

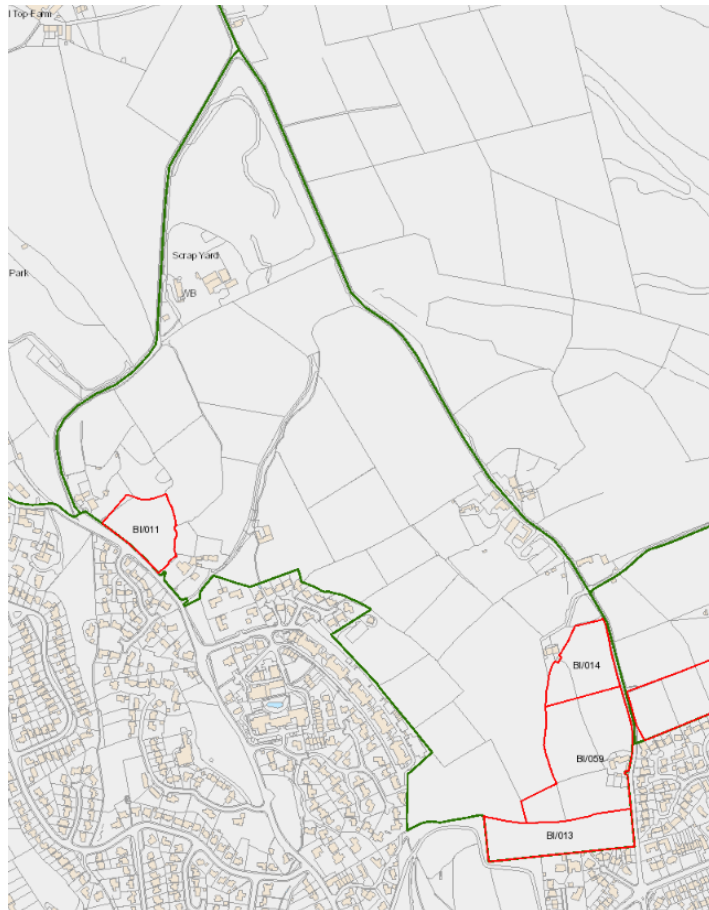
## Site Specific Green Belt Assessment

<b>Site Reference:</b>	BI011	<b>Site Name:</b>	Greenhill Barn, Lady Lane	<b>Size (ha):</b>	0.79ha
<b>Sub Area:</b>	Airedale	<b>Settlement:</b>	Bingley		

### Site Description:

The site consists of an area of sloping scrubland the majority of which is planted with conifer trees on the northern edge of Bingley. It is bounded to the north/north east by agricultural fields, with residential development to the south east and west. Lady Lane is the western boundary. The site is surrounded by dry stone walls. It is on the western edge of Green Belt parcel 44

### Map (Parcel and Site Boundary):



### Aerial (Site Boundary):



<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	Site is more than 750m from the nearest bus stop. It does not have a service	<b>SA Score:</b>	
<b>Strategic Parcel Assessment Results:</b>					
<b>Parcel Reference:</b>	44	<b>Overall Rating:</b>	<b>Moderate</b>		
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
<b>Moderate</b>	<b>Low</b>	<b>Moderate</b>	<b>Low</b>	<b>Moderate</b>	
<b>Site Specific Assessment Results:</b>					
<b>Assessment Summary:</b>					
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
<p>The site is connected to Bingley, a large built up area, on its western boundary. It is not contained by the existing urban area.</p> <p>The existing Green Belt boundary is formed by a stone wall which separates it from a made road (Lady Lane). This is strong, defensible boundary.</p> <p>Therefore, the site makes a major contribution to this purpose.</p>	<p>The site is connected to Bingley, on its western boundary.</p> <p>The existing (inner) Green Belt boundary is formed of Lady Lane (a made road). This is a boundary that is defensible.</p> <p>A new boundary created should the site be developed, would be formed of the existing northern, eastern and southern boundaries. These consist of residential gardens (to north and south) and stone walls, beyond which there are agricultural</p>	<p>The site consists of countryside uses in the shape of a conifer plantation and open scrubland</p> <p>There is no built development within the site except for a local electricity distribution line that crosses it from east to west.</p>	<p>The site is attached to Bingley, a historic town. It is separated from the historic core by post WWII development, whilst there are no views to the historic core from the site.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>	

	<p>fields. These would be boundaries that are lacking in durability, and not as strong as the existing one.</p> <p>The site is located within a parcel that forms a less essential gap between Bingley and East Morton. There is a direct road access between the two settlements (Lady Lane/Walsh Lane). The topography of the site is a moderate slope towards its western boundary. There is no inter-visibility between the two settlements to/from the site. As such, development would not result in a reduction in the actual or perceived distance between the settlements.</p> <p>Lady Lane/Walsh Lane connects Bingley to East Morton. There have been some instances of ribbon development along this road; however it pre-dates the Green Belt designation. Accordingly, the Green Belt has resisted ribbon development towards a neighbouring town.</p>			
<b>Major</b>	<b>Low</b>	<b>Major</b>	<b>Low</b>	<b>Moderate</b>
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <u>major</u> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing (inner) Boundary:</b>	Strong: defensible boundary	The existing (inner) Green Belt boundary is formed of Lady Lane (a made road). This is a boundary that is defensible.		

<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><b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> (<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>Should the site be developed and removed from the Green Belt, the new boundary created as a result would be formed of the existing northern, eastern and southern boundaries. These consist of residential gardens (to north and south) and stone walls, beyond which there are agricultural fields. These would be boundaries that are lacking in durability, and not as strong as the existing one.</p>
<p><b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>N/A</p>	<p>There are no features within the site which could form a stronger or more logical Green Belt boundary.</p>
<p><b>Potential for Sprawl:</b></p>	<p>The site is connected to Bingley along one boundary on the north western edge of the settlement. The site is therefore not strongly contained by the existing urban area. The existing (inner) Green Belt boundary is formed of Lady Lane (a made road). This is a boundary that is defensible. The proposed boundaries would be lacking in durability. The development of the site would represent an extension of the settlement into the countryside rather than a logical rounding off.</p> <p style="text-align: center;"><b>Major</b></p>	
<p><b>Impact on Openness:</b></p>	<p>The site consists of countryside uses in the shape of a conifer plantation and open scrubland. There is no built form on the site. There are views from (and into) the site from the wider Green Belt and beyond, although some are partially obscured due to landscape, topography and development. The site is immediately visible for Lady Lane. Development of the site would have a major negative impact on the openness of the Green Belt in this location.</p> <p style="text-align: center;"><b>Major</b></p>	

<b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b>	<p>There are no public rights of way within or directly adjacent to the site, providing access into the wider Green Belt. The nearest footpath is around 300m to the north west. Similarly, there are no habitat areas within or immediately adjacent to the site, with nearest areas of woodland and grassland habitat being located around 150m and 200m to the north west. Therefore, there may be opportunities to improve/enhance the public rights of way and habitats networks in the wider Green Belt</p>
<b>Site Specific Assessment Summary – Impact on the Green Belt:</b>	<p><b>Purposes:</b> This site performs a <b>major</b> role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment. It performs a <b>major</b> role in checking unrestricted sprawl and a <b>low</b> role preserving the setting and special character of historic towns as well as a <b>low</b> role in preventing neighbouring towns from merging into one another.</p> <p><b>Sprawl:</b> The site is connected to Bingley along one boundary on the north western edge of the settlement. The site is therefore not strongly contained by the existing urban area. The existing (inner) Green Belt boundary is formed of Lady Lane (a made road). This is a boundary that is defensible. The proposed boundaries would be lacking in durability. The development of the site would represent an extension of the settlement into the countryside rather than a logical rounding off. The site would have major potential for sprawl into the wider Green Belt.</p> <p><b>Openness:</b> The site performs a major role in terms of the openness of the Green Belt with no built form on-site and views across to (and from) the wider landscape.</p> <p><b>Boundary Strength:</b> Development would breach a strong boundary. New boundaries would be weaker in strength and lack in durability. There are no features within the site which could be used to create a more logical or potentially stronger Green Belt boundary.</p> <p><b>Compensatory Improvements:</b> There may be opportunities to improve/enhance the public rights of way and habitats networks in the wider Green Belt</p>
<b>Overall Conclusion:</b>	<p>Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a moderate performing Green Belt parcel</li> <li>• The site makes a major contribution to the purposes of including land in the Green Belt</li> <li>• The site has major potential for sprawl and would have a major impact on openness</li> <li>• There are no features within the site which could be used to create a more logical or potentially stronger Green Belt boundary.</li> </ul>

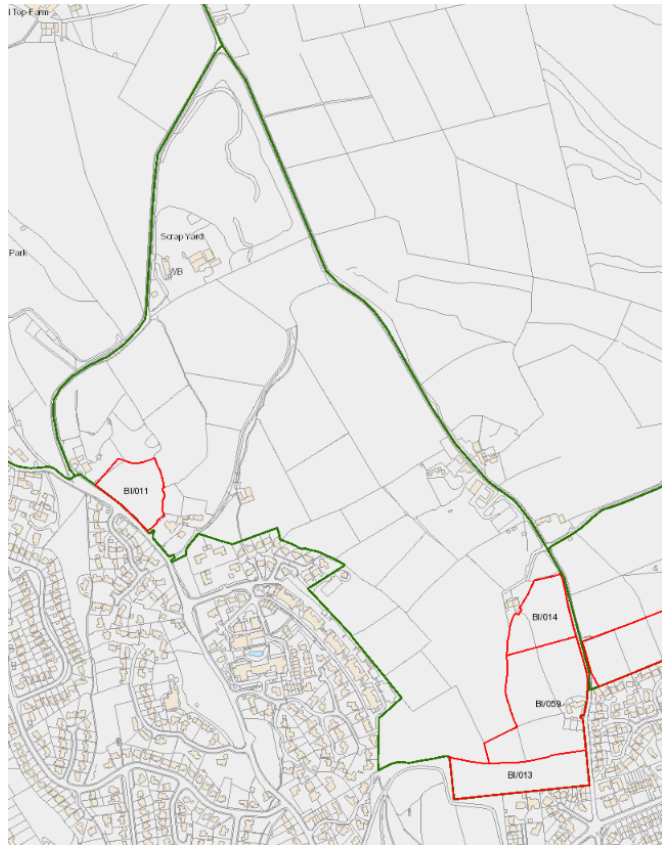
### Site Specific Green Belt Assessment

<b>Site Reference:</b>	BI/013	<b>Site Name:</b>	West of Heights Lane, Eldwick	<b>Size (ha):</b>	1.19ha
<b>Sub Area:</b>	Airedale	<b>Settlement:</b>	Bingley		

#### Site Description:

The site consists of a mainly level agricultural located on the northern edge of the Eldwick area of Bingley. It is bounded to west and south west by an area of woodland and Prince of Wales Park (a Grade II Listed Historic Park and Class II archaeology site). Residential development (Park Drive & Pollard Avenue) is located to the south. Heights Lane forms the eastern boundary, beyond which lies further residential development (Dalesway & Westway). The land to the north consists of agricultural fields, some of which have been identified in the SHLAA (site ref: BI/059). The western of the site slopes towards the north west corner. It is located at southern end of Green Belt parcel 44.

**Map (Parcel and Site Boundary):**



**Aerial (Site Boundary):**



<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	Nearest bus stops located around 100m to the south west of the site on Otley Road. These provide 2 services per hour in each direction to Eldwick and Bradford (via Bingley).		<b>SA Score:</b>	TBC
<b>Strategic Parcel Assessment Results:</b>						
<b>Parcel Reference:</b>	44	<b>Overall Rating:</b>		Moderate		
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Moderate	Low	Moderate	Low	Moderate		
<b>Site Specific Assessment Results:</b>						
<b>Assessment Summary:</b>						
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
The site is connected to Bingley, a large built up area, along its southern and eastern boundaries. It is not contained by existing development.  The existing (inner) Green Belt consists of a dry stone walling beyond which there are the rear gardens of the residential properties (Park Drive, Pollard Avenue and Heights Lane) and a made minor road (Heights Lane). This is considered to be a mix of a weaker boundary,	The site is connected to Bingley, along its southern and eastern boundaries.  The existing (inner) Green Belt consists of a dry stone walling beyond which there are the rear gardens of the residential properties (Park Drive, Pollard Avenue and Heights Lane), woodland (Prince of Wales Park) and a made minor road (Heights Lane). This is considered to be a mix of a weaker boundary, lacking in durability, a moderate	The site consists of grassland that is used for grazing. There is no built form within the site, with the exception of the dry stone walling that forms its boundaries.  It therefore, plays a major role in safeguarding the countryside from encroachment.	The site is attached to Bingley, but is separated from its historic core by post World War II development. There are no views from the site into the historic core, and vice versa.  The site does not play a supporting role in preserving the setting and special character of the settlement.	All sites are considered to score moderately against Purpose 5		

<p>lacking in durability and a strong defensible boundary.</p> <p>Therefore, the site makes a major contribution to this purpose.</p>	<p>boundary (less defensible) and a strong defensible boundary.</p> <p>The new boundaries that would be created as a result of development would be formed by the western and northern boundaries. The western boundary consists of a dry stone wall with woodland to its rear (Prince of Wales), whilst northern boundary is a field boundary made up of dry stone wall. The latter. This would result in a mix of moderate, less defensible and weaker boundaries,</p> <p>The site is located in a parcel that forms part of the land gap between Bingley, East Morton and Micklethwaite (as washed over settlement). There is direct road access between the settlements from the site along Heights Lane. Its topography is generally level.</p> <p>There is no inter-visibility between the site and East Morton or Micklethwaite due to topography and landscape. It forms a less essential gap as development would not reduce the perceived or actual distance between towns.</p>			
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	<p>Heights Lane, which forms the eastern boundary of the site connects Bingley (Eldwick) to East Morton. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore the Green Belt has resisted ribbon development towards a neighbouring town.</p>			
<b>Major</b>	<b>Low</b>	<b>Major</b>	<b>Low</b>	<b>Moderate</b>
<b>Overall Summary of Purpose Assessment:</b>	<b>Based on planning judgement the site performs a <u>major</u> role overall when assessed against the NPPF Green Belt purposes.</b>			
<b>Boundary Strength - Existing (inner) Boundary:</b> (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	<p>Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability</p>	<p>The existing (inner) Green Belt consists of a dry stone walling beyond which there are the rear gardens of the residential properties (Park Drive, Pollard Avenue and Heights Lane), woodland (Prince of Wales Park) and a made minor road (Heights Lane). This is considered to be a mix of a weaker boundary, lacking in durability, a moderate boundary (less defensible) and a strong defensible boundary.</p>		
<b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	<p>Moderate: less defensible boundary/ Weak: boundaries lacking in durability</p>	<p>The new boundaries that would be created as a result of development would be formed by the western and northern boundaries. The western boundary consists of a dry stone wall with woodland to its rear (Prince of Wales), whilst northern boundary is a field boundary made up of dry stone wall. The latter. This would result in a mix of moderate, less defensible and weaker boundaries, lacking in durability. These would be less strong than the existing boundary.</p>		
<b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	N/A	<p>There are no features within the site that would result in stronger or more logical Green Belt boundary than the existing one.</p>		

<p><b>Potential for Sprawl:</b></p>	<p>The site is connected to the settlement along two boundaries (the southern and eastern) and is partially contained by the existing urban area. The existing Green Belt boundary is formed of a dry stone wall that separates the site from the rear gardens of residential properties on Park Drive, Pollard Avenue and Heights Lane, and an area of woodland forming part of Prince of Wales Park, and a made road (Heights Lane). This boundary is moderate and strong in strength. The former section could be breached by development, increasing the risk of sprawl. The new Green Belt boundaries created by the development of the site would be moderate and weaker in strength, increasing the risk of sprawl. The development of the site would represent a reasonable rounding off of the settlement. Development would have a major potential for sprawl.</p> <p><b>Major</b></p>
<p><b>Impact on Openness:</b></p>	<p>There is no built form within the site. It consists of open grassland used for animal grazing. The surrounding development and woodland, together with the topography and landscape restricts views from the site to wider Green Belt, however there are some limited views into the site. Development would have a significant impact on the openness of the site, but lesser impact on the openness of the wider Green Belt due to the proximity of the woodland, landscape and topography.</p> <p><b>Moderate</b></p>
<p><b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b></p>	<p>A public right of way (Footpath – Bingley 68) is located within close proximity to the site. It provides access from Heights Lane to the wider countryside and Green Belt, connecting to the wider footpath network in the surrounding area. These could be improved and enhanced as part of compensatory measures from the development of the site.</p>
<p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>	<p><b>Purposes:</b> The site performs a <b>major</b> role against the purposes of including land within the Green Belt. It performs a <b>major</b> role in checking sprawl from a large built up area and a <b>major</b> role in safeguarding the countryside from encroachment as well as a <b>low</b> role in preventing neighbouring towns from merging into one another. The site plays a <b>low</b> role in preserving the setting and special character of historic towns.</p> <p><b>Sprawl:</b> The site is connected to the settlement along two boundaries and is partially contained by the existing urban area. The existing Green Belt boundary is a mix of strong and moderate boundaries. The proposed boundary would a mix of moderate and weaker boundaries, thus allowing for the potential for sprawl.</p> <p><b>Openness:</b> The site contains no built form and consists of open grassland use for animal grazing. The surrounding development and woodland, together with the topography and landscape restricts views from the site to wider Green Belt, however there are some limited views into the site. Development would have a significant impact on the openness of the site, but lesser impact on the openness of the wider Green Belt due to the proximity of the woodland, landscape and topography.</p> <p><b>Compensatory Improvements:</b> There are potential opportunities to improve and enhance the existing public rights of way network within the Green Belt as part of compensatory measures.</p>
<p><b>Overall Conclusion:</b></p>	<p>Based on planning judgement the site has a <b>moderate</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>moderate</b> performing Green Belt parcel.</li> <li>• The site makes a <b>major</b> contribution to the purposes of including land in the Green Belt.</li> <li>• The site has a <b>major</b> potential for sprawl and would have a <b>moderate</b> impact on the openness.</li> </ul>

- The site does not present an opportunity to create a stronger boundary than that of the existing one.

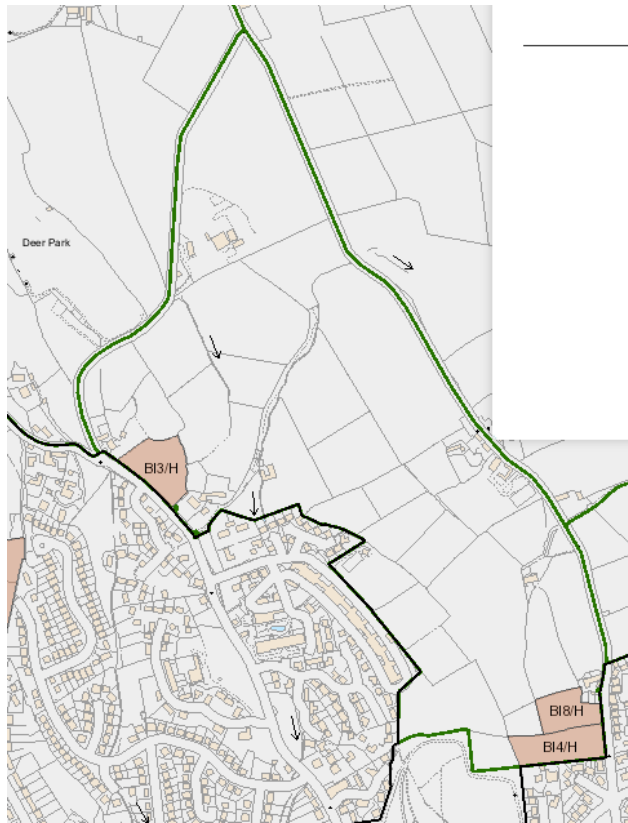
### Site Specific Green Belt Assessment

<b>Site Reference:</b>	BI/013A	<b>Site Name:</b>	West of Heights Lane, Eldwick	<b>Size (ha):</b>	0.78ha
<b>Sub Area:</b>	Airedale	<b>Settlement:</b>	Bingley		

#### Site Description:

The site consists of a mainly level agricultural field used for grazing, located on the northern edge of the Eldwick area of Bingley. It is a smaller section of the SHLAA site BI/013, occupying the eastern portion of it. The southern and eastern boundaries are formed of residential development (Park Drive and Pollard Avenue) and Heights Lane, respectively. The northern boundary consists of a stone wall beyond which lies a further agricultural field (and SHLAA site BI/059), whilst the western boundary is not defined. Prince of Wales Park (a Grade II Listed Historic Park and Class II archaeology site) lies adjacent to the south west corner of the site. It is located at south eastern end of Green Belt parcel 44.

**Map (Parcel and Site Boundary):**



**Aerial (Site Boundary):**



<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	Site is within 120m of bus stops. These provide two services per hour in each direction to Eldwick and Bradford (via Bingley town centre)	<b>SA Score:</b>	TBC
<b>Strategic Parcel Assessment Results:</b>					
<b>Parcel Reference:</b>	44	<b>Overall Rating:</b>	Moderate		
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Moderate	Low	Moderate	Low	Moderate	
<b>Site Specific Assessment Results:</b>					
<b>Assessment Summary:</b>					
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
The site is connected to Bingley, a large built up area, along its southern and eastern boundaries. It is not contained by existing development.  The existing (inner) Green Belt consists of a dry stone wall beyond which there are the rear gardens of the residential properties (Park Drive, Pollard Avenue and Heights Lane) with a regular and consistent boundary, and a made minor road (Heights Lane). These are considered to be a mix a	The site is connected to Bingley, along its southern and eastern boundaries.  The existing (inner) Green Belt consists of a dry stone wall beyond which there are the rear gardens of the residential properties (Park Drive, Pollard Avenue and Heights Lane) with a regular and consistent boundary, and a made minor road (Heights Lane). These are considered to be a mix of a moderate boundary (less	The site consists of grassland that is used for grazing. There is no built form within the site, with the exception of the dry stone walling that forms parts of it boundaries.  It therefore, plays a major role in safeguarding the countryside from encroachment.	The site is attached to Bingley, but is separated from its historic core by post World War II development. There are no views from the site into the historic core, and vice versa.  The site does not play a supporting role in preserving the setting and special character of the settlement.	All sites are considered to score moderately against Purpose 5	

<p>moderate boundary (less defensible) and a strong defensible boundary.</p> <p>Therefore, the site makes a major contribution to this purpose.</p>	<p>defensible) and a strong defensible boundary.</p> <p>The new boundaries that would be created as a result of development would be formed by the northern and western boundaries. The northern boundary is a field boundary made up of dry stone wall, whilst the western boundary is entirely undefined. This would result in a mix of weak and undefined boundaries.</p> <p>The site is located in a parcel that forms part of the land gap between Bingley, East Morton and Micklethwaite (a washed over settlement). There is direct road access between the settlements from the site along Heights Lane. Its topography is generally level.</p> <p>There is no inter-visibility between the site and East Morton or Micklethwaite due to topography and landscape. It forms a less essential gap as development would not reduce the perceived or actual distance between towns.</p> <p>Heights Lane, which forms the eastern boundary of the site connects Bingley (Eldwick) to East Morton. There are some</p>			
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	instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.			
<b>Major</b>	<b>Low</b>	<b>Major</b>	<b>Low</b>	<b>Moderate</b>
<b>Overall Summary of Purpose Assessment:</b>	<b>Based on planning judgement the site performs a <u>major</u> role overall when assessed against the NPPF Green Belt purposes.</b>			
<b>Boundary Strength - Existing (inner) Boundary:</b> ( <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 consists of a dry stone walling that form the site's southern and eastern boundaries. Beyond the southern boundary lies the rear gardens of the residential properties (Park Drive, Pollard Avenue and Heights Lane). The is a well-defined edge to the settlement and follows a regular and consistent pattern. To the east, beyond the wall lies Heights Lane, a minor road. These boundaries are considered to be a mix of a moderate and strong defensible boundaries.		
<b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> ( <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; Entirely undefined.	The new boundaries that would be created as a result of development would be formed by the site's northern and western boundaries. The northern boundary is a field boundary made up of dry stone wall, whilst the western boundary is entirely undefined. This would result in a mix of weaker boundaries, lacking in durability and one that would have to be defined. These would be of a lesser strong than the existing boundaries.		
<b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> ( <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 features within the site that would result in stronger or more logical Green Belt boundary than the existing one.		
<b>Potential for Sprawl:</b>	Development of the site would constitute sprawl into the countryside from the existing urban area. The site is connected to the settlement along two boundaries (the southern and eastern) and is partially contained by the existing urban area. The existing Green Belt boundary is formed of a dry stone wall that separates the site from the rear gardens of residential properties on Park Drive, Pollard			

	<p>Avenue and Heights Lane and a made road (Heights Lane). This boundary is considered to be moderate and strong in strength. The former could be breached by development, increasing the risk of sprawl. The site's existing outer boundary to the north is formed of stone wall, whilst to west is entirely undefined and does not follow any particular feature. It is a straight line that reflects the edge of the built up area to the south and a field boundary to the north. This would result in boundaries that are weaker in strength, potentially increasing the potential for sprawl. If the site was to be developed the western boundary would need to be defined by appropriate landscaping or strong boundary treatments to strengthen its role and limit the potential for sprawl.</p>
<p><b>Impact on Openness:</b></p>	<p>There is no built form within the site. It consists of open grassland used for animal grazing. The surrounding development together with the topography and landscape restricts views from the site to wider Green Belt, however there are some limited views into the site. Development would have a significant impact on the openness of the site, but lesser impact on the openness of the wider Green Belt due to the proximity of the woodland, landscape and topography.</p>
<p><b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b></p>	<p>A public right of way (Footpath – Bingley 68) is located within close proximity to the site. It provides access from Heights Lane to the wider countryside and Green Belt, connecting to the wider footpath network in the surrounding area. These could be improved and enhanced as part of compensatory measures from the development of the site.</p>
<p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>	<p><b>Purposes:</b> The site performs a <b>major</b> role against the purposes of including land within the Green Belt. It performs a <b>major</b> role in checking sprawl from a large built up area and a <b>major</b> role in safeguarding the countryside from encroachment as well as a <b>low</b> role in preventing neighbouring towns from merging into one another. The site plays a <b>low</b> role in preserving the setting and special character of historic towns.</p> <p><b>Sprawl:</b> The site is connected to the settlement along two boundaries and is partially contained by the existing urban area. The existing Green Belt boundary is a mix of strong and moderate boundaries. The proposed boundary would a mix of moderate and weaker boundaries, thus allowing for the potential sprawl.</p> <p><b>Openness:</b> The site contains no built form and consists of open grassland use for animal grazing. The surrounding development together with the topography and landscape restricts views from the site to wider Green Belt, however there are some limited views into the site. Development would have a significant impact on the openness of the site, but lesser impact on the openness of the wider Green Belt.</p> <p><b>Compensatory Improvements:</b> There are potential opportunities to improve and enhance the existing public rights of way network within the Green Belt as part of compensatory measures.</p>
<p><b>Overall Conclusion:</b></p>	<p>Based on planning judgement the site has a <b>major</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>moderate</b> performing Green Belt parcel.</li> <li>• The site makes a <b>major</b> contribution to the purposes of including land in the Green Belt.</li> <li>• The site has a <b>major</b> potential for sprawl and would have a <b>moderate</b> impact on the openness.</li> <li>• The site does not present an opportunity to create a stronger boundary than that of the existing one.</li> </ul>



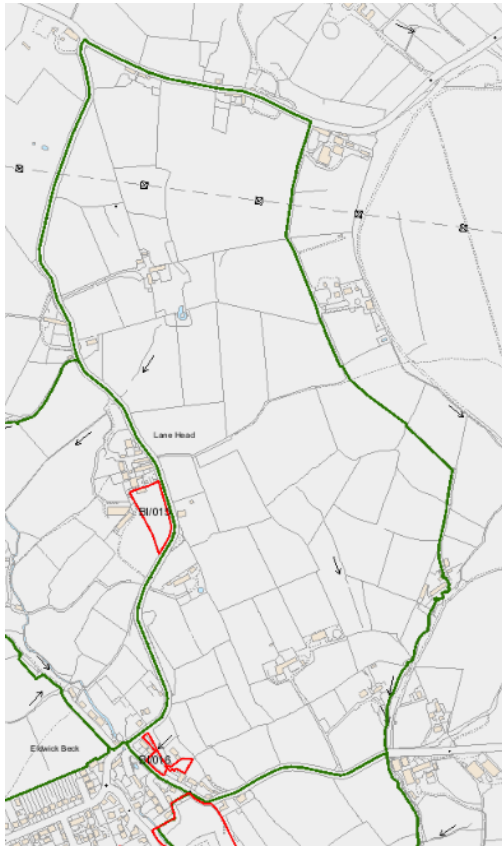
## Site Specific Green Belt Assessment

<b>Site Reference:</b>	BI/016	<b>Site Name:</b>	Spring Lane/Saltaire Road, Eldwick	<b>Size (ha):</b>	0.23ha
<b>Sub Area:</b>	Airedale	<b>Settlement:</b>	Bingley		

### Site Description:

The site consists of several mainly areas of open land/garden land adjacent to a number of residential properties located off Otley Road, Spring Lane and Paddock Lane on the eastern edge of the Eldwick area of Bingley. This area of Eldwick is washed over by the Green Belt. It includes a number of trees/wooded areas within the site as well as along its boundaries. The eastern section appears overgrown. The site is bounded to the north, west and south by residential properties with the garden to a large dwelling and agricultural land to the east. It is within south west corner of Green Belt parcel 42.

### Map (Parcel and Site Boundary):



### Aerial (Site Boundary):



<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	Site is within 400m of bus stops. These provide 2 services per hour in each direction to Eldwick (terminus) and Bradford (via Bingley town centre)	<b>SA Score:</b>	TBC
<b>Strategic Parcel Assessment Results:</b>					
<b>Parcel Reference:</b>	42	<b>Overall Rating:</b>	Major		
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Major	Major	Moderate	Major	Moderate	
<b>Site Specific Assessment Results:</b>					
<b>Assessment Summary:</b>					
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
<p>The site is connected to Bingley (Eldwick), a large built up area, along part of its western boundary. However, it is not contained by the existing urban area.</p> <p>It should be noted that it is contained within a number of residential properties that are washed over by the Green Belt.</p> <p>The existing Green Belt boundary consists of a minor road (Spring Lane). This is considered to be a strong, defensible boundary.</p>	<p>The site is connected to Bingley (Eldwick) along part its western boundary.</p> <p>The existing Green Belt boundary consists of a minor road (Spring Lane). This is considered to be a strong, defensible boundary.</p> <p>The new boundary created as a result of development would be formed of the site's existing outer (northern, eastern and southern) boundaries. These consist of a main road (Otley Road), private driveway (Paddock Lane) and garden boundaries. These</p>	<p>The site consists of vacant and unused areas of grassland and scrubland. There is no built form within the site. However, it is not characteristically rural in nature as it is within an area of residential development washed over by the Green Belt.</p> <p>Therefore, the site plays a low role in safeguarding the countryside from encroachment.</p>	<p>The site is attached to Bingley, a defined historic town. Part of the site is within the Eldwick Conservation Area. It also contains a Grade II Listed Building.</p> <p>There are views into the historic core from parts of the site, albeit partially obscured by treelines</p> <p>Therefore, it makes a major contribution to this criterion.</p>	<p>All sites are considered to score moderately against Purpose 5</p>	

<p>Therefore, the site makes a major contribution to this criterion.</p>	<p>boundaries are a mix of strengths (strong, moderate, weaker and entirely undefined) and defensibility and/or durability.</p> <p>The site within a parcel that forms a less essential gap between Bingley and Menston, Ilkley and Baildon. There is direct road access between Bingley and Baildon via Spring Lane and Bingley and Mentions via Otley Road. Development of the site is unlikely to cause merging between towns.</p> <p>The site boundary is partly formed by Spring Lane and Otley Road which connect Bingley with Baildon and Menston, respectively. There are some instances of ribbon development along these roads, although it pre-dates the designation of the Green Belt. As such the Green Belt has resisted ribbon development.</p> <p>The site plays a low role in relation to this purpose.</p>			
<p><b>Major</b></p>	<p><b>Low</b></p>	<p><b>Low</b></p>	<p><b>Major</b></p>	<p><b>Moderate</b></p>
<p><b>Overall Summary of Purpose Assessment:</b></p>	<p>Based on planning judgement the site performs a <u>major</u> role overall when assessed against the NPPF Green Belt purposes.</p>			
<p><b>Boundary Strength - Existing (inner) Boundary:</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>:</p>	<p>Strong: defensible boundary</p>	<p>The existing Green Belt boundary consists of a minor road (Spring Lane). This is considered to be a strong, defensible boundary.</p>		

boundaries lacking in durability; Entirely Undefined)		
<b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; Entirely Undefined)	Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined	Should the site be developed and removed from the Green Belt, the new boundary created as a result of would be formed of the site’s existing outer (northern, eastern and southern) boundaries. These consist of a main road (Otley Road), private driveway (Paddock Lane) and garden boundaries. These boundaries are a mix of strengths (strong, moderate, weaker and entirely undefined) and defensibility and/or durability. This would be a lesser strength than the existing one.
<b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; Entirely Undefined)	N/A	There are no features within the site which would provide a stronger boundary than the existing on.
<b>Potential for Sprawl:</b>	The site is connected to the settlement along part of one boundary, and is not contained within the existing built up area. However, it is located and contained within an area of residential development washed over by the Green Belt. The existing Green Belt boundary is strong and defensible in strength, thus restricting the potential for sprawl. The proposed boundaries would be of a lesser strength, which may result in increased potential for sprawl. The site does not represent a logical rounding off of the settlement. Due to its containment with a washed over residential area, it will have a moderate potential for sprawl into the wider Green Belt.	
		<b>Moderate</b>
<b>Impact on Openness:</b>	The site consists of vacant and unused areas of grassland and scrubland. There is no built form within the site. However, it is not characteristically rural in nature as it is within an area of residential development washed over by the Green Belt. Due to its level of containment, screening and landscape there are no or very limited views from (and into) the site to/from the wider Green Belt. However, the site is immediate visible from Otley Road and Spring Lane. Development of the site would have low impact on the openness of the Green Belt.	
		<b>Low</b>
<b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b>	A public right of way (footpath – Bingley 77) runs across the site from west to east. This connects Spring Lane with wider Green Belt. This provides an opportunity to enhance/improve the network and provide access to the wider Green Belt. The site is also located within a Green Infrastructure corridor.	

<p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>	<p><b>Purposes:</b> The site performs a <b>major</b> role against the purposes of including land within the Green Belt. It performs a <b>major</b> role in checking the unrestricted sprawl of a large built-up area and a <b>low</b> role in safeguarding the countryside from encroachment as well as a low role in preventing neighbouring towns from merging into one another. The site plays a <b>major</b> role in preserving the setting and special character of a historic town</p> <p><b>Sprawl:</b> The site is connected to the settlement along part of one boundary, and is not contained within the existing built up area. However, it is located and contained within an area of residential development washed over by the Green Belt. The existing Green Belt boundary is strong and defensible in strength, whilst the proposed boundaries would be of a lesser strength. Due to its containment within a washed over residential area, it will have a moderate potential for sprawl.</p> <p><b>Openness:</b> The site consists of vacant and unused areas of grassland and scrubland. There is no built form within the site. However, it is not characteristically rural in nature as it is within an area of residential development washed over by the Green Belt. Due to its level of containment, screening and landscape there are no or very limited views from (and into) the site to/from the wider Green Belt. However, the site is immediate visible from Otley Road and Spring Lane. Development of the site would have low impact on the openness of the Green Belt.</p> <p><b>Boundary Strength:</b> The new boundaries created by the development of the site would be of a mix of strengths and as such less strong than the existing boundaries.</p> <p><b>Compensatory Improvements:</b> This provides an opportunity to enhance/improve the network and provide access to the wider Green Bel as well as the Green Infrastructure network.</p>
<p><b>Overall Conclusion:</b></p>	<p>Based on planning judgement the site has a <b>moderate</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>major</b> performing Green Belt parcel</li> <li>• The site makes a <b>major</b> contribution to the purposes of including land in the Green Belt</li> <li>• The site has <b>moderate</b> potential for sprawl and would have a <b>low</b> impact on openness</li> <li>• There are no features within the site which would provide a stronger boundary than the existing one.</li> <li>• There is some potential for compensatory improvements to be made to the public rights of way and Green Infrastructure networks that are within the vicinity of the site.</li> </ul>

## Site Specific Green Belt Assessment

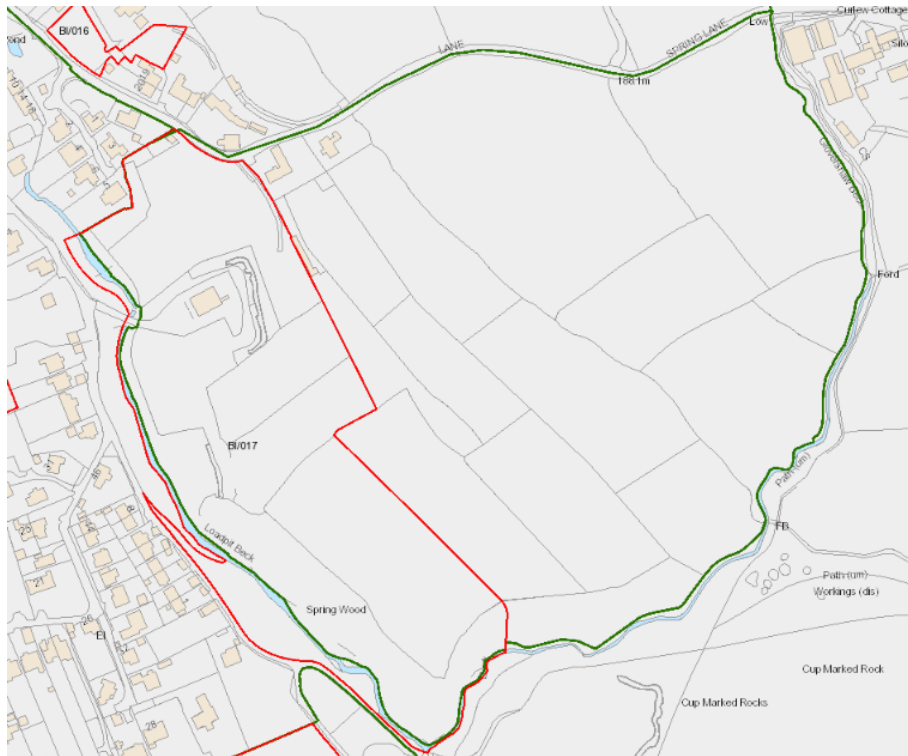
<b>Site Reference:</b>	BI/017	<b>Site Name:</b>	Spring Lane, Eldwick	<b>Size (ha):</b>	5.78ha
<b>Sub Area:</b>	Airedale	<b>Settlement:</b>	Bingley		

### Site Description:

The site consists of several, mainly steeply sloping agricultural fields and areas of woodland adjacent to the Eldwick area of Bingley. It also includes several agricultural buildings forming the Royston Fold Farm complex as well as a menage. The site is bounded to the north by residential development (Spring Lane), with woodland and Loadpit Beck along the western edge, beyond which there is further residential development (Saltaire Road). The land to the east consists of a mixture of agricultural buildings and agricultural fields. The southern edge is formed by Glovershaw Beck and the northern edge of Shipley Glen.

The site is partially (north western corner) within the Eldwick Conservation Area, whilst Shipley Glen Local Wildlife Site is adjacent to the south western boundary. A footpath runs within and adjacent to the eastern boundary linking Spring Lane with Glen Road. The site occupies a large proportion of the western section of Green Belt parcel 41. It should be noted that western site boundary is located outside of this Green Belt parcel.

### Map (Parcel and Site Boundary):



### Aerial (Site Boundary):



<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	Site is within 400m of bus stops. These provide two services in per hour in each direction to Eldwick (Otley Road terminus) and Bradford (via Bingley town centre)	<b>SA Score:</b>	TBC
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**Strategic Parcel Assessment Results:**

<b>Parcel Reference:</b>	41	<b>Overall Rating:</b>	<b>Moderate</b>		
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
<b>Moderate</b>	<b>Low</b>	<b>Major</b>	<b>Major</b>	<b>Moderate</b>	

**Site Specific Assessment Results:**

**Assessment Summary:**

<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
<p>This site is connected to Bingley (Eldwick), a large built up area, along its northern boundary as well as the majority of its western boundary. It is not contained by existing development.</p> <p>The existing (inner) Green Belt boundary consists of a watercourse (Loadpit Beck) and the rear gardens of several residential properties on Pennygate. These are boundaries that are less defensible and lacking in durability.</p>	<p>The site is connected to Bingley (Eldwick) along its northern boundary as well as the majority of its western boundary.</p> <p>The existing (inner) Green Belt boundary consists of a watercourse (Loadpit Beck) and the rear gardens of several residential properties on Pennygate. These are boundaries that are less defensible and lacking in durability.</p> <p>The new boundaries created as a result of development would be</p>	<p>The site consists of countryside uses in the form of farm buildings, farmland and woodland.</p> <p>Therefore, it plays a major role in safeguarding the countryside from encroachment.</p>	<p>The site is attached to Bingley, a defined historic town. The north western and north eastern corners of the site are within the Eldwick Conservation Area. The north eastern corner is also within close proximity to a Grade II Listed Building.</p> <p>There are views into the historic core from parts of the site, albeit partially obscured by treelines.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>	

<p>Therefore, the site makes a major contribution to this purpose.</p>	<p>formed of the existing north eastern, eastern and southern boundaries. These consist of Stone Lane (a made road), drystone walling and a broken line of mature trees forming field boundaries and a watercourse (Glovershaw Beck). These would be boundaries that are strong, less defensible and lacking in durability.</p> <p>The site is located within a parcel that forms a less essential gap between Bingley and Baildon. There is direct road access between the two settlements along Spring Lane. Its topography is a mostly sloping towards the west.</p> <p>Due to the topography and landscape as well as areas of woodland there is no or limited inter-visibility between the two settlements from the site.</p> <p>The development of the site would not lead to a significant reduction in the gap between the settlements.</p> <p>Part of the site boundary is formed by Spring Lane which connects the Bingley (Eldwick) and Baildon. There are some instances of ribbon development along this road; however this mostly pre-dates the Green Belt</p>			
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	designation. As the Green Belt has resisted ribbon development towards a neighbouring town.			
<b>Major</b>	<b>Low</b>	<b>Major</b>	<b>Major</b>	<b>Moderate</b>
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <u>major</u> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing (inner) Boundary:</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	Moderate: less defensible boundary; <u>Weak</u> : boundaries lacking in durability	The existing (inner) Green Belt boundary consists of a watercourse (Loadpit Beck) and the rear gardens of several residential properties on Pennygate. These are boundaries that are less defensible and lacking in durability.		
<b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> ( <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; <u>Weak</u> : boundaries lacking in durability	Should the site be development and removed from the Green Belt, the new boundaries created as a result would be formed of the existing north eastern, eastern and southern boundaries. These consist of Stone Lane (a made road), drystone walling and a broken line of mature trees forming field boundaries and a watercourse (Glovershaw Beck). These would be boundaries that are defensible, less defensible and lacking in durability. This would be slightly stronger than the existing one.		
<b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> ( <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 features within the site which would provide a stronger boundary than that proposed.		
<b>Potential for Sprawl:</b>	This site is connected to Bingley (Eldwick) along its northern boundary as well as the majority of its western boundary, however it is not strongly contained by the existing built up area. The existing (inner) Green Belt boundary consists of a watercourse (Loadpit Beck) (a recognisable feature) and the rear gardens of several residential properties on Pennygate. These are boundaries that are less defensible and lacking in durability – moderate and weak in strength. The proposed new boundaries would be a mix of those that are defensible, less defensible and lacking in durability. Development of the site would represent an extension of the settlement into the Green Belt and not a logical rounding off. Development would create major potential for sprawl into the wider Green Belt.			

	<b>Major</b>
<b>Impact on Openness:</b>	<p>The site consists of countryside uses in the form of farm buildings, farmland and woodland. There are views into the site from the wider Green Belt, in particular from the east and south east. Views from the site into the wider Green Belt are more limited due to its topography and the areas of woodland and tree planting surrounding it. The site is immediate visible from Spring Lane as well as Pennygate. Development of the site would have a moderate impact on the openness of the Green Belt.</p>
	<b>Moderate</b>
<b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b>	<p>A public right of way (footpath – Bingley 76) runs along the eastern boundary of the site. This connects Spring Lane with Glen Road (Baildon) and Shipley Glen and provides links into the wider Green Belt. In addition, there is an area of priority habitat (woodland) within and adjacent to the site, whilst the Shipley Glen Local Wildlife Site is adjacent to the south west corner. The site is also within a Green Infrastructure corridor. Therefore, there may be opportunities to improve/enhance the public rights of way network and access to the wider Green Belt, as well as the local habitat, biodiversity and Green Infrastructure networks.</p>
<b>Site Specific Assessment Summary – Impact on the Green Belt:</b>	<p><b>Purposes:</b> The site performs a <b>major</b> role against the purposes of including land within the Green Belt. It performs a <b>major</b> role in checking the unrestricted sprawl of a large built-up area and a <b>major</b> role in safeguarding the countryside from encroachment as well as a <b>low</b> role in preventing neighbouring towns from merging into one another. The site plays a <b>major</b> role in preserving the setting and special character of a historic town</p> <p><b>Sprawl:</b> This site is connected to Bingley (Eldwick) along two boundaries, but is not strongly contained by the existing built up area. The existing (inner) Green Belt boundary is moderate and weak in strength. The proposed new boundaries would be a mix of those that are defensible, less defensible and lacking in durability. Development of the site would represent an extension of the settlement into the Green Belt and not a logical rounding off. Development would create major potential for sprawl into the wider Green Belt.</p> <p><b>Openness:</b> The site consists of countryside uses in the form of farm buildings, farmland and woodland. There are views into the site from the wider Green Belt, in particular from the east and south east. Views from the site into the wider Green Belt are more limited due to its topography and the areas of woodland and tree planting surrounding it. The site is immediate visible from Spring Lane as well as Pennygate. Development of the site would have a moderate impact on the openness of the Green Belt.</p> <p><b>Boundary Strength:</b> The new boundaries that would be created would be slightly stronger than the existing one.</p> <p><b>Compensatory Improvements:</b> Therefore, there may be opportunities to improve/enhance the public rights of way network and access to the wider Green Belt, as well as the local habitat, biodiversity and Green Infrastructure networks.</p>
<b>Overall Conclusion:</b>	<p>Based on planning judgement the site has a <b>major</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>moderate</b> performing Green Belt parcel</li> <li>• The site makes a <b>major</b> contribution to the purposes of including land in the Green Belt</li> <li>• The site has <b>major</b> potential for sprawl and would have a <b>moderate</b> impact on openness</li> <li>• There are no features within the site which would provide a stronger boundary than that proposed.</li> </ul>

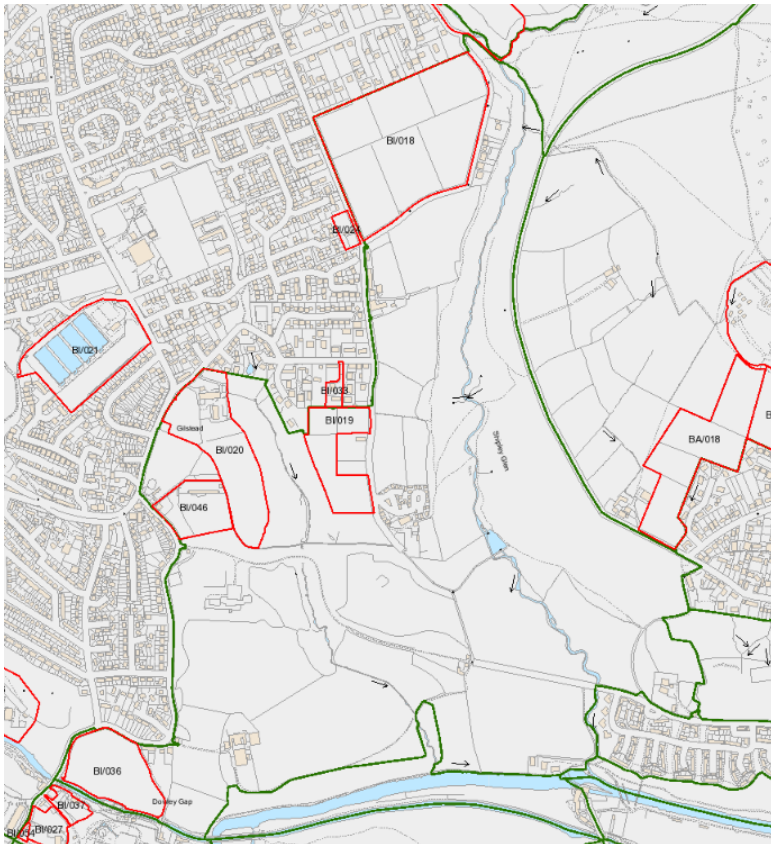
## Site Specific Green Belt Assessment

<b>Site Reference:</b>	BI/018	<b>Site Name:</b>	Sheriff Lane, Eldwick	<b>Size (ha):</b>	10.59ha
<b>Sub Area:</b>	Airedale	<b>Settlement:</b>	Bingley		

### Site Description:

The site consists of five agricultural fields on the eastern edge of the Eldwick area of Bingley separated by dry stone walling. It is bounded to the north by a road (Woodland Road) and residential development with Sherrif Lane to the west, beyond which lies further residential development. The eastern and southern boundaries are formed by Loadpit Lane, beyond which lie a row of single dwellings and agricultural fields respectively. Shipley Glen is situated further to the south east. The site mainly slopes gently from north to south/south east (from the northern edge towards Lodepit Lane). At the north east corner, the direction of slope changes to dip more steeply downwards to the north east (towards Lodepit Lane). It occupies the majority of the norther section of Green Belt parcel 25.

### Map (Parcel and Site Boundary):



### Aerial (Site Boundary):



<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	Site is within 460m of a bus stop. It provides 2 services per hour in each direction to Eldwick and Bradford via Bingley Town Centre.	<b>SA Score:</b>	TBC
<b>Strategic Parcel Assessment Results:</b>					
<b>Parcel Reference:</b>	25	<b>Overall Rating:</b>		<b>Moderate</b>	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
<b>Moderate</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Major</b>	<b>Moderate</b>	
<b>Site Specific Assessment Results:</b>					
<b>Assessment Summary:</b>					
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
<p>The site is connected to Bingley (Eldwick) along its northern boundary. It is not contained by existing development.</p> <p>The existing (inner) Green Belt boundary consists of mainly well-defined sections of dry stone walling beyond which there are is a made road (Woodlands Road) and the gardens of a number of residential properties as well as Sheriff Lane (an unmade road). This is a mix of strong (defensible), moderate (less defensible) and weak (lacking in durability) boundaries.</p>	<p>The site is connected to Bingley (Eldwick) along its northern boundary.</p> <p>The existing (inner) Green Belt consists of mainly well-defined sections of dry stone walling beyond which there are is a made road (Woodlands Road) and the gardens of a number of residential properties as well as Sheriff Lane (an unmade road). This is a mix of strong (defensible), moderate (less defensible) and weak (lacking in durability) boundaries.</p>	<p>The site consists of open land adjoining the urban area. There is one small agricultural building (a stable) adjacent to the southern boundary. Other features include dry stone walling that makes up the site's internal and external boundaries and an electricity distribution line.</p> <p>The site therefore plays a major role in safeguarding the countryside from encroachment.</p>	<p>The site is attached to Bingley, but is separated from its historic core by post World War II development. There are no views from the site into the historic core, and vice versa.</p> <p>The site does not play a supporting role in preserving the setting and special character of the settlement.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>	

<p>Therefore, the site makes a moderate contribution to this purpose.</p>	<p>The new boundaries created as a result of development would be formed by the existing southern and eastern boundaries. These consist of Lodepit Lane (an unmade road). This would be more defensible and stronger than the existing boundary.</p> <p>The site is located in a parcel that forms part of the land gap between Bingley and Baildon. There is no direct road access between the towns from the site. Its topography is gently sloping from north to south. There is no inter-visibility between the site and the Baildon due to landscape and woodlands. However, there are views into parts of Shipley. It forms a less essential gap as development would not reduce the perceived or actual distance between towns.</p> <p>There is no road connecting this site to a neighbouring town. Whilst Sheriff Lane forms the western edge of the site, it does not provide a link road through to Saltaire. There is therefore no opportunity for the site to ribbon towards a neighbouring town.</p>			
Moderate	Low	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a <b>moderate</b> role overall when assessed against the NPPF Green Belt purposes.			

<p><b>Boundary Strength - Existing (inner) Boundary:</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability</p>	<p>The existing (inner) Green Belt consists of mainly well-defined sections of dry stone walling beyond which there are is a made road (Woodlands Road) and the gardens of a number of residential properties as well as Sheriff Lane (an unmade road). This is a mix of strong (defensible), moderate (less defensible) and weak (lacking in durability) boundaries.</p>
<p><b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Strong: defensible boundary</p>	<p>Should the site be developed and removed from the Green Belt, the new boundaries created would be formed by the existing southern and eastern boundaries. These consist of Lodepit Lane (an unmade road). This would be more defensible and stronger than the existing boundary.</p>
<p><b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>N/A</p>	<p>There are no existing features within the site which could be used to define a stronger boundary than the proposed Green Belt boundary.</p>
<p><b>Potential for Sprawl:</b></p>	<p>The site is connected along its northern boundary to Bingley (Eldwick), and is not contained by the existing built up area. The existing (inner) Green Belt consists of mainly well-defined sections of dry stone walling beyond which there are is a made road (Woodlands Road) and the gardens of a number of residential properties as well as Sheriff Lane (an unmade road). This is a mix of strong (defensible), moderate (less defensible) and weak (lacking in durability) boundaries. This would allow some potential for sprawl. The proposed boundary would be stronger and more defensible thus restricting the opportunity for sprawl into the wider Green Belt. It would not represent a logical rounding off of the settlement.</p>	
	<p><b>Moderate</b></p>	
<p><b>Impact on Openness:</b></p>	<p>The site consists of an area of grassland with very limited built for except a small agriculture-related building and the drystone walling forming part of its boundaries as well as an electricity distribution line. There are views from/into the site to the wider Green Belt, in particular to/from the south and east. It is highly visible from Woodlands Road, Sheriff Lane and Loadpit Lane and the various residential developments adjacent to them. Development would have a major impact on the openness of the Green Belt.</p>	
	<p><b>Major</b></p>	

<p><b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b></p>	<p>There are several public rights of way in close proximity to the site that provide access to the valley of Eldwick Beck and Shipley Glen as well as the wider countryside. In addition, the site is adjacent to a Local Wildlife Site (Shipley Glen) and areas of priority habitat (acid woodlands and lowland meadows). It is also close the area’s Green Infrastructure network. As such, there is an opportunity to improve the local public rights of way network to enhance access to the countryside as well as enhance the biodiversity and green infrastructure networks.</p>
<p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>	<p><b>Purposes:</b> The site performs a <b>moderate</b> role against the purposes of including land within the Green Belt. It performs a <b>moderate</b> role in checking sprawl from a large built up area and a <b>major</b> role in safeguarding the countryside from encroachment as well as a <b>low</b> role in preventing neighbouring towns from merging into one another. The site plays a <b>low</b> role in preserving the setting and special character of historic towns.</p> <p><b>Sprawl:</b> The site is connected to the settlement along only one boundary and is not contained by the existing urban area. The existing Green Belt boundary is a mix of strong, moderate and weaker boundary, allow potential for sprawl. The proposed boundary would be stronger, thus restricting potential sprawl.</p> <p><b>Openness:</b> The site consists of an area of grassland with very limited built for except a small agriculture-related building and the drystone walling forming part of its boundaries as well as an electricity distribution line. There are views from/into the site to/from the wider Green Belt. Development would have a major impact on the openness of the Green Belt.</p> <p><b>Boundary Strength:</b> The new boundaries created by the development of the site would be stronger in strength than the existing boundaries.</p> <p><b>Compensatory Improvements:</b> There are possibly opportunities to improve and enhance the existing rights of way, biodiversity and green infrastructure networks in the adjacent areas of Green Belt.</p>
<p><b>Overall Conclusion:</b></p>	<p>Based on planning judgement the site has a <b>moderate</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>moderate</b> performing Green Belt parcel.</li> <li>• The site makes a <b>moderate</b> contribution to the purposes of including land in the Green Belt.</li> <li>• The site has a <b>moderate</b> potential for sprawl and would have a <b>major</b> impact on the openness.</li> <li>• The site presents an opportunity to create a stronger boundary than that of the existing one.</li> <li>• There are possibly opportunities to improve and enhance the existing rights of way, biodiversity and green infrastructure networks in the adjacent areas of Green Belt.</li> </ul>

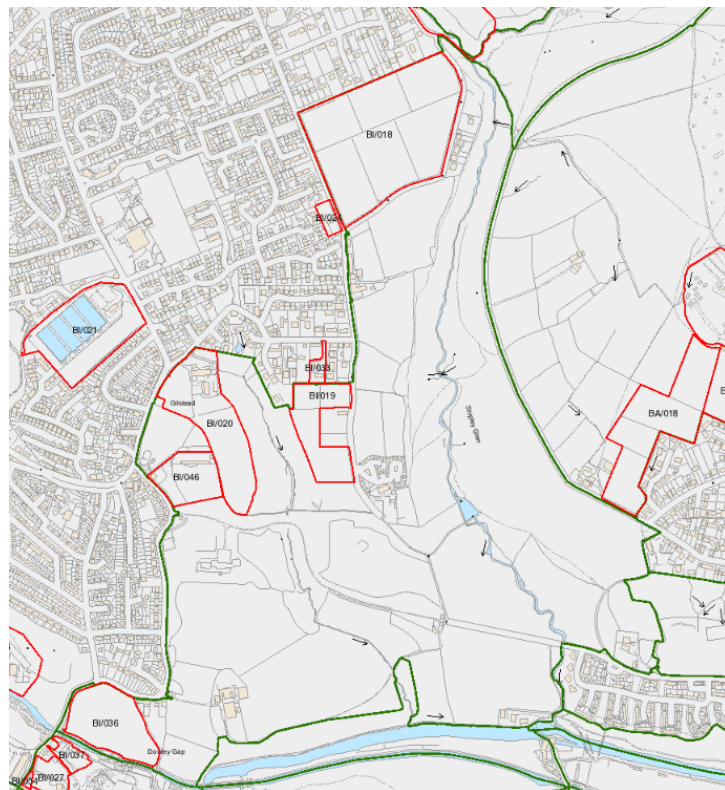
## Site Specific Green Belt Assessment

<b>Site Reference:</b>	BI/019	<b>Site Name:</b>	Sheriff Lane, Eldwick	<b>Size (ha):</b>	2.45ha
<b>Sub Area:</b>	Airedale	<b>Settlement:</b>	Bingley		

### Site Description:

The site consists of several agricultural fields surrounding a residential property on the eastern edge of the Gilstead/Eldwick area of Bingley. Areas of woodland and trees are present within the northern and central sections of the site, with further woodland adjacent to the western and southern boundaries. It is bounded to the north by residential development (Gilstead Lane, Spire Heights & Sheriff Lane), with Delph Wood and Little Beck to the west. There is further woodland to the south. To the east of Sheriff Lane there are several agricultural fields, beyond which lies Shipley Glen. A Park Home Estate (Broadstones Park) is located close to south eastern edge of the site. Parts of the southern and northern sections of the site are generally level, although there is a slight slope running from north to south/south west. The site becomes steeper towards its western edge as the landscape dips towards the valley of Little Beck. It is within the western section of Green Belt parcel 25.

### Map (Parcel and Site Boundary):



### Aerial (Site Boundary):





<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	Site is within 400m of bus stops. These provide two services per hour in each direction to Eldwick and Bradford (via Bingley Town Centre)	<b>SA Score:</b>	TBC
<b>Strategic Parcel Assessment Results:</b>					
<b>Parcel Reference:</b>	25	<b>Overall Rating:</b>	Moderate		
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Moderate	Moderate	Moderate	Major	Moderate	
<b>Site Specific Assessment Results:</b>					
<b>Assessment Summary:</b>					
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
The site is connected to Bingley (Eldwick), a large built up area, along its northern and north western boundaries. It is not contained by existing development.  The existing (inner) Green Belt boundary consists of a mix of dry stone walling, hedgerows and trees beyond which are the rear gardens of residential properties on Gilstead Lane and Delph Wood Close. These boundaries are considered to be lacking in durability.	The site is connected to Bingley (Eldwick) along its northern and north western boundaries.  The existing (inner) Green Belt boundary consists of a mix of dry stone walling, hedgerows and trees beyond which are the rear gardens of residential properties on Gilstead Lane and Delph Wood Close. These boundaries are considered to be lacking in durability.  The new boundaries created as a result of development would be formed by the existing eastern,	The site consists of countryside uses in the shape of open grassland, divided by stone walls and post and rail fencing. There is no built form within the site.  As such it plays a major role in safeguarding the countryside from encroachment.	The site is attached to Bingley, a historic town. However, the site is separated from the historic core by woodland and post WWII development. There are no views into the historic core from the site.	All sites are considered to score moderately against Purpose 5.	

<p>The site makes a moderate contribution to restricting sprawl.</p>	<p>southern and western boundaries. These consist of stone walling beyond which lies Sheriff Lane (a track) as well as a residential garden and an established area of woodland, which represents a continuous boundary. These boundaries are mostly less defensible with some sections that are lacking in durability. These would be slightly stronger than existing boundary.</p> <p>The site is located in a parcel that forms part of the land gap between Bingley and Baildon. There is no direct road access between the towns from the site. Its topography is gently sloping and level in places. There is some inter-visibility between the site and parts of Baildon, however the landscape and woodland provides some screening. It forms an essential gap as development would reduce the perceived or actual distance between towns.</p> <p>There is no road connecting this site to a neighbouring town. Sheriff Lane does not provide a road link to Saltaire. There is therefore no opportunity for the site to ribbon towards a neighbouring town.</p>			
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Moderate	Major	Major	Low	Moderate
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <b>major</b> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing (inner) Boundary:</b> (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Weak: boundaries lacking in durability	The existing (inner) Green Belt boundary consists of a mix of dry stone walling, hedgerows and trees beyond which are the rear gardens of residential properties on Gilstead Lane and Delph Wood Close. These boundaries are considered to be lacking in durability.		
<b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Moderate: less defensible boundary; Weak: boundaries lacking in durability	Should the site be developed and removed from the Green Belt, the new boundaries created as a result of would be formed by the existing eastern, southern and western boundaries. These consist of stone walling beyond which lies Sheriff Lane (a track) as well as a residential garden and an established area of woodland, which represents a continuous boundary. These boundaries are mostly less defensible with some sections that are lacking in durability. These would be slightly stronger than existing boundary.		
<b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	N/A	There are no features within the site that would create a stronger or more logical Green Belt boundary than the proposed one.		
<b>Potential for Sprawl:</b>	The site is connected to the settlement along two boundaries, but is not contained by the existing built up area. The existing Green Belt boundary is weaker in strength and lacking in durability, increasing the potential for sprawl. The proposed boundaries would be slightly stronger as the majority would be less defensible, however sections would also be weaker and lacking in durability. The development of the site would represent the extension of the settlement into the countryside, rather than a logical rounding off.			
	<b>Major</b>			
<b>Impact on Openness:</b>	There is no built form on the site. It consists of open grassland, separated into fields by stone walls and fences, used for grazing. There are views from (and into) the site to/from the wider Green Belt, particularly to/from the east. Views to/from other directions are obscured by the existing woodland that forms part of the site boundary. It is highly visible from Sheriff Lane. The also provides the immediate setting			

	<p>for an existing residential property, which site wraps around. Development would have a major impact on the on openness of the site, but a lesser impact on the overall openness of the Green Belt. As such it has a moderate impact.</p>
	<p><b>Moderate</b></p>
<p><b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b></p>	<p>Sheriff Lane, the site’s eastern boundary provides pedestrian access to the footpath network within Shipley Glen and the wider Green Belt. Another footpath runs from opposite the north east corner of the site into the Green Belt. There are also areas of TPO woodland along the western and southern boundaries, together with individual TPO trees in the site. The same woodland also form part of the district’s habitat network, whilst Shipley Glen Local Wildlife Site is around 135m to the east. The site is also within a Green Infrastructure corridor. Accordingly, there are opportunities to improve/enhance the public rights of way, habitat, biodiversity and Green Infrastructure networks within the vicinity of the site.</p>
<p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>	<p><b>Purposes:</b> The site performs a <b>major</b> role against the purposes of including land within the Green Belt. It performs a <b>moderate</b> role in checking the unrestricted sprawl of a large built-up area and a <b>major</b> role in safeguarding the countryside from encroachment as well as a <b>major</b> role in preventing neighbouring towns from merging into one another. The site plays a <b>low</b> role in preserving the setting and special character of a historic town.</p> <p><b>Sprawl:</b> The site is connected to the settlement along two boundaries, but is not contained by the existing built up area. The existing Green Belt boundary is weak in strength and lacking in durability. The proposed boundaries would be slightly stronger as the majority would be less defensible, however sections would also be weaker and lacking in durability. Both would increase the risk of sprawl into the wider Green Belt.</p> <p><b>Openness:</b> There is no built form on the site. It consists of open grassland, separated into fields by stone walls and fences, used for grazing. There are views from (and into) the site to/from the wider Green Belt, particularly to/from the east. Views to/from other directions are obscured by the existing woodland that forms part of the site boundary. It is highly visible from Sheriff Lane. The also provides the immediate setting for an existing residential property, which site wraps around. Development would have a major impact on the on openness of the site, but a lesser impact on the overall openness of the Green Belt. As such it has a moderate impact.</p> <p><b>Boundary Strength:</b> The new boundaries created as result of development would be slightly stronger than the existing one.</p> <p><b>Compensatory Improvements:</b> there are opportunities to improve/enhance the public rights of way, habitat, biodiversity and Green Infrastructure networks within the vicinity of the site.</p>
<p><b>Overall Conclusion:</b></p>	<p>Based on planning judgement the site has a <b>major</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>moderate</b> performing Green Belt parcel.</li> <li>• The site makes a <b>major</b> contribution to the purposes of including land in the Green Belt.</li> <li>• The site has a <b>major</b> potential for sprawl and would have a <b>moderate</b> impact on the openness.</li> <li>• The site presents a limited opportunity to create a slightly stronger boundary than that of the existing one.</li> </ul>

## Site Specific Green Belt Assessment

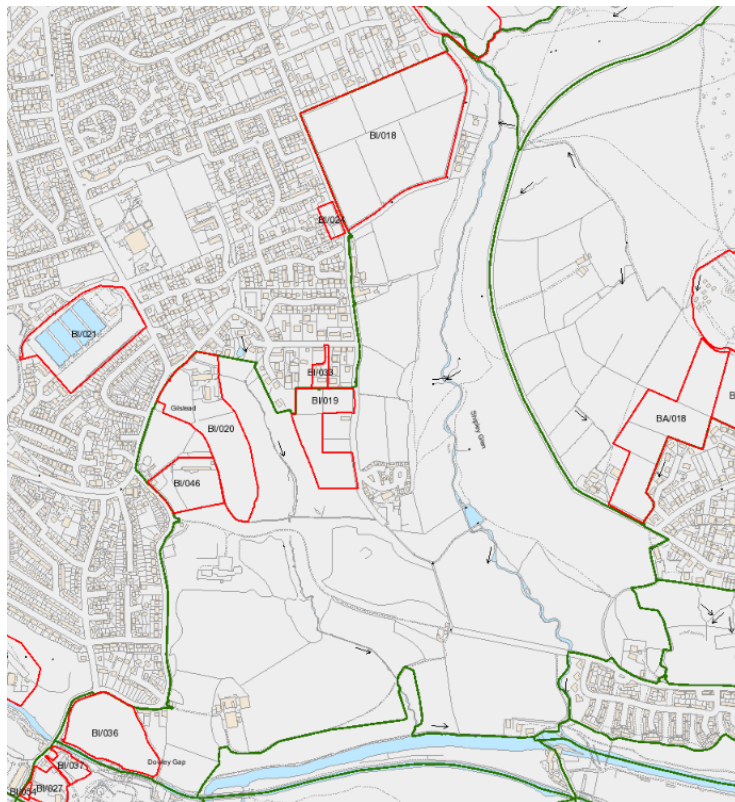
<b>Site Reference:</b>	BI/020	<b>Site Name:</b>	Gilstead Lane	<b>Size (ha):</b>	7.52ha
<b>Sub Area:</b>	Airedale	<b>Settlement:</b>	Bingley		

### Site Description:

The site consists of a number of farm buildings (Lane End Farm) and several agricultural fields in the Gilstead area of Bingley. The farm complex is located within the northern section of the site, with the fields to the south. Gilstead Lane forms the northern and north western boundaries beyond which lie a number of residential properties. To the east lies further agricultural fields, Delph Wood and Little Beck. The woodland area continues adjacent to the southern edge. There is area of open land (SHLAA site ref: BI/046) and further woodland adjacent to the western boundary as well as an area of public opens space (football pitch and childrens play area).

The area occupied by the farm and field, adjacent to Gilstead Lane, is generally level. Towards the southern section of the site, it slopes downwards towards the south/south east, with the slope becoming steeper. It is located close to the western edge of Green Belt parcel 25

### Map (Parcel and Site Boundary):



### Aerial (Site Boundary):



<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	Site is within 400m of bus stops. These provide two services per hour in each direction to Eldwick and Bradford (via Bingley town centre).	<b>SA Score:</b>	TBC
<b>Strategic Parcel Assessment Results:</b>					
<b>Parcel Reference:</b>	25	<b>Overall Rating:</b>	Moderate		
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Moderate	Moderate	Moderate	Major	Moderate	
<b>Site Specific Assessment Results:</b>					
<b>Assessment Summary:</b>					
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
<p>The site is connected to Bingley (Gilstead) along its northern and north western boundaries. It is not contained by existing development.</p> <p>The existing (inner) Green Belt boundary consists of well-defined dry stone walling beyond which lies a made road (Gilstead Lane) and the rear garden for two residential properties on Garden Lane. This provides a mix of boundaries that are defensible (strong) and lacking in durability.</p>	<p>The site is connected to Bingley (Gilstead) along its northern and north western boundaries.</p> <p>The existing (inner) Green Belt boundary consists of well-defined dry stone walling beyond which lies a made road (Gilstead Lane) and the rear garden for two residential properties on Garden Lane. This provides a mix of boundaries that are defensible (strong) and lacking in durability.</p> <p>The new boundaries created as a result of development would be</p>	<p>The majority of the site is made up of grassland used for animal grazing with significant built form to the north.</p> <p>This takes the form of a farm complex (Lane End Farm) and associated areas of hard standing. This has an impact on the openness of the site in this location.</p> <p>The remainder of the site has no built form and is made up of agricultural fields. This constitutes open countryside</p>	<p>The site is attached to Bingley, which is classed as a historic town. However, it is separated from the historic core by post WWII development. There are no views to/from the site into the historic core.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>	

<p>Therefore the site makes a moderate contribution to this purpose.</p>	<p>formed by the existing eastern, southern and western boundaries. These consist of the sections which are entirely undefined, the edge of the existing farm complex and a short belt of trees as well as woodland and dry stone walls. In terms of strength, this would give that is a mix of moderate, weak and entirely undefined boundaries.</p> <p>The site is located in a parcel that forms part of the land gap between Bingley and Baildon. There is no direct road access between the towns from the site. Its topography is generally level. There is no inter-visibility between the site and Baildon due to landscape and woodlands. It forms a less essential gap as development would not reduce the perceived or actual distance between towns.</p> <p>There is no road connecting this site to a neighbouring town. There is therefore no opportunity for the site to ribbon towards a neighbouring town.</p>	<p>and is important in safeguarding it from encroachment.</p> <p>Overall, the site is rural in character. As such it plays a major role in safeguarding the countryside from encroachment.</p>		
<p><b>Moderate</b></p>	<p><b>Low</b></p>	<p><b>Major</b></p>	<p><b>Low</b></p>	<p><b>Moderate</b></p>
<p><b>Overall Summary of Purpose Assessment:</b></p>	<p>Based on planning judgement the site performs a <b>moderate</b> role overall when assessed against the NPPF Green Belt purposes.</p>			

<p><b>Boundary Strength - Existing (inner) Boundary:</b> (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)</p>	<p>Strong: defensible boundary; Weak: boundaries lacking in durability</p>	<p>The existing (inner) Green Belt boundary consists of well-defined dry stone walling beyond which lies a made road (Gilstead Lane) and the rear garden for two residential properties on Garden Lane. This provides a mix of boundaries that are defensible (strong) and lacking in durability.</p>
<p><b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)</p>	<p>Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined</p>	<p>Should the site be development and removed from the Green Belt, the new boundaries created as a result of would be formed by the existing eastern, southern and western boundaries. These consist of the sections which are entirely undefined, the edge of the existing farm complex and a short belt of trees as well as woodland and dry stone walls. In terms of strength, this would give that is a mix of moderate, weak and entirely undefined boundaries. These would be lower in strength than the existing boundary.</p>
<p><b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)</p>	<p>N/A</p>	<p>There are no features within the site that would create a stronger or more logical Green Belt boundary.</p>
<p><b>Potential for Sprawl:</b></p>	<p>The site is connected to the settlement along only two boundaries (northern and north western boundary), however it is not contained by the existing urban area. The existing Green Belt boundary is a mix of strong and weak boundaries that are defensible and lacking in durability. These have the potential to partially limit sprawl. However, the new proposed Green Belt boundary would be of a lesser strength and may increase the potential for further sprawl into the wider Green Belt beyond the site. The development of the site would represent an extension of the settlement into the countryside rather than a logical rounding off.</p> <p style="text-align: center;"><b>Major</b></p>	
<p><b>Impact on Openness:</b></p>	<p>The majority of the site is made up of grassland used for animal grazing with significant built form to the north. This takes the form of a farm complex (Lane End Farm) and associated areas of hard standing. This has an impact on the openness of the site in this location. The remainder of the site has no built form and is made up of agricultural fields. There are views from the site into the wider Green Belt; however, views into the site are restricted due to woodland planting. Development of the site would have a moderate impact on the openness of the Green Belt.</p> <p style="text-align: center;"><b>Moderate</b></p>	



<p><b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b></p>	<p>A public right of way (Footpath – Bingley 6) runs along the south western and southern boundaries of the site. This connects the site and Primrose Lane with Sheriff Lane and Shipley Glen as well as the wider Green Belt. There are also a number of areas of priority habitat within and adjacent to the site as well as within the wider area. Other areas of the habitat and biodiversity networks are within close proximity include Shipley Glen LWS. The site is also part of the Green Infrastructure network. Therefore, there may be opportunities to improve/enhance the public rights of way network and access from it to the wider Green Belt, as well as the local habitat, biodiversity and Green Infrastructure networks.</p>
<p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>	<p><b>Purposes:</b> The site performs a <b>moderate</b> role against the purposes of including land within the Green Belt. It performs a <b>moderate</b> role in checking the unrestricted sprawl of a large built-up area and a <b>major</b> role in safeguarding the countryside from encroachment as well as a <b>low</b> role in preventing neighbouring towns from merging into one another. The site plays a <b>low</b> role in preserving the setting and special character of a historic town.</p> <p><b>Sprawl:</b> The site is connected to the settlement along only two boundaries (northern and north western boundary), however it is not contained by the existing urban area. The existing Green Belt boundary is a mix of strong and weak boundaries that are defensible and lacking in durability. These have the potential to partially limit sprawl. However, the new proposed Green Belt boundary would be of a lesser strength and may increase the potential for further sprawl into the wider Green Belt beyond the site. The development of the site would represent an extension of the settlement into the countryside rather than a logical rounding off.</p> <p><b>Openness:</b> The majority of the site is made up of grassland used for animal grazing with significant built form to the north. This takes the form of a farm complex (Lane End Farm) and associated areas of hard standing. This has an impact on the openness of the site in this location. The remainder of the site has no built form and is made up of agricultural fields. There are views from the site into the wider Green Belt; however, views into the site are restricted due to woodland planting. Development of the site would have a moderate impact on the openness of the Green Belt.</p> <p><b>Boundary Strength:</b> The new Green Belt boundary created as a result of development of the site would not be as strong as the existing one.</p> <p><b>Compensatory Improvements:</b> There is some potential to improve the existing public rights of way, habitat, biodiversity and Green Infrastructure networks within the vicinity of the site.</p>
<p><b>Overall Conclusion:</b></p>	<p>Based on planning judgement the site has a <b>moderate</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>moderate</b> performing Green Belt parcel</li> <li>• The site makes a <b>moderate</b> contribution to the purposes of including land within the Green Belt</li> <li>• The site has a <b>high</b> potential for sprawl and would have a <b>moderate</b> impact on openness</li> <li>• There is no opportunity to create a stronger Green Belt boundary than the existing boundary.</li> </ul>

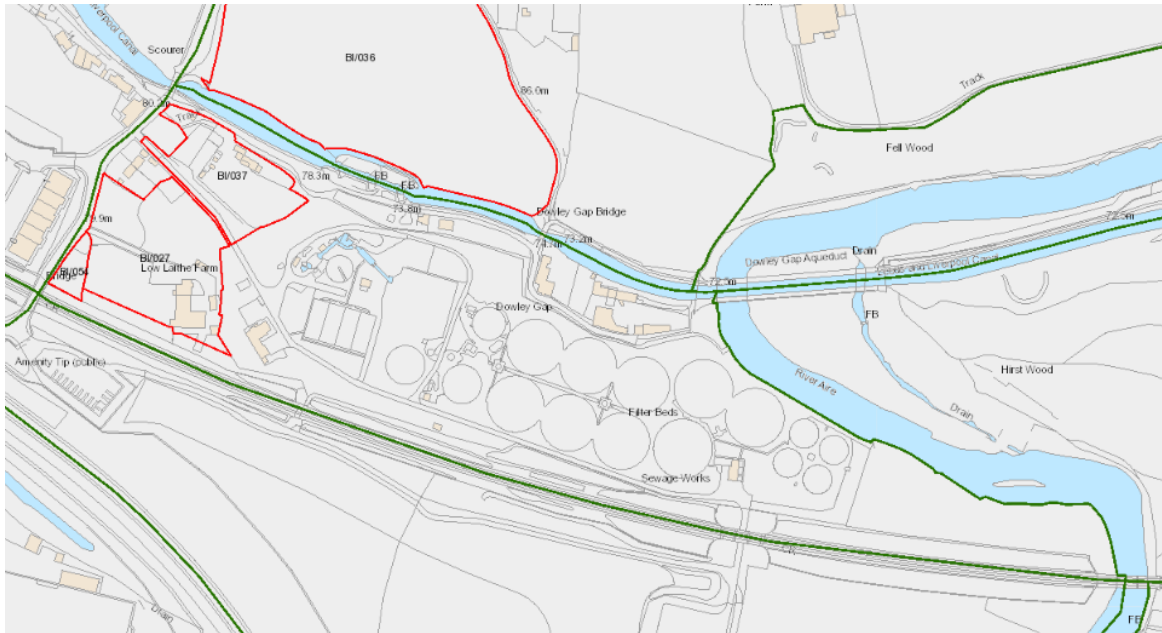
## Site Specific Green Belt Assessment

<b>Site Reference:</b>	BI/027	<b>Site Name:</b>	Dowley Gap Lane	<b>Size (ha):</b>	0.79ha
<b>Sub Area:</b>	Airedale	<b>Settlement:</b>	Bingley		

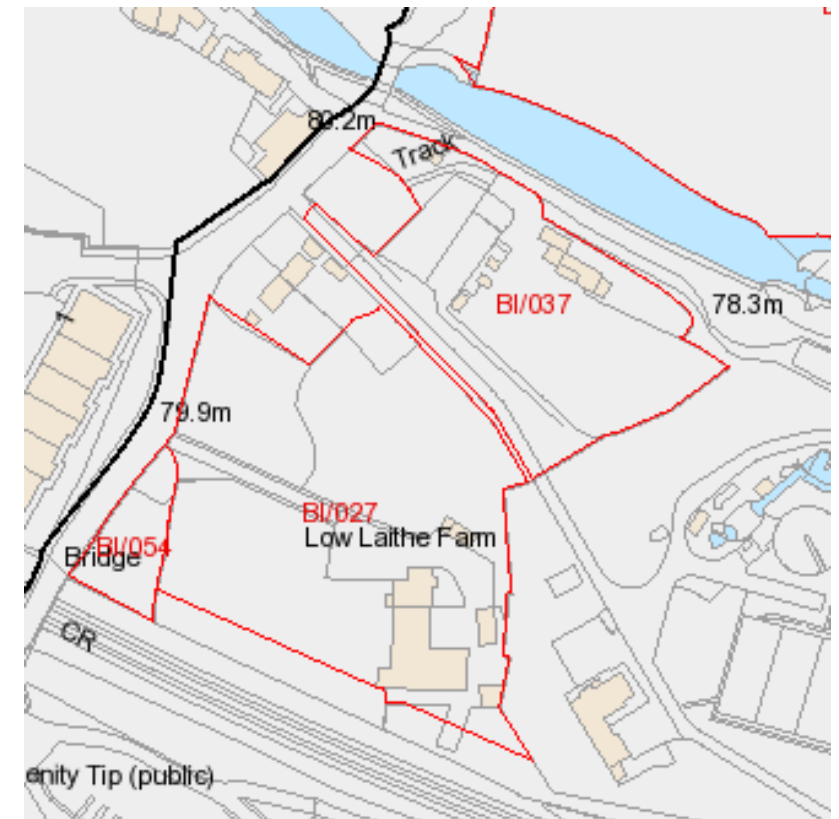
### Site Description:

The site consists of a mainly level semi-wooded area and former farm buildings on the eastern edge of Bingley, adjacent to the Dowley Gap Waste Water Treatment Works. It is bounded to the east by the Dowley Gap Waste Water Treatment Works and the south by a tree belt, beyond which lies the Leeds/Bradford to Skipton railway. Dowley Gap Lane is the western boundary beyond which lies a public house (The Fishermans) and a business park. There are also two residential properties adjacent to the north west edge. The area to the north consists of the access to the waste water treatment works and land for grazing. The Dowley Gap Household Waste Recycling Centre is to the south of the railway line. The site is adjacent to two SHLAA sites (BI/037 & BI/054). The Leeds & Liverpool Canal and the Dowley Gap Locks are further to the north. The Canal Conservation Area adjoins the north west boundary. It is located adjacent to the western boundary of Green Belt parcel 49.

### Map (Parcel and Site Boundary):



### Aerial (Site Boundary):



<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	Site is located within 500m of bus stops. These provide one service per hour in each direction to Eldwick and Bradford (via Bingley town centre)	<b>SA Score:</b>	TBC
<b>Strategic Parcel Assessment Results:</b>					
<b>Parcel Reference:</b>	49	<b>Overall Rating:</b>	<b>Major</b>		
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
<b>Major</b>	<b>Major</b>	<b>Low</b>	<b>Major</b>	<b>Moderate</b>	
<b>Site Specific Assessment Results:</b>					
<b>Assessment Summary:</b>					
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
<p>This site is connected to Bingley, a large built up area, along its north western boundary. It is not contained by existing development.</p> <p>The existing (inner) Green Belt consists of a made road (Dowley Gap Lane). This is considered to a strong, defensible boundary.</p> <p>Therefore, the site makes a major contribution to this purpose.</p>	<p>The site is connected to Bingley along its western boundary.</p> <p>The existing (inner) Green Belt consists of a made road (Dowley Gap Lane). This is considered to a strong, defensible boundary.</p> <p>The new boundaries that would be created as a result of development would consist of the existing northern, eastern, southern boundaries as well as the remainder of the south west boundary.</p>	<p>The site consists of a former farm complex that has fallen into disuse.</p> <p>There is built development within the south eastern section of the site. This consists of former farm buildings, which partly reduces the openness of the site. The remainder of the site a mix of trees/woodland and scrubland.</p> <p>Therefore, the site plays a moderate role in safeguarding the countryside from encroachment</p>	<p>The site is attached to Bingley and is within close proximity to its historic core (the Leeds &amp; Liverpool Canal). There are limited views into it due to the presence of trees on the land in between.</p> <p>The site plays a moderate role in preserving the setting and special character of a historic town.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>	

	<p>The northern boundary is a mix of gardens to the adjacent properties and the access track to the waste water treatment works. The eastern boundary is cliff edge and woodland separating the site from the waste water treatment works, whilst the southern boundary is the Leeds/Bradford to Skipton railway line, whilst the south west boundary is fence. These are mix of weak, moderate and strong boundaries.</p> <p>The site is located within a parcel that forms an essential gap between Bingley and Shipley. Due to the dense vegetation there is no inter-visibility between the two settlements from the site. Therefore, development of the site would not lead to a significant reduction in the gap between the two settlements.</p> <p>There is no road connecting this site to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>			
<b>Major</b>	<b>Major</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Moderate</b>
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <b>major</b> role overall when assessed against the NPPF Green Belt purposes.			

<b>Boundary Strength - Existing (inner) Boundary:</b> (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Strong: defensible boundary	The existing (inner) Green Belt consists of a made road (Dowley Gap Lane). This is considered to a strong, defensible boundary.
<b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability	The new boundaries that would be created as a result of development would consist of the existing northern, eastern and southern boundaries. The northern boundary is a mix of gardens to the adjacent properties and the access track to the waste water treatment works. The eastern boundary is cliff edge and woodland separating the site from the waste water treatment works, whilst the southern boundary is the Leeds/Bradford to Skipton railway line. These are mix of weak, moderate and strong boundaries, which would less strong that the existing one.
<b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	N/A	There are no features within the site which could be used to create a more logical or potentially stronger Green Belt boundary.
<b>Potential for Sprawl:</b>	The site is connected to the settlement along only one boundary and is not contained within the existing urban area. The existing (inner) Green Belt consists of a made road (Dowley Gap Lane). This is considered to a strong, defensible boundary, thus assisting in preventing sprawl. The new boundaries that would be formed as a result of development would be moderate in strength and less defensible, allowing increased potential for sprawl into the wider Green Belt. The development of the site would represent an extension of the settlement rather than a reasonable rounding off.	
<b>Impact on Openness:</b>	There is built form within the site, consisting of the buildings of a former farm complex. The remainder of the site a mix of trees/woodland and scrubland. The built development together with the established trees and woodland reduce the overall openness of the site. The site is bounded on three sides by trees, which screen it from the surrounding area. Views to/from the site from the wider Green Belt are limited due to the tree planting. Development would have a major impact on the openness of the site, but a lesser impact on the openness of the wider Green Belt.	
<b>Major</b>		
<b>Moderate</b>		

<p><b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b></p>	<p>There is a public right of way (Footpath – Bingley 10) that runs along the Leeds &amp; Liverpool Canal, close to the site. This connects Dowley Gap Lane with wider Green Belt and countryside between Bingley and Shipley. The canal is identified as a priority habitat and is a designated Local Wildlife Site (LWS), whilst the site is within a Green Infrastructure corridor. Therefore, there may be opportunities to improve/enhance the public rights of way network and access from it to the wider Green Belt, as well as the local habitat, biodiversity and Green Infrastructure networks.</p>
<p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>	<p><b>Purposes:</b> The site performs a <b>major</b> role against the purposes of including land within the Green Belt. It performs a <b>major</b> role in checking the unrestricted sprawl of a large built-up area and a <b>moderate</b> role in safeguarding the countryside from encroachment as well as a <b>major</b> role in preventing neighbouring towns from merging into one another. The site plays a <b>moderate</b> role in preserving the setting and special character of a historic town</p> <p><b>Sprawl:</b> The site is connected to the settlement along only one boundary is not contained by the existing built up area. The existing Green Belt is defensible and assists in restricting sprawl into the Green Belt. The new boundaries would be of a slightly lesser strength and may result in potential for sprawl.</p> <p><b>Openness:</b> There is built development within the site which reduces the openness south eastern section, with remainder being a mix of trees, woodland and scrubland. There are limited views to/from the site into/from the wider Green Belt due to the screening provided by the tree belts that surround the site. Development of the site would have a moderate impact on the openness of the Green Belt.</p> <p><b>Boundary Strength:</b> The new boundaries would not be as strong as the existing Green Belt boundary.</p> <p><b>Compensatory Improvements:</b> There is some potential for compensatory improvements to be made the public rights of way, biodiversity, habitats and Green Infrastructure networks that are within the vicinity of the site.</p>
<p><b>Overall Conclusion:</b></p>	<p>Based on planning judgement the site has a <b>major</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>major</b> performing Green Belt parcel</li> <li>• The site makes a <b>major</b> contribution to the purposes of including land in the Green Belt</li> <li>• The site has <b>high</b> potential for sprawl and would have a <b>moderate</b> impact on openness.</li> <li>• There is no opportunity to create a stronger Green Belt boundary than that of the existing one.</li> </ul>

## Site Specific Green Belt Assessment

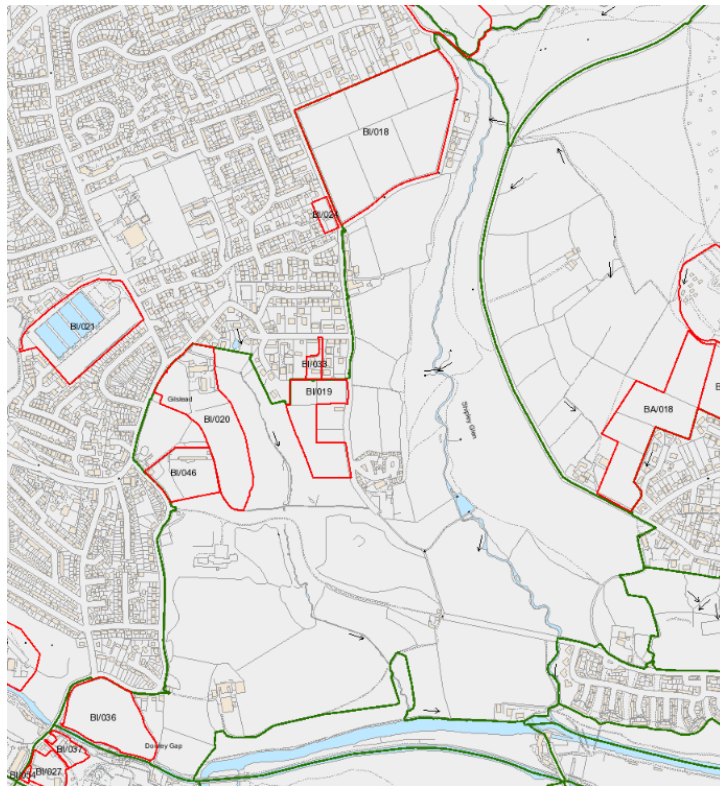
<b>Site Reference:</b>	BI/036	<b>Site Name:</b>	Primrose Lane	<b>Size (ha):</b>	3.01ha
<b>Sub Area:</b>	Airedale	<b>Settlement:</b>	Bingley		

### Site Description:

The site consists of a single field used for animal grazing. It contains a copse of tree in the centre with areas of woodland and mature trees around its boundaries. Primrose Lane forms the western and northern boundaries. The land to the west of Primrose Lane is an area of open space, part of which surrounds a Scheduled Monument (Late prehistoric enclosed settlement in Crosley Wood), whilst to the north is a residential area. A footpath, leading to Dowley Gap bridge, runs along the eastern edge, within the Leeds & Liverpool Canal and Dowley Gap Locks to the south.

The sites slopes from north to south (from Primrose Lane towards the Leeds & Liverpool Canal). The upper section of the slope is steeper, with lower being more gentle and level in places. The entire site is within the Leeds & Liverpool Canal Conservation Area and is adjacent to a Grade II Listed Building (Dowley Gap Locks). Scrorer Bridge, to the south west is also a Grade II Listed Building. It occupies the south west corner of Green Belt parcel 25.

### Map (Parcel and Site Boundary):



### Aerial (Site Boundary):



<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	Site is within 400m of bus stops. These provide one service per hour in each direction to Eldwick and Bradford (via Bingley town centre)	<b>SA Score:</b>	TBC
<b>Strategic Parcel Assessment Results:</b>					
<b>Parcel Reference:</b>	25	<b>Overall Rating:</b>	Moderate		
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Moderate	Moderate	Moderate	Major	Moderate	
<b>Site Specific Assessment Results:</b>					
<b>Assessment Summary:</b>					
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
<p>The site is connected to Bingley, a large built up area, along its northern and western boundary. It is partly contained by the existing urban area.</p> <p>The existing Green Belt boundary is formed by Primrose Lane, which is considered to be a strong, defensible boundary.</p> <p>Therefore, it makes a major contribution to this purpose.</p>	<p>The site is connected to Bingley along its northern and western boundaries.</p> <p>The existing (inner) boundary Green Belt is formed by a minor road (Primrose Lane). This is considered to be strong, defensible boundary.</p> <p>The new boundary created by the development of the site would be formed by the site's existing outer (north eastern, eastern and southern) boundaries. These consist of a</p>	<p>The site consists of countryside uses in the form of grassland and an area of trees in the centre. There is no built form within the site.</p> <p>Therefore, the site plays a major role in safeguarding the countryside from encroachment.</p>	<p>The site is attached to/in close proximity to Bingley, a historic town, and is within its historic core which consists of the Leeds &amp; Liverpool Canal Conservation Area. It is also adjacent to three Grade II and one Grade II* Listed Buildings.</p> <p>Therefore, the site plays a major role in preserving the settlement and special character of a historic town.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>	



	<p>well-defined belt of mature trees and footpath as well as the bank of the Leeds &amp; Liverpool Canal. These are moderate (less defensible) and strong (defensible) boundaries. These would be slightly lower in strength than the existing one.</p> <p>The site is located within a parcel that forms an essential gap between Bingley and Baildon. There is also no inter-visibility between the site and the two settlements. Development of the site would not lead to a significant reduction in the gap between the two settlements.</p> <p>There is no direct road access connecting Bingley to Baildon from the site. Development would not result in ribboning.</p>			
<b>Major</b>	<b>Low</b>	<b>Major</b>	<b>Major</b>	<b>Moderate</b>
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <u>major</u> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing (inner) Boundary:</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	Strong: defensible boundary	The existing (inner) boundary Green Belt is formed by a minor road (Primrose Lane). This is considered to be strong, defensible boundary.		
<b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> ( <u>Strong</u> :	Strong: defensible boundary; Moderate: less defensible boundary	Should the site be developed and removed from the Green Belt, the new boundary created as a result would be formed by the site’s existing outer (north eastern, eastern and southern) boundaries. These consist of a well-defined belt of mature trees and footpath as well as the bank of the Leeds &		

defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; Entirely Undefined)		Liverpool Canal. These are moderate (less defensible) and strong (defensible) boundaries. These would be slightly lower in strength than the existing one.
<b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> (Strong: defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; Entirely Undefined)	N/A	There are no features within the site that would create a stronger or more logical Green Belt boundary.
<b>Potential for Sprawl:</b>	<p>The site is connected to the settlement along two boundaries, and is partly contained by the existing built up area. The existing Green Belt boundary is strong and defensible as it is formed by a minor road, which reduces the potential for sprawl. The new boundary would be strong and moderate in strength and therefore defensible and less defensible. This is slightly lower in strength than the existing boundary, and would, particularly to east unlikely to resist further sprawl. The site represents the extension of the settlement into the Green Belt rather than a logical rounding off.</p> <p><b>Major</b></p>	
<b>Impact on Openness:</b>	<p>The site consists of an open area of grassland with a number of trees in the centre. There is no built form within the site. There are views from (and into) the site to/from the wider Green Belt, particular to/from the south and south west. The site is immediately visible from Primrose Lane and provides the foreground setting for the adjacent residential properties (to the north of the site). Development would have a major impact on the openness of the Green Belt in this location.</p> <p><b>Major</b></p>	
<b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b>	<p>A public right of way (Footpath – Bingley 11) runs along the north eastern and eastern boundary of the site. It connects Primrose Lane with the Leeds &amp; Liverpool canal towpath and the wider Green Belt. Accordingly, there may be an opportunity to enhance/improve the network within the vicinity of the site and support greater access to the Green Belt.</p>	
<b>Site Specific Assessment Summary – Impact on the Green Belt:</b>	<p><b>Purposes:</b> This site performs a <b>major</b> role against the purposes of including land within the Green Belt. It performs a <b>major</b> role in safeguarding the countryside from encroachment. It performs a <b>major</b> role in checking unrestricted sprawl as well as a <b>low</b> preventing neighbouring towns from merging into one another. In addition, it performs a <b>major</b> role in preserving the setting and special character of a historic town.</p> <p><b>Sprawl:</b> The site is connected to the settlement along two boundaries, and is partly contained by the existing built up area. The existing Green Belt boundary is strong and defensible as it is formed by a minor road, which reduces the potential for sprawl. The new boundary</p>	

	<p>would be strong and moderate in strength and therefore defensible and less defensible. This is slightly lower in strength than the existing boundary, and would, particularly to east unlikely to resist further sprawl.</p> <p><b>Openness:</b> The site consists of an open area of grassland with a number of trees in the centre. There is no built form within the site. There are views from (and into) the site to/from the wider Green Belt, particular to/from the south and south west. The site is immediately visible from Primrose Lane and provides the foreground setting for the adjacent residential properties (to the north of the site). Development would have a major impact on the openness of the Green Belt in this location.</p> <p><b>Boundary Strength:</b> The site would breach a strong, existing Green Belt boundary. A new boundary would be slightly lesser in strength.</p> <p><b>Compensatory Improvements:</b> There may be an opportunity to enhance/improve the public rights of way network within the vicinity of the site and support greater access to the Green Belt.</p>
<b>Overall Conclusion:</b>	<p>Based on planning judgement the site has a <b>major</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"><li>• The site is located in a <b>moderate</b> performing Green Belt parcel</li><li>• The site makes a <b>major</b> contribution to the purposes of including land in the Green Belt</li><li>• The site has <b>major</b> potential for sprawl and would have a <b>major</b> impact on openness.</li><li>• There is no opportunity to create a stronger Green Belt boundary than that of the existing one.</li></ul>

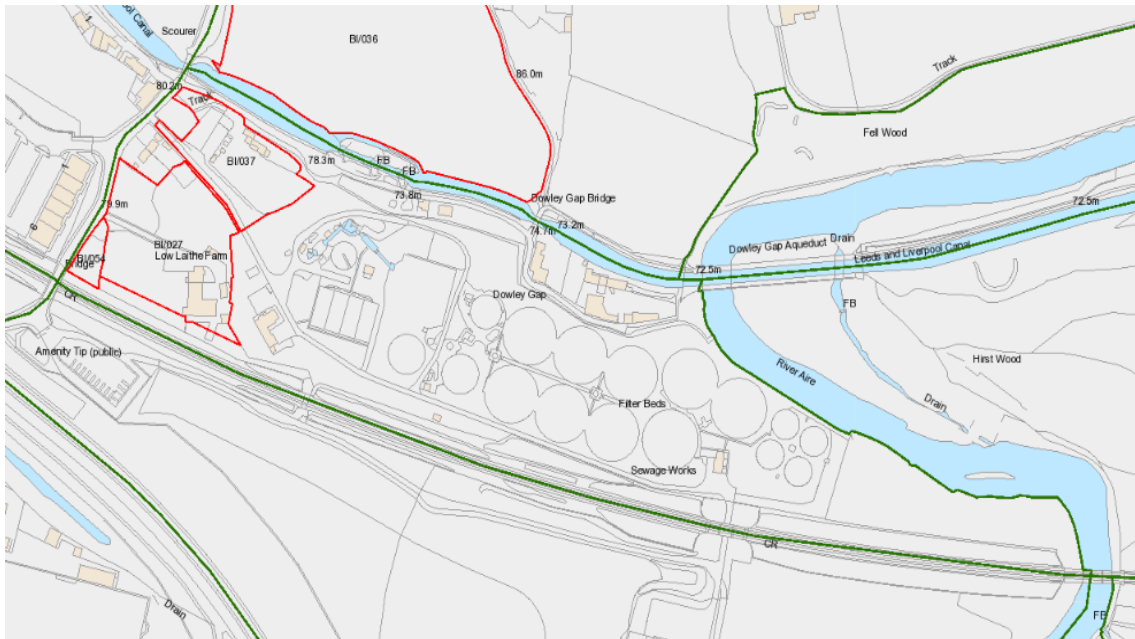
## Site Specific Green Belt Assessment

<b>Site Reference:</b>	BI/037	<b>Site Name:</b>	Dowley Gap Lane	<b>Size (ha):</b>	0.47ha
<b>Sub Area:</b>	Airedale	<b>Settlement:</b>	Bingley		

### Site Description:

The site consists of garden land/former allotments to the rear a public house car park and south of the canal towpath. The site is bounded to the west by Dowley Gap Lane and the car park for the nearby public house (The Fishermans). There are two residential properties to the south west. Dowley Gap Waste Water Treatment Works is located to the east, with its access forming the southern edge of the site. Beyond this lies SHLAA site BI/027. The Leeds and Liverpool Canal is to the north. The site consists of a mix of level and sloping areas of land. It is within the north western corner of Green Belt parcel 49.

### Map (Parcel and Site Boundary):



### Aerial (Site Boundary):



<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	Site is within 600m of bus stops. These provide one service per hour in each direction to Eldwick and Bradford (via Bingley town centre)	<b>SA Score:</b>	TBC
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### Strategic Parcel Assessment Results:

<b>Parcel Reference:</b>	49	<b>Overall Rating:</b>	<b>Major</b>	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
<b>Major</b>	<b>Major</b>	<b>Low</b>	<b>Major</b>	<b>Moderate</b>
<b>Site Specific Assessment Results:</b>				
<b>Assessment Summary:</b>				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
<p>This site is connected to Bingley, a large built up area, along its north western boundary. It is not contained by existing development.</p> <p>The existing (inner) Green Belt consists of a made road (Dowley Gap Lane). This is considered to a strong, defensible boundary.</p> <p>Therefore, the site makes a major contribution to this purpose.</p>	<p>The site is connected to Bingley along its north western boundary.</p> <p>The existing (inner) Green Belt consists of a made road (Dowley Gap Lane). This is considered to a strong, defensible boundary.</p> <p>The new boundaries created as a result of development would be formed by the existing northern, eastern, southern and remaining sections of the western boundaries. These consist of the canal towpath, the cliff edge adjacent to the waste water treatment works and its access road and the car park for the adjacent public house. These uses are all screened by established tree belts. The</p>	<p>The site consists of an area of allotments/small holdings that are used for stabling and/or grazing. Much of the western and northern sections of the site is occupied by built form in the shape various sheds and stable blocks. The remainder of the site remains open grassland.</p> <p>There is a mix of rural and non-rural uses within the site. Therefore, the site plays a low role in safeguarding the countryside from encroachment.</p>	<p>The site is attached to Bingley, which is classed as a historic town. Its historic core, the Leeds and Liverpool Canal, is adjacent to the northern boundary of the site.</p> <p>The site is within the Leeds and Liverpool Canal Conservation Area and within the setting of several listed structures.</p> <p>There are views into/from the historic core to/from the site. Therefore, the site plays a major role in preserving the settlement and special character of a historic town.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>

	<p>boundaries would be mainly moderate in strength, and as such, less defensible.</p> <p>The site is located within a parcel that forms an essential gap between Bingley and Shipley. Due to the woodland/tree screening there is limited inter-visibility between the two settlements from the site. Therefore, development of the site would not lead to a significant reduction in the gap between the two settlements.</p> <p>There is no road connecting this site to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>			
<b>Major</b>	<b>Major</b>	<b>Low</b>	<b>Major</b>	<b>Moderate</b>
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <b>major</b> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing (inner) Boundary:</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	Strong: defensible boundary	The existing (inner) Green Belt consists of a made road (Dowley Gap Lane). This is considered to a strong, defensible boundary.		
<b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> ( <u>Strong</u> :	Moderate: less defensible boundary	Should the site be development and removed from the Green Belt, the new boundaries created as a result would be formed by the existing northern, eastern, southern and remaining sections of the western boundaries. These consist of the canal towpath, the cliff edge adjacent to the waste water		

defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; Entirely Undefined)		treatment works and its access road and the car park for the adjacent public house. These uses are all screened by established tree belts. The boundaries would be mainly moderate in strength, and as such, less defensible.
<b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> ( <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 features within the site which could be used to create a more logical or potentially stronger Green Belt boundary.
<b>Potential for Sprawl:</b>	The site is connected to the settlement along only one boundary and is not contained within the existing urban area. The existing (inner) Green Belt consists of a made road (Dowley Gap Lane). This is considered to be a strong, defensible boundary, thus assisting in preventing sprawl. The new boundaries that would be formed as a result of development would be moderate in strength and less defensible, allowing increased potential for sprawl into the wider Green Belt. The development of the site would represent an extension of the settlement rather than a reasonable rounding off.	
	<b>Major</b>	
<b>Impact on Openness:</b>	There is significant built form within the site in the shape of sheds, greenhouses and stable blocks, which reduces the openness of the northern and western sections. The remainder of the site is open grassland. The site is bounded by established tree belts that screen it from the surrounding area. There are limited views to/from the site into/from the wider Green Belt. Development would have a major impact on the openness of the site, but a lesser impact on the openness of the wider Green Belt.	
	<b>Moderate</b>	
<b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b>	There is a public right of way (Footpath – Bingley 10) that runs along the Leeds & Liverpool Canal, the northern boundary of the site. This connects Dowley Gap Lane with wider Green Belt and countryside between Bingley and Shipley. The canal is identified as a priority habitat and is a designated Local Wildlife Site (LWS), whilst the site is within a Green Infrastructure corridor. Therefore, there may be opportunities to improve/enhance the public rights of way network and access from it to the wider Green Belt, as well as the local habitat, biodiversity and Green Infrastructure networks.	
<b>Site Specific Assessment Summary – Impact on the Green Belt:</b>	<b>Purposes:</b> The site performs a <b>major</b> role against the purposes of including land within the Green Belt. It performs a <b>major</b> role in checking the unrestricted sprawl of a large built-up area and a <b>low</b> role in safeguarding the countryside from encroachment as well as a <b>major</b> role	

	<p>in preventing neighbouring towns from merging into one another. The site plays a <b>major</b> role in preserving the setting and special character of a historic town</p> <p><b>Sprawl:</b> The site is connected to the settlement along only one boundary is not contained by the existing built up area. The existing Green Belt is defensible and assists restrict sprawl into the Green Belt. The new boundaries would be of a slightly lesser strength and may result in potential for sprawl.</p> <p><b>Openness:</b> There is built development within the site which reduces the openness of its northern and western sections, with remainder being open grassland. There are limited views to/from the site into/from the wider Green Belt due to the screening provided by the tree belts that surround the site. Development of the site would have a moderate impact on the openness of the Green Belt.</p> <p><b>Boundary Strength:</b> The new boundaries would not be as strong as the existing Green Belt boundary.</p> <p><b>Compensatory Improvements:</b> There is some potential for compensatory improvements to be made the public rights of way, biodiversity, habitats and Green Infrastructure networks that are within the vicinity of the site.</p>
<b>Overall Conclusion:</b>	<p>Based on planning judgement the site has a <b>major</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"><li>• The site is located in a <b>major</b> performing Green Belt parcel</li><li>• The site makes a <b>major</b> contribution to the purposes of including land in the Green Belt</li><li>• The site has <b>high</b> potential for sprawl and would have a <b>moderate</b> impact on openness.</li><li>• There is no opportunity to create a stronger Green Belt boundary than that of the existing one.</li></ul>



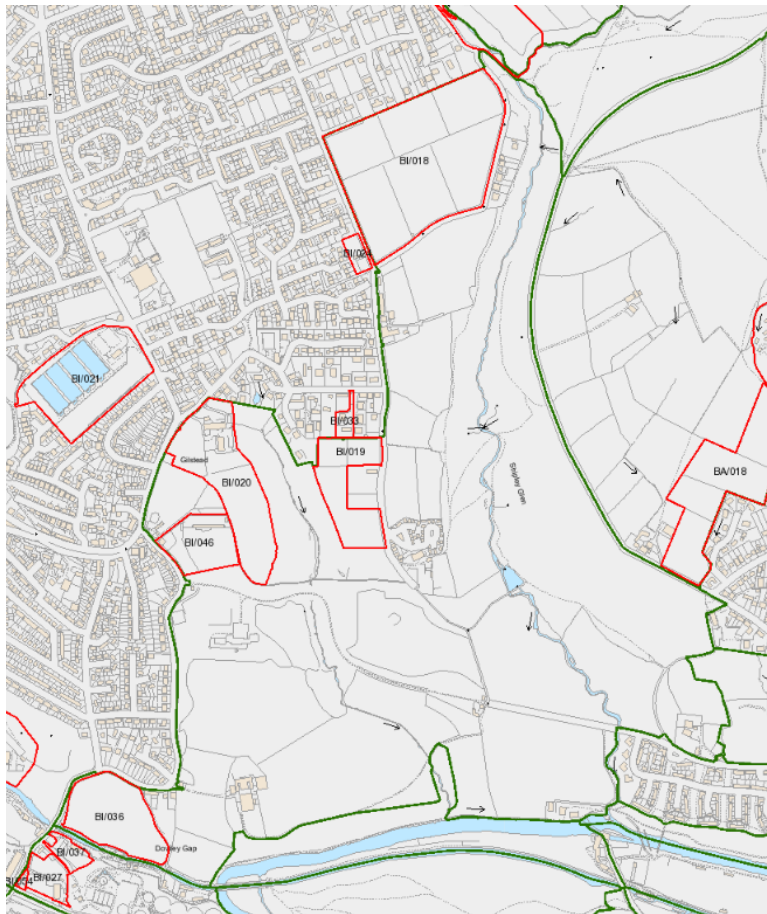
## Site Specific Green Belt Assessment

<b>Site Reference:</b>	BI/046	<b>Site Name:</b>	Primrose Lane, Gilstead	<b>Size (ha):</b>	1.83ha
<b>Sub Area:</b>	Airedale	<b>Settlement:</b>	Bingley		

### Site Description:

The site consists of an area of woodland, a paddock and the remains of the former kitchen gardens to Milner Fields House as well as a residential dwelling. The site is bounded to the west by Primrose Lane, beyond which lie a number of residential properties, whilst it is bounded to the north by Gilstead Lane Recreation Ground. The area to the south consists of woodland, whilst the land to east is in agricultural use. It is also adjacent to SHLAA site ref: BI/020 and is within Green Belt parcel 25.

### Map (Parcel and Site Boundary):



### Aerial (Site Boundary):



<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	Nearest bus stops located around 50m to the north west of site on Gilstead Lane. These provide 2 services per hour in each direction to Eldwick and Bradford (via Bingley).		<b>SA Score:</b>	TBC
<b>Strategic Parcel Assessment Results:</b>						
<b>Parcel Reference:</b>	25	<b>Overall Rating:</b>		Moderate		
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Moderate	Moderate	Moderate	Major	Moderate		
<b>Site Specific Assessment Results:</b>						
<b>Assessment Summary:</b>						
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
<p>The site is connected to Bingley (Gilstead), a large built up area, along its western boundary. It is not contained by existing development.</p> <p>The existing (inner) Green Belt consists of a stone walling beyond which there are is a made road (Primrose Lane). This is considered to a strong, defensible boundary.</p> <p>Therefore, the site makes a major contribution to this purpose.</p>	<p>The site is connected to Bingley (Gilstead) along its northern boundary.</p> <p>The existing (inner) Green Belt boundary consists of a stone walling beyond which there are is a made road (Primrose Lane). This is considered to a strong, defensible boundary</p> <p>The new boundaries created as a result of development would be formed by the existing northern, southern and eastern boundaries. These consist of a</p>	<p>The site consists of grassland to the centre and south with some built form in the north. This takes the form of a residential property and its garden as well as the remains of a former kitchen garden to Milner Fields House.</p> <p>The site consists of rural and non-rural land uses and therefore plays a moderate role in safeguarding the countryside from encroachment.</p>	<p>The site is attached to Bingley, but is separated from its historic core by post World War II development. There are no views from the site into the historic core, and vice versa.</p> <p>The site does not play a supporting role in preserving the setting and special character of the settlement.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>		

	<p>defined stone wall, woodland areas and a field boundary with a broken tree line, which would provide boundaries that are moderate and weaker in strength.</p> <p>The site is located in a parcel that forms part of the land gap between Bingley and Baildon. There is no direct road access between the towns from the site. Its topography is generally level. There is no inter-visibility between the site and Baildon due to landscape and woodlands. It forms a less essential gap as development would not reduce the perceived or actual distance between towns.</p> <p>There is no road connecting this site to a neighbouring town. There is therefore no opportunity for the site to ribbon towards a neighbouring town.</p>			
<b>Major</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Low</b>	<b>Moderate</b>
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <b>moderate</b> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing (inner) Boundary:</b> (Strong: defensible boundary; Moderate: less defensible boundary; Weak:	Strong: defensible boundary	The existing (inner) Green Belt consists of a stone walling beyond which there are is a made road (Primose Lane). This is considered to a strong, defensible boundary		

boundaries lacking in durability; Entirely Undefined)		
<b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Moderate: less defensible boundary; Weak: boundaries lacking in durability	The new Green Belt boundaries created as a result of development would be formed by the existing northern, southern and eastern boundaries. These consist of a defined stone wall, woodland areas and a field boundary with a broken tree line, which would provide boundaries that are moderate and weaker in strength.
<b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	N/A	There are no features within the site that would create a stronger or more logical Green Belt boundary than the existing one.
<b>Potential for Sprawl:</b>	The site is connected to the settlement along one boundary (the western boundary) and is therefore not contained by the existing urban area. The existing Green Belt boundary is one that is strong and defensible thus limiting the potential for sprawl. However, the new Green Belt boundary that would be formed as a result of development would be moderate and weaker in strength and therefore less defensible and lacking in durability. The development of the site would be an extension of the settlement into the countryside rather than a logical rounding off. Development would have a major impact on the potential for sprawl.	
	<b>Major</b>	
<b>Impact on Openness:</b>	The site consists of grassland to the centre and south with some woodlands and built form in the north. This takes the form of a residential property and its garden as well as the remains of a former kitchen garden to Milner Fields House. This reduces the openness to a degree. Views to and from the site to/from the wider Green Belt are limited due to topography and landscaping as well as the areas of woodland and trees that surround it. There are limited also limited views from the immediate surrounding Green Belt into the site. Development would have a significant on the openness of the site, however would have a lesser impact on the openness of the wider Green Belt due to the screening provided by the woodlands and trees surrounding the majority of the site.	
	<b>Moderate</b>	
<b>Opportunities for compensatory improvement to the</b>	A public right of way (Footpath – Bingley 6) runs along the northern and eastern boundaries of the site. This connects the site and Primrose Lane with Sheriff Lane and Shipley Glen as well as the wider Green Belt. There are also a number of areas of priority habitat within and adjacent to the site as well as within the wider area (orchard and woodland). Other areas of the habitat and biodiversity	

<p><b>environmental quality and accessibility of the Green Belt:</b></p>	<p>networks are within close proximity include Shipley Glen LWS. The site is also part of the Green Infrastructure network. Therefore, there may be opportunities to improve/enhance the public rights of way network and access from it to the wider Green Belt, as well as the local habitat, biodiversity and Green Infrastructure networks.</p>
<p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>	<p><b>Purposes:</b> The site performs a <b>moderate</b> role against the purposes of including land within the Green Belt. It performs a <b>major</b> role in checking the unrestricted sprawl of a large built-up area and a <b>moderate</b> role in safeguarding the countryside from encroachment as well as a <b>moderate</b> role in preventing neighbouring towns from merging into one another. The site plays a <b>low</b> role in preserving the setting and special character of a historic town.</p> <p><b>Sprawl:</b> The site is connected to the settlement along one boundary and is therefore not contained by the existing urban area. The existing Green Belt boundary is one that is strong and defensible thus limiting the potential for sprawl. However, the new Green Belt boundary that would be formed as a result of development would be moderate and weaker in strength and therefore less defensible and lacking in durability. The development of the site would be an extension of the settlement into the countryside rather than a logical rounding off. Development would have a major impact on the potential for sprawl.</p> <p><b>Openness:</b> The site consists of grassland to the centre and south with some woodlands and built form within part of it north, partially reducing its openness. Views to and from the site to/from the wider Green Belt are limited due to topography and landscaping as well as the areas of woodland and trees that surround it. Development would have moderate impact on the openness of the Green Belt.</p> <p><b>Boundary Strength:</b> The new Green Belt boundaries created from the development of this site would be as strong and defensible than the existing one.</p> <p><b>Compensatory Improvements:</b> There is some potential for compensatory improvements to be made to the public rights of way, biodiversity, habitat and Green Infrastructure networks.</p>
<p><b>Overall Conclusion:</b></p>	<p>Based on planning judgement the site has a <b>moderate</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>moderate</b> performing Green Belt parcel</li> <li>• The site makes a <b>moderate</b> contribution to the purposes of including land in the Green Belt.</li> <li>• The site has a <b>major</b> potential for sprawl and would have a <b>moderate</b> impact on openness</li> <li>• The site presents no opportunities to create a stronger boundary than the existing one</li> </ul>

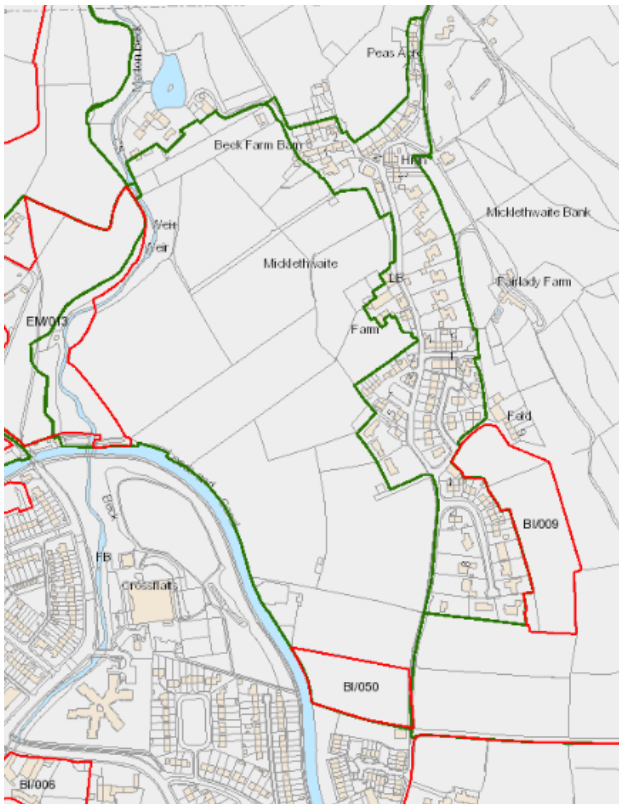
## Site Specific Green Belt Assessment

<b>Site Reference:</b>	BI/050	<b>Site Name:</b>	Micklethwaite Lane	<b>Size (ha):</b>	0.81ha
<b>Sub Area:</b>	Airedale	<b>Settlement:</b>	Bingley		

### Site Description:

The site consists of a moderate to gently sloping, broadly rectangular-shaped area of agricultural land located between the Crossflatts area of Bingley and the village of Micklethwaite (a weashed over settlement in the Green Belt). It is bounded by a large residential property and its garden to the south and the Micklethwaite Lane allotments to the north. Further to the south lies an area of more recent residential development (Micklethwaite Landings). The Leeds and Liverpool Canal forms the western boundary, beyond which lies the canal towpath, residential development (The Drive) and Crossflatts Primary School. whilst the eastern boundary consists of Micklethwaite Lane and the agricultural fields beyond. It is close to the junction of Micklethwaite Lane and Sty Lane. The land to the south of Sty Lane (to the south east) has consent for over 400 dwellings. The site is located at southern most point of Green Belt parcel 148.

### Map (Parcel and Site Boundary):



### Aerial (Site Boundary):



<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	Site is within 400m of bus stops. These provide 8/9 services per hour to Bradford (7 per hour), Leeds (2 per hour), Cullingworth (1 per hour) & Keighley (8/9 per hour). It is also within 800m of Crossflatts railway station. This provides 4 services per hour to Leeds (2 per hour), Bradford (2 per hour), Keighley & Skipton.		<b>SA Score:</b>	TBC
<b>Strategic Parcel Assessment Results:</b>						
<b>Parcel Reference:</b>	148	<b>Overall Rating:</b>	<b>Major</b>			
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
<b>Major</b>	<b>Moderate</b>	<b>Major</b>	<b>Major</b>	<b>Moderate</b>		
<b>Site Specific Assessment Results:</b>						
<b>Assessment Summary:</b>						
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
This site is connected to Bingley (Crossflatts), a large built up area, along its southern boundary. It is not contained by existing development.  The existing (inner) Green Belt boundary consists of a dry stone wall that separates the site from the rear garden of a larger property. This is a weaker boundary that is lacking in durability.	The site is connected to Bingley along its western and southern boundaries.  The existing (inner) Green Belt boundary consists of a dry stone wall that separates the site from the rear garden of a larger property. This is a weaker boundary that is lacking in durability.  The new boundaries created as a result of development would be formed of the existing northern	The site consists of grassland that is used for grazing. It contains no built form, with the exception of dry stone walling that forms the southern and eastern boundaries.  Therefore, the site plays a major role in safeguarding the countryside from encroachment.	The site is attached to Bingley, a historic town, and is within its historic core which consists of the Leeds & Liverpool Canal Conservation Area.  Therefore, the site plays a major role in preserving the settlement and special character of a historic town.	All sites are considered to score moderately against Purpose 5.		

<p>Therefore, the site makes a major contribution to this purpose.</p>	<p>and eastern boundaries. They consist of post and wire fencing that separates it from the adjacent allotments, and a dry stone wall beyond which there is a made road (Micklethwaite Lane). These would be a mix of weaker and strong boundaries that are lacking in durability and defensible, respectively. It would be a similar strength as the existing boundary.</p> <p>The site is located within a parcel that forms an essential gap between Bingley and East Morton. There is no direct road access between the two settlements. Its topography is a moderate to gently slope towards the west. There is some inter-visibility between the two settlements. As such, development would reduce the gap between them.</p> <p>The site is also within a gap between Bingley and Micklethwaite (a washed over settlement).</p> <p>There is no road connecting this site to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in the parcel.</p>			
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Major	Moderate	Major	Major	Moderate
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <b>major</b> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing (inner) Boundary:</b> ( <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 consists of a dry stone wall that separates the site from the rear garden of a larger property. This is a weaker boundary that is lacking in durability.		
<b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> ( <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	Should the site be developed and removed from the Green Belt, the new boundaries created as a result would be formed of the existing northern and eastern boundaries. They consist of a post and wire fence that separates it from the adjacent allotments, and a dry stone wall beyond which there is a made road (Micklethwaite Lane). These would be a mix of weaker and strong boundaries that are lacking in durability and defensible, respectively. It would be a slightly stronger than the existing boundary.		
<b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> ( <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 features within the site which could be used to create a more logical or potentially stronger Green Belt boundary.		
<b>Potential for Sprawl:</b>	The site is connected to the settlement along one boundary (southern boundary) and is not contained within the existing urban area. The existing (inner) Green Belt boundary consists of a dry stone wall that separates the site from the rear garden of a larger property. This is a weaker boundary that is lacking in durability. It provides a contiguous connection with the risk of unrestricted sprawl. The new boundaries that would be created as a result of development would be slightly stronger in strength. The development of the site would represent an extension of the settlement into the countryside rather than a logical rounding off.			
	<b>Major</b>			
<b>Impact on Openness:</b>	The site contains no built form and is open grassland used for grazing. There are wide ranging views from the site into the wider Green Belt, in particular towards the north, west and east. Views into the site from the wider Green Belt are more limited due to landscape, topography, development and planting. Development would have a major impact on the openness of wider Green Belt.			

	<b>Major</b>
<b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b>	<p>There a number of public rights of way within the surrounding area (circa 250m to 400m) that provides access to the wider Green Belt. The site is also within a Green Infrastructure corridor. Therefore, there may be opportunities to improve/enhance the public rights of way network and access from it to the wider Green Belt, as well as the local Green Infrastructure networks.</p>
<b>Site Specific Assessment Summary – Impact on the Green Belt:</b>	<p><b>Purposes:</b> The site performs a <b>major</b> role against the purposes of including land within the Green Belt. It performs a <b>major</b> role in checking the unrestricted sprawl of a large built-up area and a <b>major</b> role in safeguarding the countryside from encroachment as well as a <b>moderate</b> role in preventing neighbouring towns from merging into one another. The site plays a <b>major</b> role in preserving the setting and special character of a historic town</p> <p><b>Sprawl:</b> The site is connected to the settlement along one boundary (southern boundary) and is not contained within the existing urban area. The existing (inner) Green Belt boundary consists of a dry stone wall that separates the site from the rear garden of a larger property. This is a weaker boundary that is lacking in durability. It provides a contiguous connection with the risk of unrestricted sprawl. The new boundaries that would be created as a result of development would be slightly stronger in strength.</p> <p><b>Openness:</b> The site contains no built form and is open grassland used for grazing. There are wide ranging views from the site into the wider Green Belt, in particular towards the north, west and east. Views into the site from the wider Green Belt are more limited due to landscape, topography, development and planting. Development would have a major impact on the openness of wider Green Belt.</p> <p><b>Boundary Strength:</b> There are no features within the site which could be used to create a more logical or potentially stronger Green Belt boundary.</p> <p><b>Compensatory Improvements:</b> There is some potential for compensatory improvements to be made to the public rights of way and Green Infrastructure networks that are within the vicinity of the site.</p>
<b>Overall Conclusion:</b>	<p>Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>major</b> performing Green Belt parcel</li> <li>• The site makes a <b>major</b> contribution to the purposes of including land in the Green Belt</li> <li>• The site has <b>major</b> potential for sprawl and would have a <b>major</b> impact on openness</li> <li>• There are no features within the site which could be used to create a more logical or potentially stronger Green Belt boundary.</li> </ul>

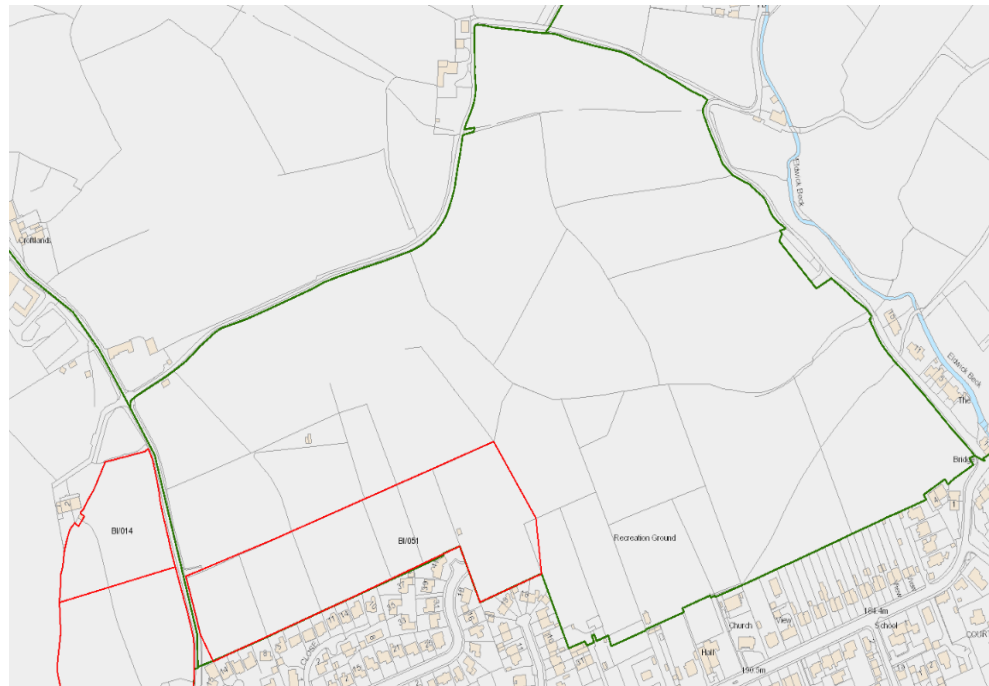
## Site Specific Green Belt Assessment

<b>Site Reference:</b>	BI/051	<b>Site Name:</b>	Land off Pengarth, Eldwick	<b>Size (ha):</b>	2.80ha
<b>Sub Area:</b>	Airedale	<b>Settlement:</b>	Bingley		

### Site Description:

The site consists of six agricultural fields separated by trees, hedgerows, and post and wire fences on the northern edge of the Eldwick area of Bingley. They are currently used for a mix of animal grazing and horse paddocks. The site is bounded to the north and east by agricultural fields, with residential development (Westway, Appleton Close & Pengarth) to the south. Heights Lane forms the western boundary of the site. The area to the west of Heights Lane is also agricultural land and is identified as a SHLAA site (ref: BI/059). The site is mainly level and undulating in places. The eastern section of slopes downwards from west to east, and provides views towards Baildon Moor and the countryside to the east and north east of Bingley. It is located at the south east corner of Green Belt parcel 43

### Map (Parcel and Site Boundary):



### Aerial (Site Boundary):



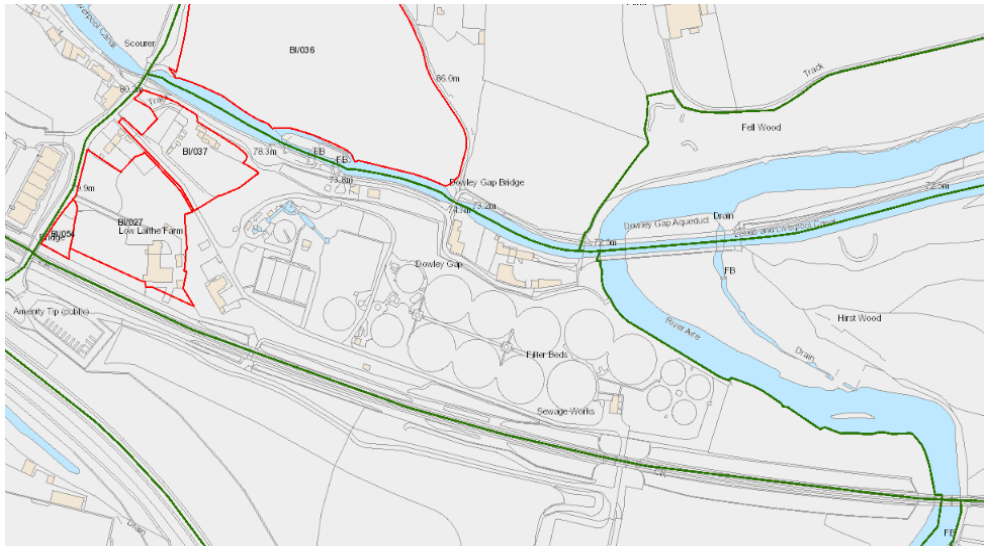

<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	The site is within 400m of bus stops. These provide two services per hour in each direction to Eldwick and Bradford (via Bingley town centre)	<b>SA Score:</b>	TBC
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Strategic Parcel Assessment Results:				
<b>Parcel Reference:</b>	43	<b>Overall Rating:</b>	<b>Major</b>	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
<b>Moderate</b>	<b>Low</b>	<b>Major</b>	<b>Major</b>	<b>Moderate</b>
Site Specific Assessment Results:				
Assessment Summary:				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
<p>The site is connected to Bingley (Eldwick) along its southern boundary. It is not contained by existing development.</p> <p>The existing (inner) Green Belt boundary consists of the rear gardens of the residential properties on Westway, Appleton Close and Pengarth. It made up of a mix of fence, hedgerows and stone walls. It provides a weak boundary, lacking in durability.</p> <p>Therefore the site makes a major contribution to this purpose.</p>	<p>The site is connected to Bingley (Eldwick) along its southern boundary.</p> <p>The existing (inner) Green Belt boundary consists of the rear gardens of the residential properties on Westway, Appleton Close and Pengarth. It made up of a mix of fence, hedgerows and stone walls. It provides a weak boundary, lacking in durability.</p> <p>The new Green Belt boundaries created as a result of development would be formed by the existing northern, eastern and western boundaries of the site. These consist of a made</p>	<p>The site consists of grassland used from animal stabling/grazing. There is some built form within the site, which is related to agricultural uses (horse stables) as well as dry stone walls that make up some of the internal and external boundaries.</p> <p>The site therefore plays a major role in safeguarding the countryside from encroachment.</p>	<p>The site is attached to Bingley, but is separated from its historic core by post World War II development. There are no views from the site into the historic core, and vice versa.</p> <p>The site does not play a supporting role in preserving the setting and special character of the settlement.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>

	<p>road (Heights Lane) and dry stone walling, which is regular in pattern). These are a mix of defensible and less defensible boundaries, strong to moderate in strength.</p> <p>The site is located in a parcel that forms a land gap between Bingley and East Morton. There is a direct access between the site and East Morton (Heights Lane). Due to the undulating topography and dense vegetation of the surrounding area there is no inter-visibility between the two settlements. Development of the site would not lead to a significant reduction in the gap between the two settlements.</p> <p>The site's western boundary is formed by Heights Lane connecting Eldwick (Bingley) to East Morton. There are some instances of ribbon development along this road; however they pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.</p>			
<b>Major</b>	<b>Low</b>	<b>Major</b>	<b>Low</b>	<b>Moderate</b>
<b>Overall Summary of Purpose Assessment:</b>	<b>Based on planning judgement the site performs a <u>major</u> role overall when assessed against the NPPF Green Belt purposes.</b>			

<p><b>Boundary Strength – Existing (inner) Boundary:</b> (<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>The existing (inner) Green Belt boundary consists of the rear gardens of the residential properties on Westway, Appleton Close and Pengarth. It made up of a mix of fence, hedgerows and stone walls. It provides a weak boundary, lacking in durability.</p>
<p><b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Strong: defensible boundary; Moderate: less defensible boundary</p>	<p>Should the site be developed and released from the Green Belt the new boundaries created as a result would be formed by the existing northern, eastern and western boundaries of the site. These consist of a made road (Heights Lane) and dry stone walling. These are a mix of boundaries that are defensible and lacking in durability, strong to weak in strength. This is a slightly stronger than the existing boundary.</p>
<p><b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>N/A</p>	<p>There are no features within the site that would result in stronger or more logical Green Belt boundary than the proposed one.</p>
<p><b>Potential for Sprawl:</b></p>	<p>The site is connected to the settlement along one boundary (the southern boundary) and is not contained by the existing urban area. The existing Green Belt boundary is weaker in strength, lacking in durability. This would have potential to be breached thus allow for potential sprawl. The proposed Green Belt boundary that would be formed would be strong and weaker in strength, therefore being defensible and lacking in durability. The latter may not have the potential to contain sprawl into the wider Green Belt. The development of the site would not represent an extension of the settlement into the countryside rather than a reasonable rounding off of the settlement.</p> <p style="text-align: center;"><b>Major</b></p>	
<p><b>Impact on Openness:</b></p>	<p>There is limited built form within the site, however due to their size they do not reduce the openness of the site. The majority of the site is open grassland, with the exception of field boundaries (stone walls/fencing) and an electricity distribution line. There are wide ranging views into, and out of, the site from the surrounding Green Belt, in particular to/from the north and east. Development of the site would have a major impact on the openness of the Green Belt.</p> <p style="text-align: center;"><b>Major</b></p>	

<p><b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b></p>	<p>A public right of way (Footpath – Bingley 68) runs along the northern boundary of the site. It provides access from Heights Lane to the wider countryside and Green Belt, connecting to the wider footpath network in the surrounding area. These could be improved and enhanced as part of compensatory measures from the development of the site.</p>
<p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>	<p><b>Purposes:</b> The site performs a <b>major</b> role against the purposes of including land within the Green Belt. It performs a <b>major</b> role in safeguarding the countryside from encroachment and a <b>low</b> role in preventing neighbouring towns from merging into one another. The site plays a <b>low</b> role in preserving the setting and special character of historic towns.</p> <p><b>Sprawl:</b> The site is connected to the settlement along one boundary and is not contained by the existing urban area. The existing Green Belt boundary is weak in strength; however, the proposed boundary would be stronger and weaker in strength. The may not restrict the potential for sprawl into the wider Green Belt</p> <p><b>Openness:</b> There is limited built form within the site, however due to their size they do not reduce the openness of the site. The majority of the site is open grassland, with the exception of field boundaries (stone walls/fencing) and an electricity distribution line. There are wide ranging views into, and out of, the site from the surrounding Green Belt, in particular to/from the north and east. Development of the site would have a major impact on the openness of the Green Belt.</p> <p><b>Boundary Strength:</b> The site presents a limited opportunity to create a stronger boundary than that of the existing one.</p> <p><b>Compensatory Improvements:</b> There is some potential for compensatory improvements to be made to the public rights of way network within the vicinity of the site.</p>
<p><b>Overall Conclusion:</b></p>	<p>Based on planning judgement the site has a <b>major</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>major</b> performing Green Belt parcel</li> <li>• The site makes a <b>major</b> contribution to the purposes of including the land in the Green Belt</li> <li>• The site has a <b>major</b> potential for sprawl and would have a <b>major</b> impact on openness.</li> <li>• The site presents an opportunity to create a slightly stronger boundary than that of the existing one.</li> </ul>

Site Specific Green Belt Assessment					
<b>Site Reference:</b>	BI/054	<b>Site Name:</b>	Dowley Gap Lane	<b>Size (ha):</b>	0.07ha
<b>Sub Area:</b>	Airedale	<b>Settlement:</b>	Bingley		
<b>Site Description:</b>					
<p>The site consists of a triangular-shaped area of land which would appear to be/have been used for storage. It is bounded to the west by Dowley Gap Lane and roadbridge over the Leeds/Bradford to Skipton Railway Line, which also forms the southern boundary. To the west of Dowley Gap Lane, there is a business park. To the north and east is an area forming part of a derelict farm complex (SHLAA site ref: BI/027). Further to the east is the Dowley Gap Waste Water Treatment Works. It is located at the south west corner of Green Belt parcel 49.</p>					
<b>Map (Parcel and Site Boundary):</b>			<b>Aerial (Site Boundary):</b>		
					
<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	Site is not within 400m of a bus stop.	<b>SA Score:</b>	TBC
<b>Strategic Parcel Assessment Results:</b>					
<b>Parcel Reference:</b>	49	<b>Overall Rating:</b>	Major		
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	



Major	Major	Low	Major	Moderate
<b>Site Specific Assessment Results:</b>				
<b>Assessment Summary:</b>				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
<p>The site is connected to Bingley along its western boundary.</p> <p>It is formed by the embankment carrying a made road (Dowley Gap Lane) over the Leeds/Bradford to Skipton railway line. This is a defensible boundary.</p> <p>The site is connected to Bingley along one boundary, providing a contiguous connection with the risk of unrestricted sprawl towards adjacent to towns.</p>	<p>The site is connected to Bingley along its western boundary.</p> <p>The existing (inner) Green Belt boundary is formed by the embankment carrying a made road (Dowley Gap Lane) over the Leeds/Bradford to Skipton railway line. This is a defensible boundary.</p> <p>The new boundaries that would be created as a result of development would consist of the existing eastern and southern boundaries. These are part of the perimeter fence/dry stone wall and the railway line. This is a mix of moderate and weak boundaries, which are less defensible and lacking in durability.</p> <p>The site is located within a parcel that forms an essential gap between Bingley and Shipley. Due to the dense vegetation there is no inter-visibility</p>	<p>The site consists of a storage yard, and as such is non-rural in nature. However, there is no built development within it, except for the perimeter fencing, which is an urbanising feature.</p> <p>Therefore, the site plays a low role in safeguarding the countryside from encroachment.</p>	<p>The site is attached to Bingley and is within close proximity to its historic core (the Leeds &amp; Liverpool Canal). There are limited views into it due to the presence of trees on the land in between.</p> <p>The site plays a moderate role in preserving the setting and special character of a historic town.</p>	<p>All sites are considered to score moderately against Purpose 5.</p>

	<p>between the two settlements from the site. Therefore, development of the site would not lead to a significant reduction in the gap between the two settlements.</p> <p>There is no road connecting this site to a neighbouring town. There is therefore no opportunity for the town to ribbon towards a neighbouring town in this parcel.</p>			
<b>Major</b>	<b>Major</b>	<b>Low</b>	<b>Moderate</b>	<b>Moderate</b>
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <u>major</u> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing (inner) Boundary:</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	Strong: defensible boundary	The existing (inner) Green Belt boundary is formed by the embankment carrying a made road (Dowley Gap Lane) over the Leeds/Bradford to Skipton railway line. This is a defensible boundary.		
<b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> ( <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	Should the site be development and removed from the Green Belt, the new boundaries created as a result would consist of the existing eastern and southern boundaries. These are part of the perimeter fence/dry stone wall and the railway line. This is a mix of weak and strong boundaries, which are lacking in durability and defensible. This would be slightly less strong than the existing boundary.		
<b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> :	N/A	There are no features within the site which could be used to create a more logical or potentially stronger Green Belt boundary.		

less defensible boundary; <u>Weak</u> : boundaries lacking in durability; Entirely Undefined)		
<b>Potential for Sprawl:</b>	<p>The site is connected to the settlement along only one boundary and is not contained by the existing urban area. The existing Green Belt boundary is formed by a made road, which is a strong, defensible boundary. Therefore, it restricts the potential for sprawl. The new boundaries that would be formed as a result of development are a mix of strong and weak boundaries that would be defensible and lacking in durability, thus increasing the potential for sprawl into the wider Green Belt. The development of the site would not represent the reasonable rounding off of the settlement.</p>	
<b>Impact on Openness:</b>	<p>There is no built form on the site, with the exception of the perimeter fencing that makes up its boundaries. The site is formed of an open area of land that forms storage yard. It is bounded on three sides by various features including trees and a road embankment that restrict views into and from the site to/from the wider Green Belt. Development would have a major impact on the openness of the site, but would have a lesser impact on the openness of the remaining Green Belt due to the screening providing by trees and the embankment.</p>	
<b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b>	<p>There is a public right of way (Footpath – Bingley 10) that runs along the Leeds &amp; Liverpool Canal close to the site. This connects Dowley Gap Lane with wider Green Belt and countryside between Bingley and Shipley. The canal is identified as a priority habitat and is a designated Local Wildlife Site (LWS), whilst the site is within a Green Infrastructure corridor. Therefore, there may be opportunities to improve/enhance the public rights of way network and access from it to the wider Green Belt, as well as the local habitat, biodiversity and Green Infrastructure networks.</p>	
<b>Site Specific Assessment Summary – Impact on the Green Belt:</b>	<p><b>Purposes:</b> The site performs a <b>major</b> role against the purposes of including land within the Green Belt. It performs a <b>major</b> role in checking the unrestricted sprawl of a large built-up area and a <b>low</b> role in safeguarding the countryside from encroachment as well as a <b>major</b> role in preventing neighbouring towns from merging into one another. The site plays a <b>moderate</b> role in preserving the setting and special character of a historic town</p> <p><b>Sprawl:</b> The site is connected to the settlement along only one boundary is not contained by the existing built up area. The existing Green Belt is defensible and assists restrict sprawl into the Green Belt. The new boundaries would be of a slightly lesser strength and may result in potential for sprawl.</p> <p><b>Openness:</b> There is no built form on the site and is open in nature. However, there is significant screening due to trees on the surrounding sites and bordering the railway line as well as the existing embankment. This restricts views to/from the site to/from the wider Green Belt. Development of the site would have a moderate impact on the openness of the Green Belt.</p> <p><b>Boundary Strength:</b> The new boundaries would be a slightly less strong than the existing boundary,</p> <p><b>Compensatory Improvements:</b> There is some potential for compensatory improvements to be made to the public rights of way, biodiversity, habitats and Green Infrastructure networks that are within the vicinity of the site.</p>	

**Overall Conclusion:**

Based on planning judgement the site has a **major** potential impact on the Green Belt.

- The site is located in a **major** performing Green Belt parcel
- The site makes a **major** contribution to the purposes of including land in the Green Belt
- The site has **high** potential for sprawl and would have a **moderate** impact on openness.
- There is no opportunity to create a stonger Green Belt boundary than that of the existing one.

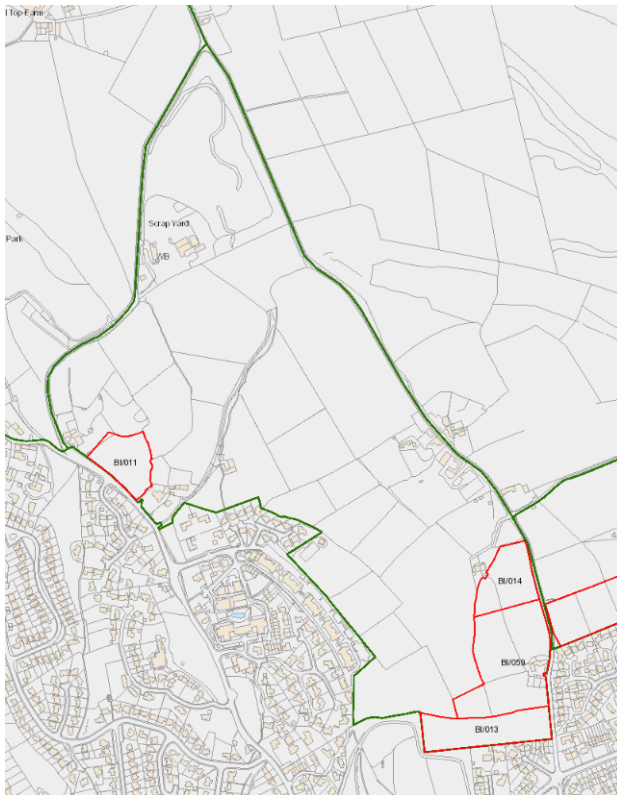
## Site Specific Green Belt Assessment

<b>Site Reference:</b>	BI/059	<b>Site Name:</b>	Land west of Heights Lane	<b>Size (ha):</b>	2.37ha
<b>Sub Area:</b>	Airedale	<b>Settlement:</b>	Bingley		

### Site Description:

The site consists of four agricultural fields that surround the complex of buildings known as Dunnock Farm on the northern edge of the Eldwick area of Bingley. It is bounded to north, west and south by agricultural fields. The land to north and south are identified in the SHLAA (sites BI/013 & BI/014). Heights Lane forms the eastern boundary, beyond which lie an area of residential development (Dalesway & Westway) and agricultural fields. The site is generally level, however, there is evidence of a gentle slope running from north to south. It is separated from the residential area (Pollard Avenue & Park Drive) to south by SHLAA site BI/013. Princes of Wales Park (a Grade II Listed Historic Park/Garden) is located further close to the south west corner. This park is also identified as a Class II archaeology site. It is located within south eastern section of Green Belt parcel 44.

### Map (Parcel and Site Boundary):



### Aerial (Site Boundary):



<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	Site is within 130m of bus stops. These provide two services per hour in each direction to Eldwick and Bradford (via Bingley town centre)	<b>SA Score:</b>	TBC
<b>Strategic Parcel Assessment Results:</b>					
<b>Parcel Reference:</b>	44	<b>Overall Rating:</b>	Moderate		
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
Moderate	Low	Moderate	Low	Moderate	
<b>Site Specific Assessment Results:</b>					
<b>Assessment Summary:</b>					
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	
<p>The site is connected to Bingley, a large built up area, along the southern section of its eastern boundary. It is not contained by existing development.</p> <p>The existing (inner) Green Belt boundary consists of a dry stone wall, beyond which is a made road (Heights Lane). This is a strong, defensible boundary.</p> <p>Therefore, the site makes a major contribution to this purpose.</p>	<p>The site is connected to Bingley, along the southern section of its eastern boundary.</p> <p>The existing (inner) Green Belt boundary consists of a dry stone wall, beyond which is a made road (Heights Lane). This is a strong, defensible boundary.</p> <p>The new boundaries would consist of the southern, western, northern and remaining section of the eastern boundaries. These are all formed by dry stone walls, with the exception of the northern, which is entirely</p>	<p>The site consists of grassland that is used for grazing. There is no built form within the site, with the exception of the dry stone walling that forms its boundaries.</p> <p>It therefore, plays a major role in safeguarding the countryside from encroachment.</p>	<p>The site is attached to Bingley, but is separated from its historic core by post World War II development. There are no views from the site into the historic core, and vice versa.</p> <p>The site does not play a supporting role in preserving the setting and special character of the settlement.</p>	<p>All sites are considered to score moderately against Purpose 5</p>	

undefined, and the remaining eastern boundary which consists of Heights Lane. This would provide boundaries that are strong, weak and entirely undefined. This would be weaker than the current boundary.

The site is located in a parcel that forms part of the land gap between Bingley, East Morton and Micklethwaite (as washed over settlement). There direct road access between the settlements from the site along Heights Lane. Its topography is generally level.

There is no inter-visibility between the site and East Morton or Micklethwaite due to topography and landscape. It forms a less essential gap as development would not reduce the perceived or actual distance between towns.

Heights Lane, which forms the eastern boundary of the site connects Bingley (Eldwick) to East Morton. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore the Green Belt has resisted ribbon development towards a neighbouring town.

Major	Low	Major	Low	Moderate
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <b>major</b> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing (inner) Boundary:</b> (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Strong: defensible boundary	The existing (inner) Green Belt boundary consists of a dry stone wall, beyond which is a made road (Heights Lane). This is a strong, defensible boundary.		
<b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Strong: defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined	Should the site be developed and removed from the Green Belt, the new boundaries would consist of the southern, western, northern and remaining section of the eastern boundaries. These are all formed by dry stone walls, with the exception of the northern, which is entirely undefined, and the remaining eastern boundary which consists of Heights Lane. This would provide boundaries that are strong, weak and entirely undefined. This would be weaker than the current boundary.		
<b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	N/A	There are no features within the site that would result in stronger or more logical Green Belt boundary than the existing one.		
<b>Potential for Sprawl:</b>	The site is connected to Bingley along part of one boundary (the southern section of its eastern boundary) and is not contained by existing development. The existing (inner) Green Belt boundary consists of a dry stone wall, beyond which is a made road (Heights Lane). This is a strong, defensible boundary which has the potential to prevent sprawl into the wider Green Belt. The new boundaries would be of a lesser strength, allowing potential for sprawl. The development of the site would represent an extension of the settlement into the countryside rather than a logical round off. Development of the site would have major potential for sprawl.			
<b>Impact on Openness:</b>	The site consists of grassland that is used for grazing. There is no built form within the site, with the exception of the dry stone walling that forms its boundaries. There are wide ranging views from, and into, the site to/from the wider Green Belt, particularly to north, west and east. Development would have significant impact on the openness of the Green Belt.			



	<b>Major</b>
<b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b>	A public right of way (Footpath – Bingley 68) is located within close proximity to the site. It provides access from Heights Lane to the wider countryside and Green Belt, connecting to the wider footpath network in the surrounding area. These could be improved and enhanced as part of compensatory measures from the development of the site.
<b>Site Specific Assessment Summary – Impact on the Green Belt:</b>	<p><b>Purposes:</b> The site performs a <b>major</b> role against the purposes of including land within the Green Belt. It performs a <b>major</b> role in checking sprawl from a large built up area and a <b>major</b> role in safeguarding the countryside from encroachment as well as a <b>low</b> role in preventing neighbouring towns from merging into one another. The site plays a <b>low</b> role in preserving the setting and special character of historic towns.</p> <p><b>Sprawl:</b> The site is connected to the settlement along one boundary (southern section of the eastern boundary) and is not contained by the existing built up area. The existing (inner) Green Belt boundary consists of a dry stone wall, beyond which is a made road (Heights Lane). This is a strong, defensible boundary which has the potential to prevent sprawl into the wider Green Belt. The proposed boundaries would be weaker in strength, increasing the potential for sprawl. Development of the site would have major potential for sprawl.</p> <p><b>Openness:</b> The site consists of grassland that is used for grazing. There is no built form within the site, with the exception of the dry stone walling that forms its boundaries. There are wide ranging views from, and into, the site to/from the wider Green Belt, particularly to north, west and east. Development would have significant impact on the openness of the Green Belt.</p> <p><b>Compensatory Improvements:</b> There are potential opportunities to improve and enhance the existing public rights of way network within the Green Belt as part of compensatory measures.</p>
<b>Overall Conclusion:</b>	<p>Based on planning judgement the site has a <u>major</u> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>moderate</b> performing Green Belt parcel.</li> <li>• The site makes a <b>major</b> contribution to the purposes of including land in the Green Belt.</li> <li>• The site has a <b>major</b> potential for sprawl and would have a <b>major</b> impact on the openness.</li> <li>• The site does not present an opportunity to create a stronger boundary than that of the existing one.</li> </ul>

### Site Specific Green Belt Assessment

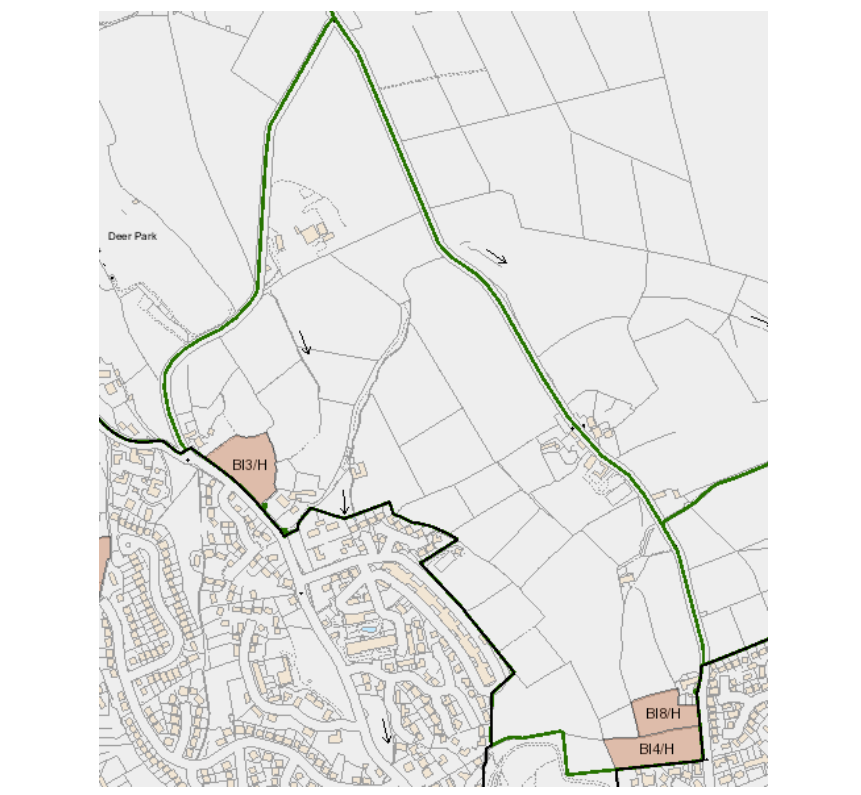
<b>Site Reference:</b>	BI/059A	<b>Site Name:</b>	Land west of Heights Lane	<b>Size (ha):</b>	0.56ha
<b>Sub Area:</b>	Airedale	<b>Settlement:</b>	Bingley		

#### Site Description:

The site consists of a single agricultural field to the south/south west of a complex of buildings known as Dunnock Farm on the northern edge of the Eldwick area of Bingley. It is part of a smaller section of the SHLAA site BI/059, occupying the majority of its southern portion. It is bounded to the north, south and west by stone walls beyond which lie further agricultural fields – the area to the south form part of SHLAA site BI/013, whilst the area to the north is the remainder of SHLAA site BI/059. It is bounded to the east by Heights Lane, a minor road, beyond which lies a residential area (Dalesway and Westway). Dunnock Farm is immediately adjacent to the north east corner of the site. The site is generally level, however, there is evidence of a gentle slope running from north to south. Princes of Wales Park (a Grade II Listed Historic Park/Garden) is located around 130m to the south west. This park is also identified as a Class II archaeology site. The site located within south eastern section of Green Belt parcel 44.

#### Map (Parcel and Site Boundary):

#### Aerial (Site Boundary):





<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	Site is within 130m of bus stops. These provide two services per hour in each direction to Eldwick and Bradford (via Bingley town centre)		<b>SA Score:</b>	TBC
<b>Strategic Parcel Assessment Results:</b>						
<b>Parcel Reference:</b>	44	<b>Overall Rating:</b>		Moderate		
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
Moderate	Low	Moderate	Low	Moderate		
<b>Site Specific Assessment Results:</b>						
<b>Assessment Summary:</b>						
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
The site is connected to Bingley, a large built up area, along the its eastern boundary. It is not contained by existing development.  The existing (inner) Green Belt boundary consists of a dry stone wall, beyond which is a made road (Heights Lane). This is a strong, defensible boundary.  Therefore, the site makes a major contribution to this purpose.	The site is connected to Bingley, along its eastern boundary.  The existing (inner) Green Belt boundary consists of a dry stone wall, beyond which is a made road (Heights Lane). This is a strong, defensible boundary.  The new boundaries would consist of the northern, southern and western boundaries. These in the main are formed by dry stone walls. This would provide boundaries that are weak and lacking in	The site consists of grassland that is used for grazing. There is no built form within the site, with the exception of the dry stone walling that forms its boundaries.  Therefore, it plays a major role in safeguarding the countryside from encroachment.	The site is attached to Bingley, but is separated from its historic core by post World War II development. There are no views from the site into the historic core, and vice versa.  The site does not play a supporting role in preserving the setting and special character of the settlement.	All sites are considered to score moderately against Purpose 5		

	<p>durability, compared to the existing one.</p> <p>The site is located in a parcel that forms part of the land gap between Bingley, East Morton and Micklethwaite (as washed over settlement). There direct road access between the settlements from the site along Heights Lane. Its topography is generally level.</p> <p>There is no inter-visibility between the site and East Morton or Micklethwaite due to topography and landscape. It forms a less essential gap as development would not reduce the perceived or actual distance between towns.</p> <p>Heights Lane, which forms the eastern boundary of the site connects Bingley (Eldwick) to East Morton. There are some instances of ribbon development along this road, however they pre-date the Green Belt designation. Therefore the Green Belt has resisted ribbon development towards a neighbouring town.</p>			
<b>Major</b>	<b>Low</b>	<b>Major</b>	<b>Low</b>	<b>Moderate</b>
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <u>major</u> role overall when assessed against the NPPF Green Belt purposes.			

<b>Boundary Strength - Existing (inner) Boundary:</b> (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Strong: defensible boundary	The existing (inner) Green Belt boundary consists of a dry stone wall, beyond which is a made road (Heights Lane). This is a strong, defensible boundary.
<b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Weak: boundaries lacking in durability	Should the site be developed and removed from the Green Belt, the new boundaries would consist of the southern, western, northern and remaining section of the eastern boundaries. These are all formed by dry stone walls. This would provide boundaries that are weak and lacking durability. This would be weaker than the current boundary.
<b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	N/A	There are no features within the site that would result in stronger or more logical Green Belt boundary than the existing one.
<b>Potential for Sprawl:</b>	The site is connected to Bingley along part of one boundary (its eastern boundary) and is not contained by existing development, although there is one farm complex/house on the north east corner. The existing (inner) Green Belt boundary consists of a dry stone wall, beyond which is a made road (Heights Lane). This is a strong, defensible boundary which has the potential to prevent sprawl into the wider Green Belt. The new boundaries would be of a lesser strength, allowing potential for sprawl. The development of the site would represent an extension of the settlement into the countryside rather than a logical round off. Development of the site would have major potential for sprawl.	
<b>Impact on Openness:</b>	The site consists of grassland that is used for grazing. There is no built form within the site, with the exception of the dry stone walling that forms its boundaries. There are wide ranging views from, and into, the site to/from the wider Green Belt, particularly to north, west and east. Development would have significant impact on the openness of the Green Belt.	
<b>Major</b>		
<b>Major</b>		

<b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b>	<p>A public right of way (Footpath – Bingley 68) is located within close proximity to the site. It provides access from Heights Lane to the wider countryside and Green Belt, connecting to the wider footpath network in the surrounding area. These could be improved and enhanced as part of compensatory measures from the development of the site.</p>
<b>Site Specific Assessment Summary – Impact on the Green Belt:</b>	<p><b>Purposes:</b> The site performs a <b>major</b> role against the purposes of including land within the Green Belt. It performs a <b>major</b> role in checking sprawl from a large built up area and a <b>major</b> role in safeguarding the countryside from encroachment as well as a <b>low</b> role in preventing neighbouring towns from merging into one another. The site plays a <b>low</b> role in preserving the setting and special character of historic towns.</p> <p><b>Sprawl:</b> The site is connected to the settlement along one boundary (southern section of the eastern boundary) and is not contained by the existing built up area. The existing (inner) Green Belt boundary consists of a dry stone wall, beyond which is a made road (Heights Lane). This is a strong, defensible boundary which has the potential to prevent sprawl into the wider Green Belt. The proposed boundaries would be weaker in strength, increasing the potential for sprawl. Development of the site would have major potential for sprawl.</p> <p><b>Openness:</b> The site consists of grassland that is used for grazing. There is no built form within the site, with the exception of the dry stone walling that forms its boundaries. There are wide ranging views from, and into, the site to/from the wider Green Belt, particularly to north, west and east. Development would have significant impact on the openness of the Green Belt.</p> <p><b>Compensatory Improvements:</b> There are potential opportunities to improve and enhance the existing public rights of way network within the Green Belt as part of compensatory measures.</p>
<b>Overall Conclusion:</b>	<p>Based on planning judgement the site has a <b>major</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>moderate</b> performing Green Belt parcel.</li> <li>• The site makes a <b>major</b> contribution to the purposes of including land in the Green Belt.</li> <li>• The site has a <b>major</b> potential for sprawl and would have a <b>major</b> impact on the openness.</li> <li>• The site does not present an opportunity to create a stronger boundary than that of the existing one.</li> </ul>

### Isolated and Detached Site Assessment

Site Reference	Site Name	Isolated OR Detached	Comments	Map
BI/009	Greenhill Drive, Micklethwaite	Isolated	<p>The site is isolated from the main urban area of Bingley. It is not attached to another Green Belt site adjoining the settlement.</p> <p>Development of the site would result in an isolated area of Green Belt being removed. This would not result in pattern of sustainable development and it is therefore considered development of the site would have a major potential impact on the purposes of Green Belt and risk unrestricted sprawl. Therefore, a full site specific Green Belt assessment has not been carried out.</p> <p>The site could not be combined with another site/piece of land to make a logical site allocation option for Bingley.</p> <p>Overall Conclusion Based on planning judgement the site has a major potential impact on the Green Belt</p>	
BI/014	Heights Lane (West Side)	Detached	<p>This site is detached from the settlement of Bingley. It is attached to another Green Belt site (BI/059) that adjoins the settlement.</p> <p>As a standalone site, it would not result in pattern of sustainable development and it is therefore considered development of the site would have a major potential impact on the purposes of Green Belt and risk unrestricted sprawl. Therefore, a full site specific Green Belt assessment has not been carried out.</p> <p>However, if the site was combined with BI/013 and BI/059 then a new assessment would need to be conducted for the larger combined site.</p> <p>Overall Conclusion Based on planning judgement the site has a major potential impact on the Green Belt.</p>	

Site Reference	Site Name	Isolated OR Detached	Comments	Map
BI/015	Otley Road, Eldwick	Isolated	<p>The site is isolated from the main urban area of Bingley. It is not attached to another Green Belt site adjoining the settlement.</p> <p>Development of the site would result in an isolated area of Green Belt being removed. This would not result in pattern of sustainable development and it is therefore considered development of the site would have a major potential impact on the purposes of Green Belt and risk unrestricted sprawl. Therefore, a full site specific Green Belt assessment has not been carried out.</p> <p>The site could not be combined with another site/piece of land to make a logical site allocation option for Bingley.</p> <p>Overall Conclusion Based on planning judgement the site has a major potential impact on the Green Belt.</p>	