by more green belt parcels and also other green belt land outside the Bradford District Council boundary.</p> <p>The site is small in comparison to the parcel and the perceptual distance between the site and neighbouring settlements would not be reduced through the development of the site.</p> <p>There are significant views from within this site into the surrounding countryside areas but limited visibility between this site and the settlement of Menston due to the large distance and topography of landform filling the space.</p> <p>Overall the existing Green Belt boundary plays a low role in preventing development which 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: (Strong: defensible boundary; Moderate: less defensible boundary; Weak:	Weak, lacking in durability.	The existing inner Green Belt boundary to the site is formed on the southern edge where it adjoins residential gardens of Meadowside Road and Bartle Gill Drive, forming a weak boundary lacking in durability.		

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 and part entirely undefined	The allocation of this site would result in weak boundaries, lacking in durability consisting of field boundaries with a scattering of trees and shrubs to the west, the school to the east and an entirely undefined boundary to the north where this proposed site drops off to lower level land.
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>)	<u>Moderate</u> : less defensible boundary	The northern boundary could be extended further to adjoin Green Belt parcel number 40 where a minor but well defined track separates the two parcels and would consist of a slightly stronger edge to the site and green belt.
Potential for Sprawl:	The site is connected to the settlement along its southern boundary, it is not contained within the existing urban area. The southern boundary provides moderate durability, being made up of residential gardens. The other site boundaries consisting of small trees and shrubs providing weak boundaries lacking in durability. The existing Green Belt boundary is therefore predominately lacking in durability and does not serve as a strong barrier or prevent the outward irregular spread of the settlement. The site does not represent a logical rounding off of the existing settlement pattern.	
Impact on Openness:	There is a no built form within the site, which slopes gently downwards in a north-easterly direction away from the settlement edge. The site is undeveloped and open with some views across adjoining areas of Green Belt land. Development of this site would have a significant negative impact on the openness of the Green Belt	
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	Public Rights of Way (Footpath & Bridleway) (Baildon 538 & Baildon 17) run close to the western boundary of the site. They connect Meadowside Road and Ladderbanks Lane with the countryside beyond and could be used to provide compensatory opportunities to access the countryside in this area. An ecological survey of the diverse habitat including the Bat alert area covering part of this site may conclude benefits of retaining open areas within any development. The TPO woodland within, and adjacent to, eastern and north western boundaries should be retained and maybe expanded with additional planting.	

<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 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 within the existing urban area. The development of this site would constitute sprawl into the Green Belt.</p> <p>Openness: The site provides a major contribution to the openness of the Green Belt.</p> <p>Boundary Strength: There are no existing features to create new stronger boundaries, only weak boundaries lacking in durability with parts entirely undefined could be achieved</p> <p>Compensatory Improvements: There are opportunities for environmental enhancement in the immediate and wider greenbelt surrounding the site.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in moderate 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 no opportunity to create a stronger Green Belt boundary.

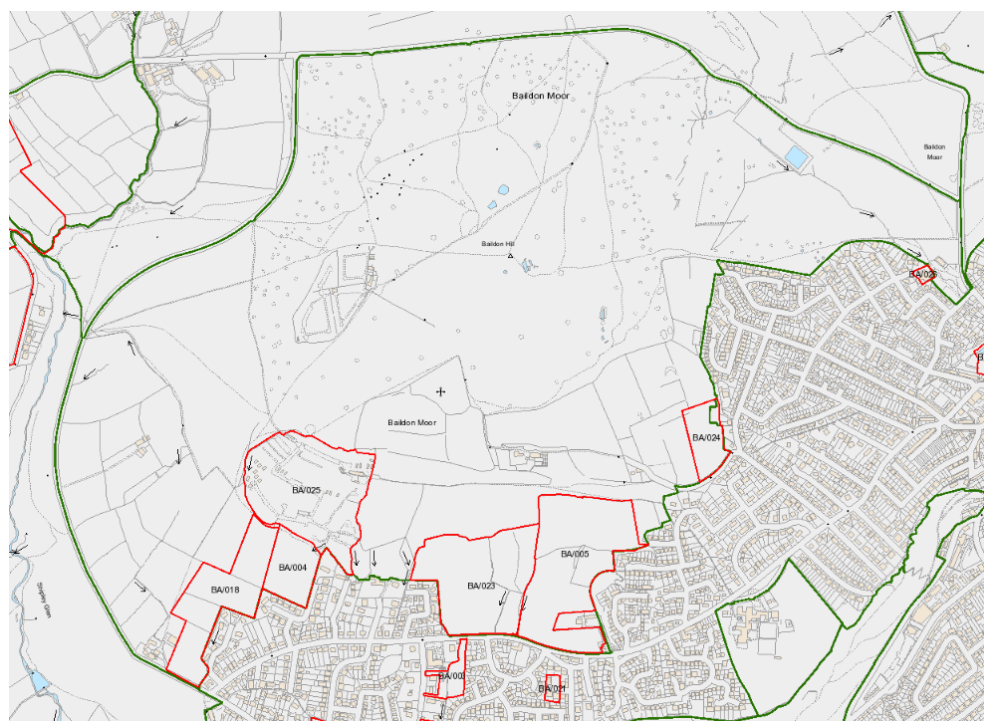
Site Specific Green Belt Assessment

Site Reference:	BA/023	Site Name:	West Lane	Size (ha):	7.00ha
Sub Area:	Airedale	Settlement:	Baildon		

Site Description:

The site consists of four agricultural fields that are used for animal grazing. It is level towards the southern edge (adjacent to West Lane) but begins to slope steeply from the centre towards the northern edge. There are a number of trees within the site, along field boundaries as well as along the site boundary. A stream is present adjacent to the eastern edge. The site is bounded to the south by West Lane, beyond which lies an established residential area. The western edge consists of a mixture of residential development (Dene Hill) and area of woodland, whilst to the east lies several agricultural fields (SHLAA site BA/005). The northern boundary is marked by a field boundary and a number trees, beyond which is an agricultural field and edge of Baildon Moor.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	Nearest bus stops are located immediately adjacent to the southern boundary of the site on West Lane. These offer one service per hour (eastbound) towards Bradford city centre and one service per hour (westbound) towards Baildon (Lucy Hall Drive).	SA Score:	TBC
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Strategic Parcel Assessment Results:

Parcel Reference:	23	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 adjoin the defined large built up area.	The existing inner Green Belt boundary to the site is formed by West Lane along the southern edge providing a strong defensible boundary. The eastern boundary adjoins site BA/005 consisting of dry stone walls with a scattering of trees providing a weak boundary lacking in durability. The open boundary to the north has a scattering of trees also providing a weak edge lacking in durability. Approximately 60%	The site consists of open fields connected to the Baildon settlement on its southern and western boundaries. It consists of grassland with little built form except for dry stone wall field boundaries. The site plays a major role in safeguarding the countryside from encroachment. However, development of the site in whole or part together with BA/005 would represent a logical infill of the existing	The site does not adjoin the historic core of Baildon. There are no views into the historic core from the site and no views into the site from the historic core. The site lies within Saltaire World Heritage Site buffer, but does not contribute to the setting of the historic area of Baildon.	All sites are considered to score moderately against Purpose 5.	

	<p>of the western boundary adjoins existing residential gardens of Dene Hill with the remaining boundary of the north west consisting densely planted belt of mature trees in the Green Belt.</p> <p>Based on existing boundaries development of the site would lead to the provision of similar weak boundaries lacking in durability and the loss of the strong boundary formed by West Lane.</p> <p>The site sits in a Green Belt parcel which forms an essential gap between Baildon and Bingley.</p> <p>Development of the site wouldn't lead to a reduction in distance or the physical/visual interconnection between settlements due to the topography of the land and continuing settlement to the west.</p> <p>Development of this site in whole or part together with site BA/0005 could be considered as infill between two existing residential areas in Baildon.</p> <p>The green belt in this location plays a moderate role in</p>	<p>settlement pattern between two existing residential areas of Baildon.</p>		
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	<p>preventing neighbouring settlements from merging.</p> <p>Visibility to and from this site and Bingley is minimal, but development could be seen from the higher areas of Shipley such as Moor Head and Nab Wood.</p> <p>Development would not be considered ribbon development but as infill between two existing residential areas in the settlement of Baildon.</p>			
No Contribution	Moderate	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (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	The existing inner Green Belt boundary is made up of a West Lane which forms a very strong defensible boundary and the existing residential gardens of Dene Hill forming a weaker 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	<p>Removing the site from the Green Belt and allowing development would not result in a stronger defensible Green Belt boundary along the sites northern edge which currently consists of a scattering of trees forming a weak edge and less defensible than the current boundary to West Lane (a minor established road). A new eastern boundary created by development would result in a boundary of moderate strengths similar to that of the existing boundary adjoining Dene Hill.</p> <p>The site and adjoining BA/005 and Green Belt land to the north comprise of open pasture fields. There is a slight change in the topography and land form of the northern part of the site, the steepness of the land increases to higher ground the further away from West Lane boundary in the northern area of the site. Development of parts of both these sites would achieve a moderate green belt boundary and at the same time be considered as infilling between two existing residential areas of Baildon.</p>		

<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 is a slight change in the topography of the site and the steepness of the landform in the northern section of this site which could be used to create a new boundary to the Green Belt. The intensification of the tree line that currently runs along parts of the northern and western boundaries could enable a more defined but not stronger boundary surrounding this part of the settlement. If the adjoining site BA/023 was also removed from the Green Belt the two sites together would provide a more defined but again not stronger northern boundary to the settlement.</p>
<p>Potential for Sprawl:</p>	<p>The site adjoins the Baildon settlement along two boundaries (West and South) and is therefore only partially contained by the existing urban area. The western boundary lacks durability, being made up of rear gardens and field boundaries consisting of dry stone walls. The southern boundary is formed by West Lane providing a strong defensible edge.</p> <p>Development of part of site together with development of site BA/005 could be considered as infill between existing residential areas of Baildon and provide a simialar strength but more defined boundary following the edge of a residential development.</p> <p style="text-align: center;">Moderate</p>	
<p>Impact on Openness:</p>	<p>The site contains no built form and any development would have a negative impact on the openness of the 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>There are no existing rights of way within the site. There may be opportunities to create new rights of way within the site and from the site into the wider green belt areas to the north. Areas of protected woodland within/adjacent to western and northern boundaries, as well as within the centre of the site together with other protected trees scattered across the site could be enhanced by further planting as part of any development scheme.</p> <p>Diverse grassland including a patch of Priority woodland would not be enhanced by development. Streams and wet areas appear to run through the site and potential for the retention of these should be considered. Full ecological surveys would be required.</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. The site performs a low role in preserving the setting and special character of Baildon.</p> <p>Sprawl: The site is connected to the settlement along two boundaries and is only partially contained by the existing urban area. There is some potential for further sprawl into the wider Green Belt if this site were developed. New, slightly stronger, defensible boundaries could be created along the northern edge which would restrict the potential for sprawl to the north. If the adjoining site BA/005 was also released from the green belt for development the two areas could be considered as infill to existing residential areas of Baildon.</p>	

	<p>Openness: The site performs a major role in terms of the openness of the Green Belt with very little built form on-site and local views across into the wider Green Belt surrounding other settlements (Shipleigh and Saltaire) to the south and upwards to Baildon Moor in the north.</p> <p>Boundary Strength: The opportunity to create a stronger boundary is limited. The northern edge would still lack durability unless a suitable landscaping or (hard) infrastructure feature could be created. The new boundaries are likely to have a similar strength to the existing.</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. Provision of open space areas within the site could provide protection and enhancement to trees, the diverse grassland and streams preventing loss of these features.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a major Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a moderate potential for sprawl and would have a major impact on openness. • There is limited opportunity to create a stronger Green Belt boundary.

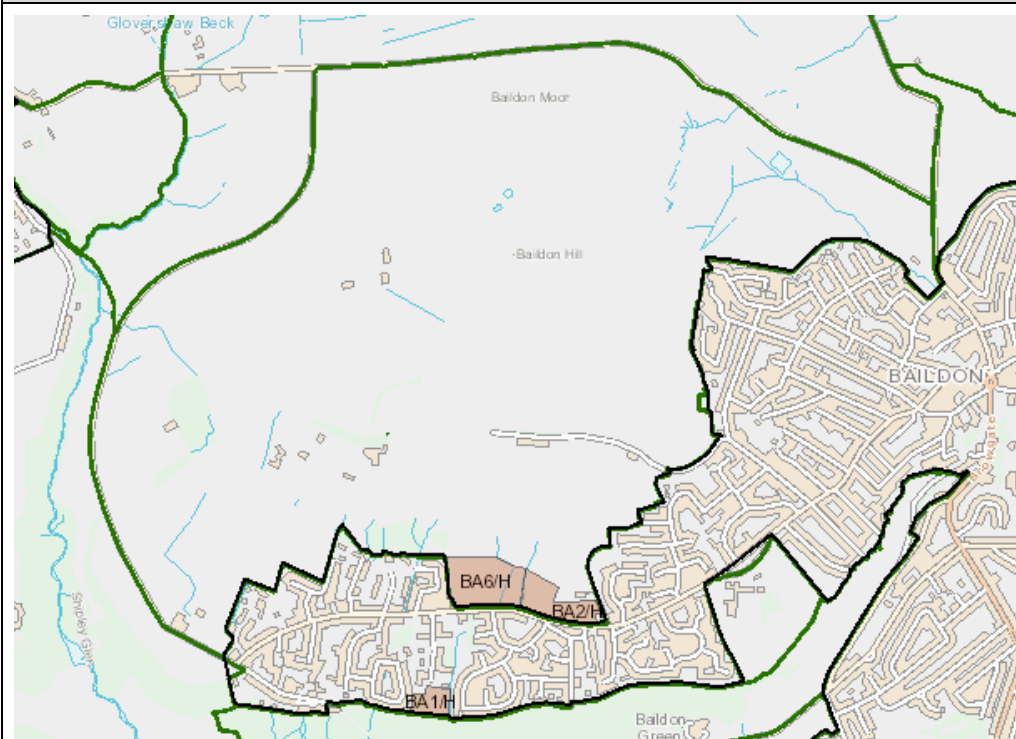
Site Specific Green Belt Assessment

Site Reference:	BA/023A	Site Name:	West Lane	Size (ha):	2.89ha
Sub Area:	Airedale	Settlement:	Baildon		

Site Description:

The site consists of part of two agricultural fields that are used for animal grazing. It is a smaller section of SHLAA site BA/023, occupying its southern most section. It is partly level towards the southern edge (adjacent to West Lane) but begins to slope upwards towards the northern edge. There are a number of trees within the site, along field boundaries as well as along the site boundary. A stream is present adjacent to the eastern edge. The site is bounded to the south by West Lane, beyond which lies an established residential area. The western edge consists of residential development (Dene Hill), whilst to the east lies an agricultural fields. The northern boundary is partially marked by a field boundary (at its eastern end) with the remainder being unmarked. Beyond the northern edge lies further agricultural fields and Baildon Moor. The site is within the southern section of Green Belt parcel 23.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stops are located around 60m to the east of the site on West Lane. These offer one service per hour towards Bradford city centre (eastbound) and towards Baildon (Lucy Hall Drive) (westbound).	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	23	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 adjoin the defined large built up area.	The site is connected to Baildon along its southern and western boundaries. The existing (inner) Green Belt boundary to the site is formed by West Lane along the southern edge and residential gardens along the western edge. This provides boundaries that are strong and lacking in durability respectively. The eastern boundary adjoins site SHLAA site BA/005 and consists of dry stone walls with a scattering of	The site consists of open fields connected to the Baildon settlement on its southern and western boundaries. It consists of grassland with no built form. The site plays a major role in safeguarding the countryside from encroachment. However, development of the site in whole together with part of site BA/005 would represent a logical infill of the existing settlement pattern between	The site does not adjoin the historic core of Baildon. There are no views into the historic core from the site and no views into the site from the historic core. The site lies within Saltaire World Heritage Site buffer, but does not contribute to the setting of the historic area of Baildon.	All sites are considered to score moderately against Purpose 5.	

	<p>trees providing a weak boundary lacking in durability. The northern boundary is partially marked by a stone wall forming a field boundary, however the rest is undefined, providing a weak edge lacking in durability.</p> <p>Based on existing boundaries development of the site would lead to the provision of similar weak boundaries lacking in durability and the loss of the strong boundary formed by West Lane.</p> <p>The site sits in a Green Belt parcel which forms an essential gap between Baildon and Bingley.</p> <p>Development of the site wouldn't lead to a reduction in distance or the physical or visual interconnection between settlements due to the topography of the land and continuation of the settlement immediately to the west.</p> <p>Development of this site in whole together with part of site BA/0005 could be considered as infill between two existing residential areas in Baildon.</p> <p>The green belt in this location plays a moderate role in</p>	two existing residential areas of Baildon.		
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	<p>preventing neighbouring settlements from merging.</p> <p>Visibility to and from this site and Bingley is minimal, but development could be seen from the higher areas of Shipley such as Moor Head and Nab Wood.</p> <p>Development would not be considered ribbon development but as infill between two existing residential areas in the settlement of Baildon.</p>			
No Contribution	Moderate	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (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; Weak: boundaries lacking in durability.	The existing (inner) Green Belt boundary to the site is formed by West Lane along the southern edge and residential gardens along the western edge. This provides boundaries that are strong and lacking in durability respectively.		
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	<p>Development of the site would not result in the creation of a stronger Green Belt than the existing one. A new boundary would be formed by the site's eastern and northern edges. The eastern boundary adjoins site SHLAA site BA/005 and consists of dry stone walls with a scattering of trees providing a weak boundary lacking in durability. The northern boundary is partially marked by a stone wall forming a field boundary, however the rest is undefined, providing a weak edge lacking in durability. If this site was to be developed the northern boundary would require.</p> <p>The site and adjoining BA/005A and Green Belt land to the north comprise of open pasture fields. Development of parts of both these sites would achieve a moderate green belt boundary and at the same time be considered as infilling between two existing residential areas of Baildon.</p>		

<p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; Entirely Undefined)</p>	<p>N/A</p>	<p>There are no stronger alternative boundaries. However, if the adjoining site BA/005A was also removed from the Green Belt the two sites together would provide a more defined but again not stronger northern boundary to the settlement.</p>
<p>Potential for Sprawl:</p>	<p>The site adjoins the Baildon settlement along two boundaries (west and south) and is therefore only partially contained by the existing urban area. The western boundary lacks durability, being made up of rear gardens consisting fences. The southern boundary is formed by West Lane providing a strong defensible edge. Therefore, there is potential for sprawl into the wider Green Belt should the site be developed. If this was the case, the northern boundary would need to defined by appropriate landscaping or strong boundary treatments to strengthen it role and reduce the impact of development as well as reduce potential for sprawl.</p> <p>Development of part of site together with development of site BA/005A could be considered as infill between existing residential areas of Baildon and provide a similar strength but more defined boundary following the edge of a residential development.</p> <p style="text-align: center;">Moderate</p>	
<p>Impact on Openness:</p>	<p>The site contains no built form and any development would have a negative impact on the openness of the Green Belt. There are views into and out of the site to/from the wider Green Belt, as well as from surrounding areas of higher ground in particular Baildon Moor and areas of Shipley including Moor Head and Nab Wood.</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>There are no existing rights of way within the site. There may be opportunities to create new rights of way within the site and from the site into the wider green belt areas to the north. Areas of protected woodland within/adjacent to western and northern boundaries, as well as within the centre of the site together with other protected trees scattered across the site could be enhanced by further planting as part of any development scheme.</p> <p>Diverse grassland including a patch of Priority woodland would not be enhanced by development. Streams and wet areas appear to run through the site and potential for the retention of these should be considered. Full ecological surveys would be required.</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. The site performs a low role in preserving the setting and special character of Baildon.</p> <p>Sprawl: The site is connected to the settlement along two boundaries and is only partially contained by the existing urban area. There is some potential for further sprawl into the wider Green Belt if this site were developed. New, slightly stronger, defensible boundaries</p>	

	<p>could be created along the northern edge which would restrict the potential for sprawl to the north. If the adjoining site BA/005A (or was also released from the green belt for development the two areas could be considered as infill to existing residential areas of Baildon.</p> <p>Openness: The site performs a major role in terms of the openness of the Green Belt with very little built form on-site and local views across into the wider Green Belt surrounding other settlements (Shipleigh and Saltaire) to the south and upwards to Baildon Moor in the north.</p> <p>Boundary Strength: The opportunity to create a stronger boundary is limited. The northern edge would still lack durability unless a suitable landscaping or (hard) infrastructure feature could be created. The new boundaries are likely to have a similar strength to the existing.</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. Provision of open space areas within the site could provide protection and enhancement to trees, the diverse grassland and streams preventing loss of these features.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none">• The site is located in a major Green Belt parcel.• The site makes a moderate contribution to the purposes of including land in the Green Belt.• The site has a moderate potential for sprawl and would have a major impact on openness.• There is limited opportunity to create a stronger Green Belt boundary.

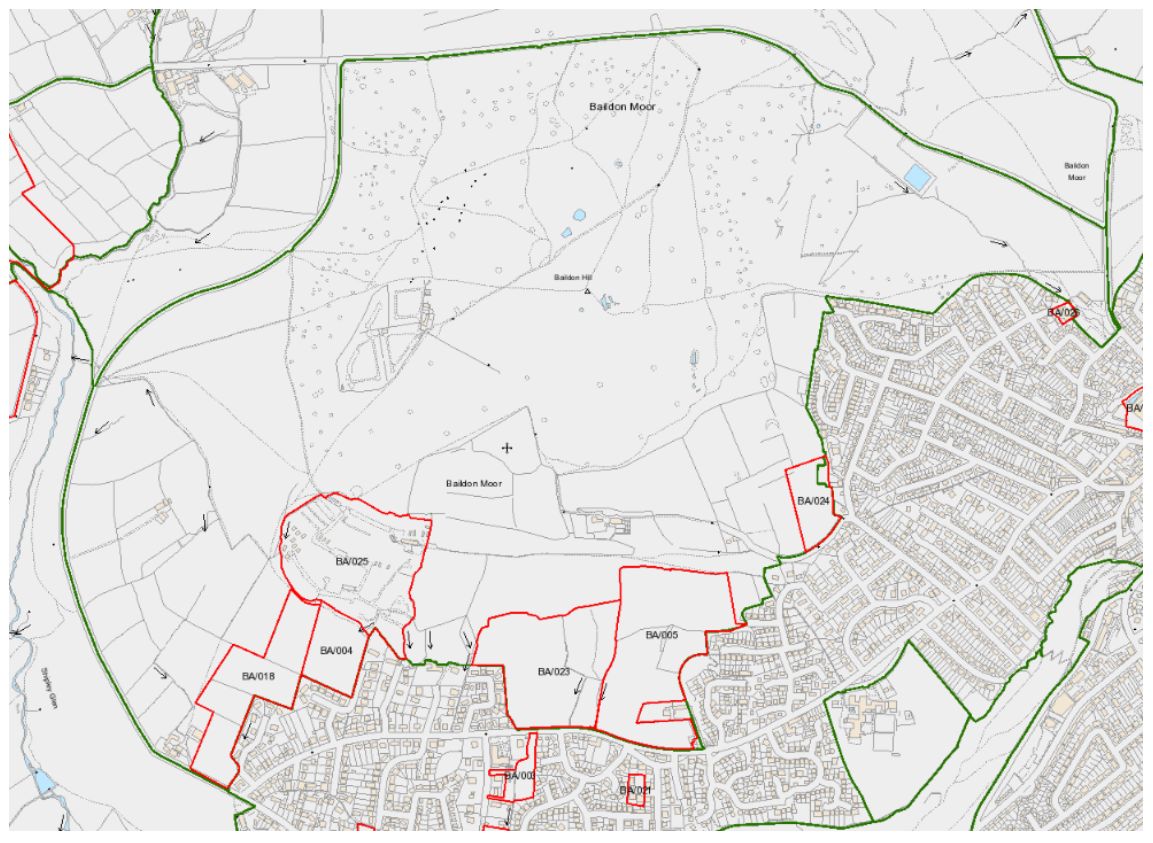
Site Specific Green Belt Assessment

Site Reference:	BA/024	Site Name:	Land off Green Lane/Rowantree Avenue	Size (ha):	1.65
Sub Area:	Airedale	Settlement:	Baildon		

Site Description:

The site consists of steeply sloping agricultural fields, the eastern-most section of which is covered by woodland area. It is currently used to stable horses. The site is bounded to the west and north by sloping agricultural fields, and to the east a covered reservoir and residential development (Somerset Avenue). The southern boundary is formed by Green Lane, beyond which are further residential properties (Belmont Close/Hope Lane).

Map (Parcel and Site Boundary):	Aerial (Site Boundary):
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PDL Status:	Greenfield	Accessibility:	The nearest bus stops are located around 310m to the south east of the site on West Lane. These offer 1 service per hour towards Bradford city centre (eastbound) and Baildon (Lucy Hall Drive) (westbound).		SA Score:	TBC
Strategic Parcel Assessment Results:						
Parcel Reference:	23	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	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 adjoin the defined large built up area.	The site is bounded to the west and north by agricultural fields forming weak boundaries lacking in durability. To the east the boundary adjoins the urban area along the boundary of a covered reservoir and residential gardens forming another weak edge lacking in durability. This boundary contains an area of mature woodland. The southern edge of the site, adjoins Green Lane a minor track providing a moderate less defensible boundary.	The site consists of open fields connected to the Baildon settlement on its southern and eastern boundaries. The site plays a major role in safeguarding the countryside from encroachment.	The site does not adjoin the historic core of Baildon. There are no views into the historic core from the site and no views into the site from the historic core.	All sites are considered to score moderately against Purpose 5.		

	<p>Development of the site would lead to the provision of similar boundary of weak strength.</p> <p>The site sits in a Green Belt parcel which forms an essential gap between Baildon and Bingley. The green belt in this location plays a moderate role in preventing neighbouring settlements from merging.</p> <p>Visibility to and from this site and Bingley is restricted by topography Development of the site would lead to a slight reduction in distance or the physical/visual interconnection between settlements due to the topography and distance of the land between the settlements.</p> <p>The allocation of this site would not be considered as rounding off the settlement.</p>			
No contribution	Moderate	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing (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	Existing inner green belt boundaries are weak and lacking in durability as they are formed by the urban area containing residential property gardens and a covered reservoir.		

<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>Development would result in a boundary of similar strength to the current eastern boundary which is weak and less durable, there is no potential to provide stronger green belt boundaries within the site.</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 alternative options available for stronger green belt boundaries.</p>
<p>Potential for Sprawl:</p>	<p>The site located on the edge of Baildon adjoins the settlement along two boundaries (East and South) but is not contained within the urban area. The eastern boundary lacks durability, being made up of rear gardens and field boundaries consisting of dry stone walls. The southern boundary is formed by Green Lane providing a stronger defensible edge. The site would not lead to the rounding off of the Baildon settlement.</p> <p>Major</p>	
<p>Impact on Openness:</p>	<p>The site is used for grazing and contains a shelter and watering area but has no other built form within. Any development would have a 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>A Public Right of Way runs through the site from east to west, whilst another Bridleway runs adjacent to the southern boundary using Green Lane They connect Hope Lane/Somerset Avenue with Baildon Moor, these could offer opportunities for improvements and better access to the wider Green Belt.</p> <p>An area of Deciduous Woodland (Broadleaved) located within eastern boundary has Tree Preservation Orders and would need to be retained, providing a habitat area for wildlife and birds.</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. The site performs a low role in preserving the setting and special character of Baildon.</p>	

	<p>Sprawl: The site is connected to the settlement along two boundaries and is not contained by the existing urban area. There is significant potential for further sprawl into the wider Green Belt if this site were developed.</p> <p>Openness: The site performs a major role in terms of the openness of the Green Belt with very little built form on-site and local views across into the wider areas of Baildon.</p> <p>Boundary Strength: There are no opportunities to create stronger green belt boundaries by allocating this site for development</p> <p>Compensatory Improvements: There are some opportunities to improve access into the wider countryside and improve the habitats within the site.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a major potential impact on the Green Belt:</p> <ul style="list-style-type: none">• The site is located in a major 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 provide compensatory improvements and no opportunity to provide a stronger Green Belt boundary.

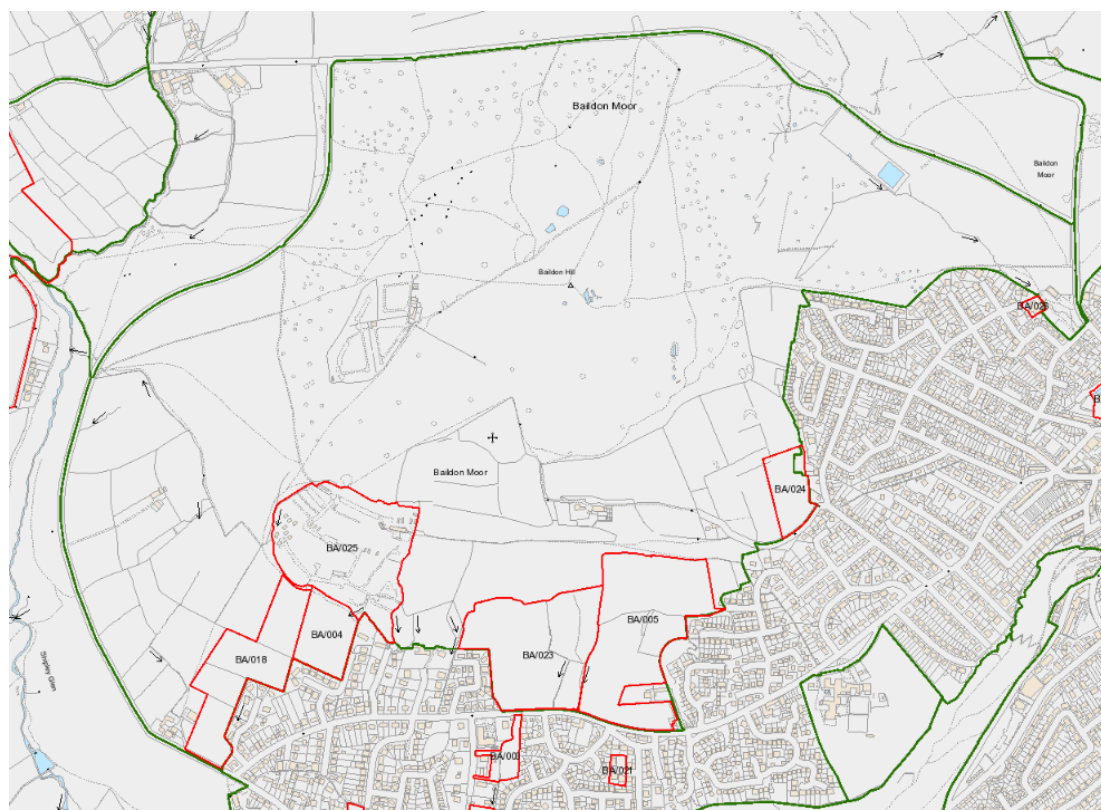
Site Specific Green Belt Assessment

Site Reference:	BA/025	Site Name:	West Lane/Crook Farm Caravan Park	Size (ha):	8.11ha
Sub Area:	Airedale	Settlement:	Baildon		

Site Description:

The site is currently used as a caravan park (Crook Farm Caravan Park) consisting of a large number of static caravans (200 in total) and supporting infrastructure such as play areas. It is built into a south facing hillside close to Baildon Moor and has been landscaped to accommodate the static caravans. There are a number of trees scattered within the site, whilst there are trees around the boundaries. The site also includes several residential properties, presumably used as holiday lets and accommodation for staff. The site is located in the open countryside on the edge of the built-up area. Baildon Moor is to the north. Some residential development is present adjacent to the south eastern corner (The Rowans & Spring Hill).

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	The nearest bus stops are located around 250m to the south of the site on Lucy Hall Drive. These offer 1 service per hour towards Bradford City Centre (eastbound) and Baildon (Lucy Hall Drive) (westbound).	SA Score:	TBC
Strategic Parcel Assessment Results:					
Parcel Reference:	23	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 adjoin the defined large built up area.	The majority of this site is bounded by open countryside designated as Green Belt. The northern edge of the site adjoins Baildon Moor. Mature trees (protected by TPO's) line the boundary of this site which consists of a static caravan park. A very small part of the south eastern boundary adjoins the urban area; the land coverage here consists of a densely wooded area protected by TPO's forming a boundary of moderate strength which is less defensible.	The site consists of a well-established Caravan Park containing static caravans in a landscape setting surrounded by mature trees. The low rise caravans and use of landscaping both within the site and on all boundaries provides a rural feel to this well-used site.	The site does not adjoin the historic core of Baildon. There are no views into the historic core from the site and no views into the site from the historic core. The site does not contribute to the setting of the historic area of Baildon.	All sites are considered to score moderately against Purpose 5.	

	<p>Access into the site is via a route through the Green Belt from the north west, there is no access available from the boundary where it adjoins the urban area of Baildon.</p> <p>Development of the site would lead to the provision of weak boundaries lacking in durability.</p> <p>The site sits in the Green Belt on a prominent hillside with views into the wider countryside and across to the settlements of Bingley and Shipley. The green belt parcel forms an essential gap between the settlements of Baildon and Bingley. Development of the site would lead to a reduction in distance and the physical and visual interconnection between settlements due to the topography of the land and the prominence of the site on the hillside.</p> <p>Development would not be considered ribbon development.</p>			
No contribution	Major	Moderate	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:	Moderate: less defensible.	The south eastern edge of the site adjoins the rear of residential properties at The Rowans, a significant area of mature trees grow in this part of the site forming a moderate less defensible boundary to the green belt.		

<p>(<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>		
<p>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>Development would result in weak boundaries, lacking in durability to the open countryside and Baildon Moor.</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>The is no alternative boundary available.</p>
<p>Potential for Sprawl:</p>	<p>The site adjoins the Baildon settlement on a very short length of its south eastern boundary and is not considered to be contained within the urban area. Development would be isolated from the settlement of Baildon.</p> <p style="text-align: center;">Major</p>	
<p>Impact on Openness:</p>	<p>Although this site contains static caravans and access roads development would lead to a more extensive and permanent use, affecting the openness of the land. The site is well landscaped and partially screened by mature trees to its boundary. The site contains long distance views across the green belt to areas of Bingley and Shipley.</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>Public Rights of Way (Footpaths) (Baildon 20, Baildon 37 & Baildon 39) runs around and through the site. These connect the caravan park with Glen Road, West Lane, Eldwick and Baildon Moor Development could provide the opportunity of improvements to these routes into the countryside from the urban area.</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 and a moderate role in safeguarding the countryside from encroachment. The site performs a major role in preventing neighbouring towns from merging into one another. The site performs a low role in preserving the setting and special character of Baildon.</p> <p>Sprawl: The site is isolated from the urban area and can only be accessed by a route through the Green Belt from the north west. Development could lead to significant sprawl into the wider Green Belt.</p> <p>Openness: The prominence of this site located on a hill side with views across the wider Green Belt to the settlements of Bingley and Shipley leads to it performing a moderate role in terms of the openness, due to its use as a caravan park. The site is well landscaped and screened by mature trees on its boundary. Development would intensify the use and reduce the openness.</p> <p>Boundary Strength: The current moderate boundary consisting of a woodland area running to the rear of residential properties at The Rowans would be weakened by development of the site. There are no opportunities to create stronger boundaries.</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>
<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 and sits on a prominent hillside above Baildon. • 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. • There are no opportunities to create a stronger Green Belt boundary.