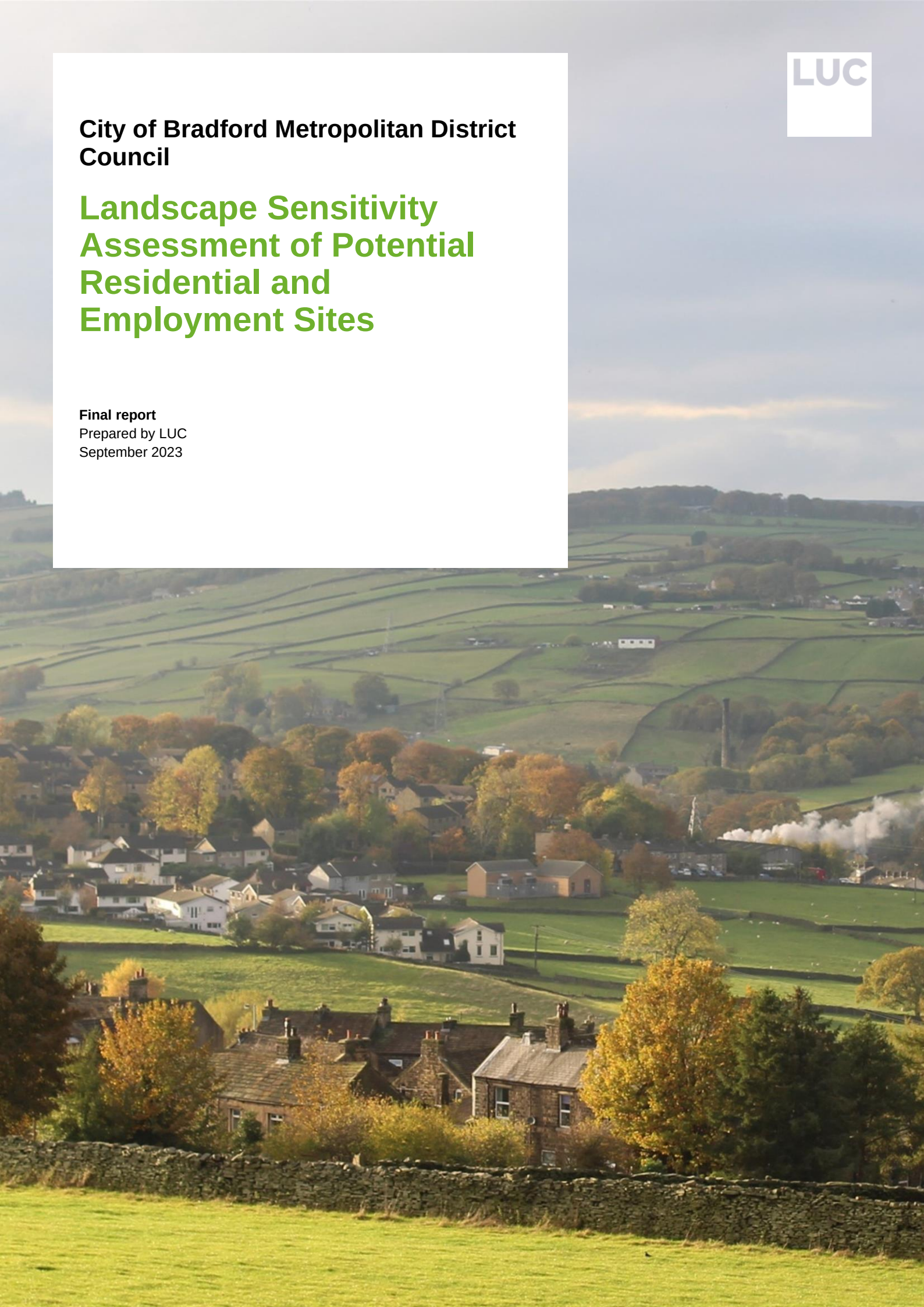


City of Bradford Metropolitan District Council

Landscape Sensitivity Assessment of Potential Residential and Employment Sites

Final report
Prepared by LUC
September 2023

City of Bradford Metropolitan District Council

Landscape Sensitivity Assessment of Potential Residential and Employment Sites

Version	Status	Prepared	Checked	Approved	Date
1.	Draft Report	H Germiat H Ward J Hutchison M MacGregor	M MacGregor K Lees P Macrae	R Greatrix	01.04.2023
2.	Final Report	H Germiat H Ward J Hutchinson M MacGregor	M MacGregor P Macrae	R Greatrix	21.09.2023

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Registered number 2549296
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Landscape Institute Registered Practice

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Chapter 1
Introduction and Context

This section sets out the background and purpose of the study and presents the policy context.

1.1 LUC was commissioned in June 2022 by the City of Bradford Metropolitan District Council (the Council) to undertake an updated landscape character assessment (LCA) and a landscape sensitivity assessment (LSA) to inform the allocation and assessment of sites in the emerging Local Plan.

1.2 The purpose of the commission was to undertake a LSA of a select number of sites, some of which were draft Local Plan allocations and some full or part Strategic Housing Land Availability Assessment (SHLAA) sites and potential employment sites. The outputs from this assessment provide the Council with a clear and robust evidence base to inform the decision-making process on site allocations.

1.3 The aims of the project are to assess the landscape sensitivity of each potential site option against the defined criteria and provide a high-level assessment of potential cumulative impacts of sites which are closely associated with each other.

1.4 A draft summary of findings was provided for client review in December 2022 incorporating desk based and field survey judgements and identification of high-level mitigation opportunities. This was followed by the submission of a complete draft report in March 2023 which contained the evidence behind the judgments and consideration of potential cumulative impacts. This draft report was updated following client feedback and a final report issued in March 2023.

1.5 A summary of the final results (non-technical summary) and guidance is provided in **Chapter 3**.

Policy Context

1.6 The following section sets out current policy which is relevant to the landscapes of the Bradford District.

The European Landscape Convention

1.7 The European Landscape Convention (ELC) of the Council of Europe came into force in the UK in March 2007. It establishes the need to recognise landscape in law; to develop landscape policies dedicated to the protection, management and planning of landscapes; and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies. The ELC definition of 'landscape' recognises that all landscapes matter, be they ordinary, degraded or outstanding:

> *"Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors."*

National

National Planning Policy Framework

1.8 The revised National Planning Policy Framework (NPPF) was published in July 2021 and contains several policies which refer to the consideration of landscape and the built environment in planning decisions.

1.9 Under Strategic Policies, Paragraph 20 states that:

"Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for: …d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation."

1.10 To conserve and enhance the natural environment, Paragraph 174 states that:

"Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;…"

1.11 The importance of the designated landscapes is referenced within Paragraphs 176 and 177, which state that:

"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues… The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of: a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated."

1.12 Under the section considering ground conditions and pollution, Paragraph 185 recognises the need to:

b) Identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and

c) Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Planning Practice Guidance

1.13 The Planning Practice Guidance (PPG) indicates that: 'to help assess the type and scale of development that might be able to be accommodated without compromising landscape character, a Landscape Sensitivity and Capacity Assessment can be completed'. Given the potential level of development proposed in the emerging Local Plan, it was considered necessary to assess the sensitivity of specific sites to development.

National Designations

1.14 Bradford District borders two nationally protected landscapes: the Yorkshire Dales National Park and the Nidderdale Area of Outstanding Natural Beauty (AONB). Consideration of these designations in planning terms is referenced in Paragraph 176 of the NPPF (see **Paragraph 1.11**).

Yorkshire Dales National Park

1.15 The Yorkshire Dales National Park was designated in 1954 and extended in 2016. This National Park covers an area of 2,179 square kilometres. The area straddles the Pennines, the backbone of northern England. The National Park does not include all of the Yorkshire Dales. Parts of the dales to the south and east of the National Park are located in the Nidderdale

Area of Outstanding Natural Beauty as discussed below. The Yorkshire Dales National Park shares an approximately 1.3km border with Bradford District at the district's most northern extent. Within the Bradford District the landscape on this border is categorised as forming part of Landscape Character Area (LCA) G4. Wharfedale Settled Valley Floor. Within the Yorkshire Dales, the landscape is categorised as LCA 16 Wharfedale, which shares many similar characteristics, but it less developed.

1.16 The Yorkshire Dales National Park Management Plan 2019-2024 was updated in November 2021 and sets out the vision, strategic policies, and outcomes for the National Park over the long term. It also serves as a guiding document to ensure that National Park purposes are being delivered. The Management Plan contains the following objectives which are of relevance to this assessment:

- A2: Maintain the National Park as a place where a true sense of tranquillity, remoteness and solitude can be found, and, by 2021, obtain Dark Skies Reserve status to enhance and promote enjoyment of its night sky.
- A3: By 2020, produce a simplified and updated Landscape Character Assessment for the National Park, and use it to support initiatives, policies and plans to enhance local distinctiveness and promote positive landscape change.

Nidderdale AONB

1.17 The Nidderdale AONB was designated in 1994 and covers an area of approximately 600km^2 located on the eastern flanks of the Yorkshire Pennines stretching from the high moorland of Great Whernside south and east towards the edge of the Vale of York. The north and west boundaries abut the Yorkshire Dales National Park. The AONB shares an approximately 17km border with the Bradford District. The North Yorkshire and York Landscape Character Assessment identifies the area on both sides of the boundary as 'Settled Industrial Valleys' (area 31). The Bradford District Landscape Character Assessment provides a finer grain of detail, and categorises the southern side of the boundary as both LCA G4 Wharfedale Settled Valley Floor and LCA D4 Middleton Woods Steep Valley Sides. The area within Bradford District immediately adjacent to the AONB shares some characteristics with the landscape immediately to the north and forms part of the setting of the AONB.

1.18 The Nidderdale Area of Outstanding Natural Beauty Management Plan 2019-2024 was published in 2019. The primary purpose of this document is to ensure the conservation and enhancement of the AONB's natural beauty. The Management Plan contains the following objectives which are of relevance to this assessment:

- L1: Increase understanding of AONB special qualities.
- L2: Maintain and enhance the AONBs natural beauty.
- L3: Oppose proposals for major development and applications for smaller scale development that conflict with the purposes of designation within the AONB and outside the designated area where this would affect land within it.

1.19 It is important that development within Bradford District does not restrict the objectives of the National Park or AONB Management Plans. Change in the Bradford District should not undermine the natural beauty for which both landscapes are designated.

Local Planning

1.20 The development plan for the Bradford District is currently formed of a number of Development Plan Documents (DPDs) including: the Core Strategy, Bradford City Centre Area Action Plan, Shipley and Canal Road Corridor Area Action Plan, the Waste Management DPD, and a number of Neighbourhood Plans (see below). Policy EN4: Landscape of the Core Strategy provides the policy approach for conserving, managing, and enhancing the diversity of the landscapes within the district. It also provides the criteria to assess whether change to a landscape (due to development) can be considered acceptable.

1.21 The Council is in the process of preparing a new, single Local Plan for the District which will replace the existing suite of DPDs. The new Local Plan will allocate sites for development for housing, commercial and industrial uses as well as designating sites to be protected from development such as open space. The plan will also provide a new policy on landscape similar to Policy EN4 in terms of conserving, managing and enhancing the district's landscape. As stated above, this LSA has been prepared to inform the decision-making process for the allocation of development sites and their potential impact on the landscape. The LSA will form part of the wider evidence-base which will be used in the site assessment process.

1.22 In addition to the adopted DPDs the following parish, village and town council areas have made (adopted) Neighbourhood Plans:

- Burley-in-Wharfedale
- Addingham
- Steeton with Eastburn and Silsden
- Haworth, Cross Roads and Stanbury
- Oxenhope
- Ilkley

1.23 The policies in these neighbourhood plans supplement the district-wide policies in the adopted DPDs. A number of these plans have specific policies on landscape, or other policies, such as design or green infrastructure, which make reference to landscape and the potential impact of development on these areas. Addingham has prepared its own Landscape Character Assessment which supports the policy approach in its neighbourhood plan. These policies should be used in the determination of planning applications, when considering the impact of new development on the landscape in these areas.

There are also a number of other parish, village and town council areas which are preparing neighbourhood plans for their localities. These plans may also include landscape related policies which will need to be taken into account in the planning process.

Structure of this Report

1.24 This report is structured as follows:

- **Chapter 2** sets out the methodology for the LSA.
- **Chapter 3** sets out the overall landscape sensitivity results and mitigation suggestions for accommodating new development into the landscape.
- **Chapter 4** contains the detailed LSA proformas for the L**SA** sites.
- **Appendix A** contains a glossary of terms.

Chapter 2
Methodology

This chapter outlines the scope of the assessment and the approach to assessing landscape sensitivity.

Approach and Principles

2.1 This chapter sets out the method followed to undertake the LSA for the residential and employment sites, including the key sources of evidence used, the scales of development considered, and the assessment criteria and process followed. The methodology builds on LUC's previous extensive experience in completing successful landscape sensitivity studies and reflects the requirements of the project brief and discussion at the Inception Meeting held on 16th June 2022 and subsequent progress meetings.

2.2 The LSA was undertaken in accordance with the Principles in Natural England's 'An approach to landscape sensitivity assessment – to inform spatial planning and land management' (June 2019). The assessment draws on best practice in recent assessments completed by LUC and others.

2.3 The relevant national planning policy is set out in **Chapter 1** of this report. The criteria and indicators developed as part of the study method (see **Table 2.5**) have taken account of the NPPF requirements for:

- Conservation and enhancement of landscapes;
- Protecting and enhancing valued landscapes;
- Recognising the intrinsic character and beauty of the countryside;
- Giving great weight to conserving and enhancing landscape and scenic beauty in National Parks and Areas of Outstanding Natural Beauty, which have the highest status of protection; and
- Protecting tranquil and intrinsically dark landscapes.

Approach and Process of Assessment

2.4 The process for undertaking the study involved three main stages outlined below.

Part 1: Desk-based Assessment

- Inception meeting;
- Review of sites and development parameters;
- Evidence gathering; and
- Desk-based assessment.

Part 2: Site Assessment

- Checking views, perceptual information and context;
- Adjusting draft judgements of the desk-based assessment, taking into account specific site and context factors; and
- Gathering information on potential site-specific landscape and visual mitigation, where such measures are possible.

Part 3: Reporting

- Updating the findings of the assessment following the field survey;

- Providing specific guidance to help accommodate new residential and employment development into the landscape; and
- Submitting a draft and final report.

Part 1: Desk-based Assessment

Background and Definitions

2.5 The LSA method has been developed in accordance with the Natural England guidance published in June 2019, as well as building upon LUC's experience from undertaking studies of a similar nature. The guidance includes the following definition:

> *"Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value."*

Evidence Gathering

2.6 Relevant documents and available GIS data were compiled and reviewed to form the starting point and overall context for the study.

2.7 Key sources of information used to inform the assessment include:

- Ordnance Survey base maps (1:50K and 1:25K)
- British Geological Society Detailed Geology (1:50K)
- Bradford District Landscape Character Assessment 2008 and ongoing updates
- Bradford Historic Landscape Characterisation (HLC)
- Natural England Priority Habitats Inventory
- Yorkshire Dales National Park Management Plan 2019-2024
- Nidderdale AONB Management Plan 2019-2024
- Biodiversity designations (local and national)
- Historic England designations
- Saltaire World Heritage Site Management Plan
- Relevant Local Authority data for Conservation Areas
- CPRE Tranquillity and Night Blight Mapping
- Neighbourhood Plans
- Aerial photography (Google Earth)

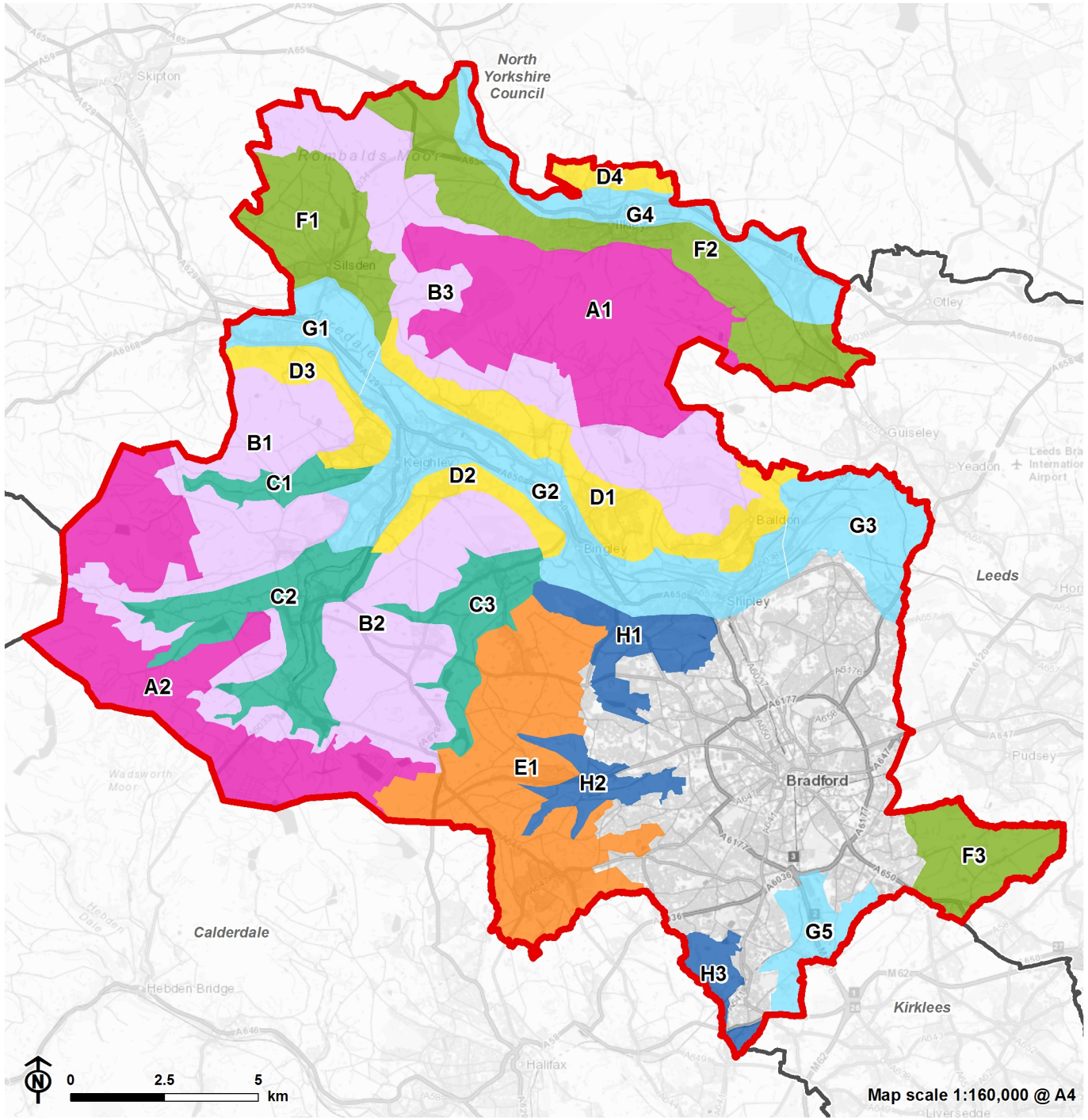
Updated Landscape Character Assessment

2.8 An updated Landscape Character Assessment (LCA) was prepared for the Bradford District in tangent with this LSA. This update of the original assessment provided a firm evidence base from which to begin assessing the sensitivity of each individual site. The original assessment, although adopted in 2008 as an SPD, was based on a landscape character assessment carried out in 1998, so it was important to update the out-of-date baseline evidence to inform the LSA. The landscape character areas identified in the LCA share key characteristics and were therefore considered as a good basis around which to group LSA sites. As a result, the site assessments have been organised by landscape character types and landscape character areas. Figure 2.1 below provides a map of the different landscape character types and areas.

Bradford District Landscape Sensitivity Assessment
City of Bradford Metropolitan District Council

LUC

Figure 2.1: Landscape character types and areas



- Bradford district
- Neighbouring local authority

Landscape character type and area

- A. Moorland Plateau
  - A1. Rombalds Moor
  - A2. Haworth Moorland Plateau
- B. Moorland Fringe
  - B1. Keighley Moorland Fringe
  - B2. Cullingworth and Haworth Moorland Fringe
  - B3. Silsden and Baildon Moorland Fringe
- C. Upland Wooded River Valley
  - C1. North Beck Upland Wooded River Valley
  - C2. The Worth Upland Wooded River Valleys
  - C3. Harden Upland Wooded River Valleys
- D. Steep Valley Sides
  - D1. Bingley and Baildon Steep Valley Sides
  - D2. Thwaites Brow Steep Valley Sides
  - D3. Hollins Bank Steep Valley Sides
  - D4. Middleton Woods Steep Valley Sides
- E. Upland Pasture
  - E1. Thornton Mixed Upland Pasture
- F. Rolling Enclosed Pasture
  - F1. Silsden Bowl Rolling Enclosed Pasture
  - F2. Wharfdale Rolling Enclosed Pasture
  - F3. Tong Valley Rolling Enclosed Pasture
- G. Settled Valley Floor
  - G1. Upper Airedale Settled Valley Floor
  - G2. Central Airedale Settled Valley Floor
  - G3. Esholt Settled Valley Floor
  - G4. Wharfedale Settled Valley Floor
  - G5. South Bradford Settled Valley Floor
- H. Urban Edge Wooded Valleys and Slopes
  - H1. Cottingley Urban Edge Wooded Valleys and Slopes
  - H2. Clayton Urban Edge Wooded Valleys and Slopes
  - H3. Royds Hall Urban Edge Wooded Valleys and Slopes

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CB:HS. EB:shayler_h LUC 12078_FIG2_1_r0_LCTandLCA_A4L 11/09/2023
Source: OS, BMDC

Spatial Framework

2.9 This LSA focuses on 107 sites, provided by and agreed with the council, within rural areas and also in peri-urban areas of Bradford district. These are considered within their wider landscape context, including the published landscape character assessments.

2.10 The district is part bordered by two nationally designated landscapes, the Yorkshire Dales National Park and Nidderdale AONB. Some of the sites fall close to the boundaries of these areas. The assessment considers the potential impact of development on these sites on the special qualities of the AONB landscape where applicable. This is covered within the relevant criterion and reflection of special qualities, and specifically through the criteria covering perceptual and scenic qualities. The visual impact of change on the setting of a designated landscape is also considered including in the criteria covering views.

Development Types Considered

2.11 The 107 sites are broken down into 97 potential low-density housing sites, 3 medium-density housing and 6 commercial sites.

2.12 At this stage of the Local Plan, the exact detail of the layout and form of potential residential development is largely unknown though there is some distinction between potential higher and lower density development sites. The assessment of potential residential sites considers sensitivity to two development typologies (low-density and medium-density housing) as illustrated below.

2.13 These typologies/parameters have been used as a tool to aid the study and help understanding in a situation where the detail is not yet available. It is assumed that more detailed information would be presented at planning application stage and thus would be dealt with on a case-by-case basis at such a time.

Development Type: Low-density Housing ('Low to Medium' Density)

- Approximately 35 dwellings per hectare (dph);
- Two to three-storey houses;
- Semi-detached and detached houses with short runs of terraced housing in isolated areas or along primary streets;
- Balance of green space and layout to create a more open and suburban/rural character; and
- Associated access roads, private gardens and garaging.

Figure 2.2: Example of low-density housing



Figure 2.3: Existing example of low-density housing – Stephenson Drive, Belton Road, Silsden (approximately 34dph)



Development Type: Medium-density Housing ('Medium to High' Density)

- Approximately 50dph;
- Two to three-storey buildings;
- Townhouses or terraces;
- Typically rectilinear and gridded street structure/compact layout; and
- Associated access roads, private gardens and garaging – potential ground floor garages in flood zone areas.

Figure 2.4: Example of medium-density housing

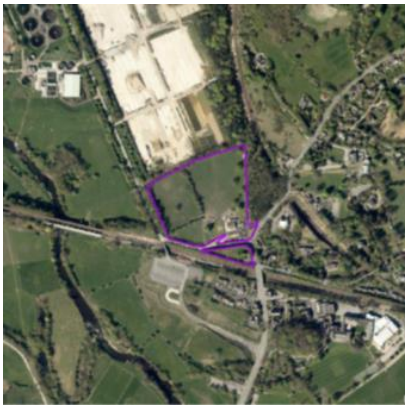


Figure 2.5: Existing example of medium-density housing – Sharket Head Close, Queensbury (approximately 51dph)



2.14 More information has been provided by the Council in relation to the 6 potential commercial sites. The assessment of potential employment sites is based on a bespoke approach for each site as outlined in **Table 2.1**. The assessments of employment sites are therefore not directly comparable in terms of sensitivity judgements.

Table 2.1: Commercial development

Location	Development Description
LSA Site Reference 84 (NE22/E – Walkhill Farm, Apperley Lane, Bradford)	
	Forms part of a wider employment offer together with the adjacent Esholt strategic employment site. Development would be for units associated with science, high technology and innovator businesses – under use class E g) i) office, ii) research and development and iii) light industrial processes. The built form would constitute low-rise office buildings (1, 2 and 3 storeys) at a low density, with car parking and landscaped areas.

Location	Development Description
LSA Site Reference 73 (SE37/E – North of Westgate Hill, and West of Tong Lane, Bradford)	
	Forms part of the wider Holme Wood urban extension and masterplan area – with proposed residential development located to the west of the site. The commercial development would need to be of a high quality design incorporating a mix of employment and commercial uses – B2 industrial, B8 Warehousing and E g) i) office, ii) research and development and iii) light industrial processes. The built form would consist of a mix of small/medium commercial/industrial buildings (2-3 storeys) (box units) using high quality materials. The site would also include some office, research and development units. Buildings would be separated by landscaped areas, trees, roads and utilities.
LSA Site Reference 95 (SS/023 – Land North of Whitehall Road, Wyke (Nufarm), Bradford)	
	This site would form a large scale commercial/ industrial site with a mix of B2, B8 and possibly some E g) ii) and iii) type developments. Larger warehouse units and industrial processes/manufacturing units (larger 'shed' type developments) would be the main development type. The units may reflect similar types to those developed along the M606 corridor. A typical range of materials (steel/aluminium cladding, wood, glass etc) would be used to create a high-quality development. There may also be some scope for the provision of smaller ancillary retail units to provide services to employees. An arterial roadway is likely to provide a primary feature within the development to serve the various units. This should be softened where possible with appropriate landscaping. The site is also likely to incorporate car parking and possible outdoor servicing areas.
LSA Site Reference 81 (KY49/E – Beechcliffe, Keighley)	
	This site would include a mix of B2, B8 and possibly some E g) i) and ii) type developments. Development would consist of medium-sized commercial/industrial units – similar to the adjacent existing manufacturing unit and commercial development along Royd Ings Avenue. The scheme would require a sensitive design incorporating the ecological assets of the site. It is likely to be low density with substantial greenspaces between buildings. It is likely that only the southern area of the site would be developed due to the environmental constraints found on-site, including areas in Flood Zone 3b.

Location	Development Description
LSA Site Reference 76 (ST/009 – Lyon Road, Eastburn)	
	This site has been proposed as a potential extension site for Airedale hospital. Development would constitute a range/mix of hospital buildings of 2, 3 and 4 storeys. The hospital trust has indicated that the release of the land would facilitate the phased redevelopment of the hospital, providing space for the appropriate provision of facilities e.g. parking, storage, construction compound and new accommodation.
LSA Site Reference 89 (BU/015 – Land off Burley Bypass)	
	This site would form a mixed-use scheme with some residential and commercial elements. The commercial/industrial elements would include units in use classes E g) i), ii) and iii). The commercial element could be made up of light industrial and office type accommodation. Similar to Esholt this may constitute low rise 2-3 storey buildings, with car parking and landscaped areas. The residential element would be of a suburban type development with a density of 35dph and would include areas of open space and landscaping.

Units for Assessment

2.15 The landscape sensitivity assessment was based on a number of full or part SHLAA sites and Local Plan preferred option allocation sites. To facilitate the assessment process, it was proposed that some sites (i.e. adjacent sites with similar land uses and character) should be assessed in conjunction with one another (i.e. grouped together as a single site) due to their similar characteristics and relationship with the surrounding landscape. This is for the purposes of the landscape sensitivity assessment only. Any sites which have been assessed in this way were agreed in advance with the council and are shown in **Table 2.2**. The maps provided for each site assessment depict only the combined sites (i.e. the boundary shown is a combination of the sites which make up the overall site to be assessed) and these are given an 'LSA' site reference number. In some cases, the site assessment commentary may make reference to part of the site which may refer to the SHLAA or Local Plan allocation site boundary. Readers should cross-reference this with the published SHLAA and Local Plan documents.

Table 2.2: Sites assessed in conjunction

Ward	Site Codes and LSA Site number
Baildon	■ BA/023, BA/005, BA2/H, BA6/H (LSA Site 19)
Bingley	■ BI/013, BI/059, BI4/H, BI8/H (LSA Site 22)
Bingley Rural	■ WI/006, WI/010, WI/018 (LSA Site 54)

Ward	Site Codes and LSA Site number
	■ WI2/H, WI/003 (LSA Site 52) ■ SH6/H, SH5/H (LSA Site 78)
Clayton and Fairweather Green	■ SW5/H, SW/010A (LSA Site 55) ■ SW18/H, SW22/H, SW3/H, SW4/H (LSA Site 38) ■ SW1/H, SW33/H (LSA Site 102)
Craven	■ SI2/H, SI/004, SI/003 (LSA Site 60) ■ ST1/H, ST/001 (LSA Site 75) ■ AD/005, AD/008 (LSA Site 85) ■ AD3/H, AD/004, AD4/H (LSA Site 61)
Heaton	■ NW/049, NW19/H (LSA Site 99)
Idle and Thackley	■ NE11/H, NE19/H (LSA Site 82)
Ilkley	■ IL/011A, IL/016, IL/032 (LSA Site 91)
Keighley West	■ KY7/H, KY/021 (LSA Site 2) ■ KY12/H, KY13/H (LSA Site 3) ■ KY/109, KY/105 (LSA Site 9)
Queensbury	■ SW6/H, SW/010B (LSA Site 37) ■ QB/025, QB/051 (LSA Site 46)
Royds	■ SW14/H, SW/034B, SW34/H (LSA Site 106)
Shipley	■ SH/044, SH/048 (LSA Site 79)
Thornton and Allerton	■ NW/024, NW10/H (LSA Site 36) ■ TH4/H, TH5/H (LSA Site 48) ■ TH11/H, TH10/H, TH1/HC (LSA Site 50)
Toller	■ NW13/H, NW/031A (LUC Site 96)
Tong	■ SE13/H, SE18/H, SE31/H (LSA Site 70) ■ SE46/H, SE47/H, SE48/H (LSA Site 71) ■ SE45/H, SE/163 (LSA Site 72)
Worth Valley	■ HA3/H, HA2/H (LSA Site 10) ■ OA1/H, OA/001 (LSA Site 13) ■ OA/007, OA2/H (LSA Site 14)

Development of Sensitivity Assessment Criteria

2.16 The sensitivity criteria used in this study are defined in **Table 2.4**, providing examples of the types of landscape character or features that could indicate low or high sensitivity against each. Criteria selection is based on the attributes of the landscape most likely to be affected by development and considers both 'landscape' and 'visual' aspects of sensitivity. Aspects of value are

drawn into the individual criteria including representation of special qualities associated with the nearby nationally designated National Park and AONB landscape. Each criterion set out indicators of relative landscape and visual susceptibility and value.

2.17 The assessments are presented in a tabular format, with landscape and visual sensitivity for each site analysed against each criterion on a five-point scale (as shown in **Table 2.3**). The sensitivity definitions reflect how susceptible the character and quality of the landscape would be to change. An overall sensitivity judgement is included, recognising that some attributes or elements of the landscape may be more important in defining character than others and may be more sensitive. The judgement is therefore based on transparent professional analysis rather than a mechanical process of addition. This also allows the assessment to highlight any particularly sensitive landscape features or qualities, and factors that would need to be taken into account should the site be developed.

Table 2.3: Overall sensitivity ratings

Sensitivity	Definition
High	Development would be very likely to give rise to significant adverse landscape and/or visual effects.
Moderate-High	Development would be very likely to give rise to adverse landscape and/or visual effects, and there is some potential for these to be significant.
Moderate	Development would be likely to give rise to some adverse landscape and/or visual effects, but these will potentially be limited in extent.
Low-Moderate	Development may give rise to some minor adverse landscape and/or visual effects, but these would be unlikely to be significant.
Low	Development would be very unlikely to give rise to significant adverse landscape and/or visual effects.

Table 2.4: Detailed landscape and visual sensitivity assessment criteria

Physical and Natural Character This criterion considers the landform, land cover and landscape elements in relation to the scale of potential development including 'naturalistic' qualities of the landscape in terms of coverage of semi-natural habitats and valued natural features (e.g. trees, hedgerows, watercourses) which could be vulnerable to loss from development. It considers the scale, coherence, condition and intactness of the physical landscape, and the extent to which it is representative of typical landscape character, or a scarce landscape type, as identified in the relevant local authority's Landscape Character Assessment. Landscapes with smooth, gently undulating or flat landform are likely to be less sensitive to development than landscapes with a dramatic landform, distinct landform features or incised valleys with prominent slopes. This is because developments may mask distinctive topographical features which contribute to landscape character. This criterion also considers how developments fit with the scale of the landscape (understanding the scale of the development proposed is important when applying this criterion). Larger scale landscapes are likely to be less sensitive to larger scale developments than smaller scale, enclosed landscapes (where large scale developments could appear out of scale with the underlying landscape). Conversely, smaller developments may be able to be screened within enclosed landforms, built form and woodland, therefore reducing landscape sensitivity.				
Lower sensitivity	→			High sensitivity
Absence of strong topographical variety. Featureless, smooth, very gently undulating or flat landform. Uniform large-scale landscape pattern and low density of overlying landscape features. Lack of semi-natural habitat coverage or valued natural features. The landscape is degraded and detracts from local landscape character (e.g. where any landscape features exist they are fragmented and/or in poor condition).		Undulating landform or some distinct landform features. Overlain by a mixed landcover patterns and a moderate density of medium to small-scale landscape features. Some occurrence of valued semi-natural habitats and features (e.g. tree, hedgerows, woodland, semi-naturalised rivers). The landscape has some limited characteristics that contribute to local landscape character (e.g. the landscape has reasonably intact drystone wall boundaries but is undistinctive in terms of landform or land cover. It may be a typical example of a locally commonplace landscape type).		Presence of strong topographical variety or distinctive landform features that contribute positively to landscape character and are likely to be more sensitive (e.g. incised valley with prominent steep slopes). The area has a high density of small-scale landscape features. A frequent occurrence of valued natural features across the landscape. The landscape makes a strong contribution to local landscape character (e.g. it has a distinctive landform, an intact landscape with numerous features of interest).

Cultural and Historic Character and Associations This considers the extent to which the landscape has 'time-depth' (a sense of being a historic landscape, with reference to the Historic Landscape Characterisation) and/or the presence of heritage assets that are important to the sense of place and landscape character (i.e. Scheduled Monuments, Conservation Areas, Listed Buildings, visible archaeological features and remains or other features). This may also be a reflection of artistic or literary references (e.g. the Brontës) and associations and also whether a landscape is important to the setting and identity of designated historic sites such as the Saltaire World Heritage Site. Field patterns should also be considered. Landscapes with small-scale, more irregular field patterns of historic origin are likely to be more sensitive to the introduction of modern development than landscapes with large, regular-scale field patterns because of the risk of losing characteristic landscape patterns. Traditional drystone wall field boundaries, particularly associated with ancient field patterns, will increase sensitivity.				
Lower sensitivity	→			High sensitivity

Cultural and Historic Character and Associations

This considers the extent to which the landscape has 'time-depth' (a sense of being a historic landscape, with reference to the Historic Landscape Characterisation) and/or the presence of heritage assets that are important to the sense of place and landscape character (i.e. Scheduled Monuments, Conservation Areas, Listed Buildings, visible archaeological features and remains or other features). This may also be a reflection of artistic or literary references (e.g. the Brontës) and associations and also whether a landscape is important to the setting and identity of designated historic sites such as the Saltaire World Heritage Site.

Field patterns should also be considered. Landscapes with small-scale, more irregular field patterns of historic origin are likely to be more sensitive to the introduction of modern development than landscapes with large, regular-scale field patterns because of the risk of losing characteristic landscape patterns. Traditional drystone wall field boundaries, particularly associated with ancient field patterns, will increase sensitivity.

A landscape with relatively few historic features important to the character of the area and little time-depth. Large, regular, intensively farmed fields. Frequent modern development and/or transport infrastructure.		A landscape with some visible historic features of importance to character, and a variety of time-depths.		A landscape with a high density of historic features important to the character of the area and great time-depth (i.e. Ancient Enclosure and Woodland, a high density of historic designations/heritage assets). Valued artistic and/or literary associations. Small to intimate scale, irregular, historic field patterns.

Settlement Form and Edge

The extent to which the landscape relates to the form and pattern of existing adjacent settlement (where relevant), with reference to the character of the settlement edge and presence and role of boundary features. This considers the landscape pattern associated with existing settlement edges, for example if it is well integrated by tree cover or open and exposed forming a 'hard edge' or abrupt edge to the adjoining landscape.

Note this may not be applicable for sites where proposed development is remote from any existing settlement.

Lower sensitivity →				High sensitivity
The landscape is strongly associated with an existing settlement and would not, if developed, be perceived as an extension of the settlement into the countryside. An exposed settlement edge with no landscape features to integrate the settlement/rural fringe will be less sensitive and may offer opportunities for development to enhance the settlement edge and integration.		Development would be perceived as settlement advancement into the countryside but would not represent a step-change in settlement form. It would not cross a distinctive boundary feature.		Development would have a poor relationship with existing settlement form, crossing a boundary feature and/or extending into an area with a distinctly different landscape (e.g. the extension of settlement beyond a ridge crest or into a valley). A well-integrated settlement edge by virtue of landscape structure or landform variation will be more sensitive.

Settlement Setting

The extent to which an area contributes to the identity and distinctiveness of a settlement, by way of its character and/or its contribution to a perceived gap between settlements (the loss of which would increase coalescence[1]). Note this may not be applicable for sites where proposed development is remote from any existing settlement.

Lower sensitivity →				High sensitivity
The landscape detracts from the character of the settlement and does not contribute to the separation of settlements either because of distance or because significant parts of the development area are already closer to the neighbouring settlement.		The landscape makes a limited positive contribution to the character of the settlement. It either contributes to the gap between large settlements, but not to an extent where development would have a strong effect on the perception of separate settlements, or it contributes to a gap between a settlement and an outlying farmstead or hamlet but development would still leave some sense of separation.		The landscape provides a distinctive setting to one or more settlement areas and/or is important in the perception of a gap between distinct settlements. The area plays an important role in relation to the setting of the settlement for views to key features of the settlement (e.g. church towers, chimney stacks) or views from the settlement.

Access and Recreation

This criterion considers the presence of features and facilities which enable enjoyment of the landscape, and the importance of these. They may include public rights of way, bridleways, open access land, and outdoor tourist/visitor attractions with facilities. Recreation activities such as walking, cycling, horse riding or more formal recreation activities where enjoyment of the landscape is important to the experience. Importance of features may be indicated by designation as long-distance footpaths or recreation routes, national cycle routes, proximity to areas of local population, presence of National Trust land ownership, and outdoor tourist attractions often marked on Ordnance Survey maps.

Lower sensitivity →				High sensitivity
Recreation value limited to community sports facilities and local open spaces. No public rights of way within or near the site, no or very limited opportunities or evidence of the recreational use of the site surroundings.		The site is within a well-used landscape with some access land, footpaths and public rights of way. Sites with recreation areas, or open access land valued in the local context close to the site, perhaps connected to the site by footpaths. Sites with public right of way running through or immediately adjacent. Long distance walking routes may pass close to the site, but have no strong connection to it.		Landscapes regionally and/or nationally important for access and enjoyment of the landscape (e.g. with popular outdoor tourist attractions, country parks, land under National Trust ownership, or a concentration of locally important outdoor attractions with visitor facilities). Presence of well-connected long distance walking or cycling routes passing through the site or along its boundary.

[1] It is important to note that the term coalescence in this study does not relate to Green Belt which is a separate planning consideration. The term coalescence in this study is in relation to physical and visual separation of settlements which contributes to individual settlement character and sense of place.

Views				
This takes into consideration the visual character of the site, including the extent of openness or enclosure and the importance of skylines, and the extent to which the landscape contributes to people's views from valued viewpoint locations, or to which development in this area would intrude on valued areas. Locations such as tourist attractions, promoted viewpoints (including defined views out of or into the World Heritage Site) and views from national trails will be indicative of higher sensitivity than views from local footpaths. Views from locations used for recreation, such as country parks or local public green space may be more sensitive than passing views from rights of way. Private views have less sensitivity than public viewpoints. This criterion also considers visual relationships with nationally designated landscapes as well as World Heritage Sites.				
Lower sensitivity	→			High sensitivity
The site is enclosed and well screened from public or private view and is not visually prominent in the landscape.		There is clear visibility from public rights of way in the immediate vicinity, to which the site makes a limited positive contribution, but little intrusion on public views from the wider landscape.		There is clear visibility from sensitive receptor locations where the undeveloped character of the landscape contributes to the quality of the view. The area is visually prominent in the wider landscape.

Perceptual Qualities				
Perceptual qualities include scenic value, intact rural character and sense of remoteness and/or tranquillity. Landscapes that are relatively remote or tranquil (landscapes with a lack of human activity or disturbance, or landscapes with perceived naturalness and traditional rural feel) tend to have higher levels of sensitivity to development compared to landscapes that contain signs of modern development or those with a high level of human disturbance/activity. High scenic value and dark night skies also increase sensitivity in relation to this criterion. This is because development will introduce new and uncharacteristic features which may detract from a sense of tranquillity and or remoteness/naturalness. In assessing scenic value, this criterion considers the relationship to the setting and special qualities of nearby nationally designated National Park and AONB, where relevant.				
Lower sensitivity	→			High sensitivity
An area with a disturbed landscape, strongly influenced by development/activity/intrusion.		A landscape with scenic and/or some rural character, separation or isolation, but with some distinct intrusive elements (e.g. road noise or an abandoned character resulting from a lack of management).		A highly tranquil and scenic landscape, lacking intrusive elements. Demonstrates some special qualities.

Desk-based Assessment

2.18 The desk-based assessment used the existing published evidence with the analysis of spatial data to reach draft judgements on sensitivity that could be tested, verified and refined through field survey. This process considered sites within their wider landscape context drawing on the published[2] and developing landscape character assessment information.

2.19 The interim sensitivity assessment for each of the sites draws upon the desk and spatial analysis and included draft justifications against each sensitivity criteria, providing a basis for testing during field survey work. This process also helped identify missing or uncertain information, providing a focus for the survey work.

2.20 As with all assessments based upon data and information which is to a greater or lesser extent subjective, some caution is required in its interpretation. An assessment of landscape sensitivity is the result of a complex interplay of often unequally

[2] CBMDC (2023) Landscape Character Assessment Supplementary Planning Document
CBMDC (2008) Landscape Character Supplementary Planning Document

weighted variables (i.e. 'criteria'). Each site/group of sites is assessed against each criterion in turn, with explanatory text indicating features or attributes of lower or higher sensitivity. This culminates in an overall landscape sensitivity judgement (using the five-point scale above), taking account of the interrelationships between the different criteria and the specific characteristics of the landscape being assessed.

While the LSA results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Appraisals (LVAs) or Landscape and Visual Impact Assessments (LVIAs).

Part 2: Site Assessment

2.21 The field verification site assessment was undertaken in October, November and December 2022.

2.22 A structured process of field survey verification was undertaken by landscape experts in order to test and refine the outputs from the desk study. Each of the sites was visited to record information against each assessment criterion and take photographs. The field survey was undertaken from roads and public rights of way to gain an understanding of landscape sensitivity, with no access to private land.

2.23 The fieldwork focused in particular on the relationships between the assessment sites and adjoining settlement, landscape settings and wider views, and perceptual qualities (i.e. levels of tranquillity). It also noted any potential mitigation which could be used to reduce the impact of development on the landscape. The implementation of the proposed mitigation is likely to reduce, rather than eradicate the anticipated landscape impacts. High sensitivity sites are likely to remain high sensitivity unless serious deviations to the original site layout are made (for example significantly reducing the extent of the site). For those sites rated as moderate or lower landscape sensitivity, specific mitigation is equally important and should be an integral part of development. Overall judgement is not based on numeric scores, but on professional judgement.

2.24 For all residential and commercial development, mitigation of landscape impacts and opportunities for wider landscape enhancement should be considered.

Part 3: Reporting

2.25 A summary of the assessment results is provided in **Chapter 3**, while the full assessment profiles are included in **Chapter 4**. The site assessment profiles are ordered numerically based on the landscape character type and area they fall within.

2.26 Each of the full assessment profiles is structured in common format as follows:

- Identifying information about the site including location maps and images;
- Assessment judgements for each of the seven landscape criteria;
- An overall landscape sensitivity judgement for the residential or commercial development being considered; and
- Guidance on potential mitigation for those sites where applicable.

Cluster Assessments

2.27 This report assesses the overall landscape sensitivity of each site individually. However, where several sites are located in close proximity to each other there is the potential for more adverse impacts on the landscape if multiple sites are developed. Clusters of sites in close proximity have been identified and the potential cumulative issues have been described. These clusters are not given a sensitivity score, as this is provided in the individual assessments. The relationship of the sites to each other, the potential cumulative issues resulting from development of multiple sites and recommendations and guidance for developing multiple sites in these clusters are described. Where appropriate, the sites which collectively would potentially cause the greatest cumulative issues are identified. It is important that these cluster assessments are read in conjunction with the individual site assessments.

Chapter 3
Overview of Findings

3.1 This chapter contains a complete overview of the intermediary and overall scores ascribed to each LSA site. **Table 3.1** provides a list of all scores and **Figure 3.1** shows the location and overall assessment scores for each site.

Table 3.1: Site Individual Criteria Scores and Overall Assessment Score

LSA Site	Development Type (Refer to para 2.10 for type description)	SHLAA or draft Local Plan Site Ref	Physical and Natural	Cultural and Historic	Settlement Form and Edge	Settlement Setting	Access and Recreation	Views	Perceptual Qualities	Overall Assessment
LCA B1: Keighley Moorland Fringe										
1	Low Density Housing	KY2/H	L-M	M	L-M	L-M	L-M	M	M	L-M
2	Low Density Housing	KY7/H, KY/021	M	M	M-H	M	M	M	M-H	M-H
3	Low Density Housing	KY12/H, KY13/H	M	L-M	M	L-M	M	L-M	L-M	L-M
LCA B2: Cullingworth and Haworth Moorland Fringe										
4	Low Density Housing	KY40/H	M	L-M	M	L-M	L	L-M	L-M	L-M
5	Low Density Housing	CU3/H	L-M	L-M	M	M	M-H	L-M	L-M	L-M
6	Low Density Housing	CU/010	L-M	M	M	M-H	M	M-H	M-H	M-H
7	Low Density Housing	HA/026	M	M-H	H	M	M-H	M-H	M-H	M-H
8	Low Density Housing	OX/001	M	H	H	H	M-H	M-H	M-H	H
LCA C2: The Worth Upland Wooded River Valleys										
9	Low Density Housing	KY/109, KY/105	H	M	H	M-H	M-H	H	M	H
10	Low Density Housing	HA3/H, HA2/H	M-H	M	L-M	L-M	L-M	L-M	M	L-M
11	Low Density Housing	HA1/H	M	M	M	M	L-M	M	M	M
12	Low Density Housing	HA/013	M	M-H	M	H	M	M-H	M-H	M-H
13	Low Density Housing	OA1/H, OA/001	L-M	M	L-M	L-M	M	M	L-M	L-M

LSA Site	Development Type (Refer to para 2.10 for type description)	SHLAA or draft Local Plan Site Ref	Physical and Natural	Cultural and Historic	Settlement Form and Edge	Settlement Setting	Access and Recreation	Views	Perceptual Qualities	Overall Assessment
14	Low Density Housing	OA/ 007, OA2/ H	M	M-H	L-M	H	M	M	M	M-H
15	Low Density Housing	OX1/H	M	M	M	L-M	L	L-M	M-H	M
LCA C3: Harden Upland Wooded River Valleys										
16	Low Density Housing	HR3/H	L-M	L-M	L-M	M	L	L-M	L-M	L-M
17	Low Density Housing	HR/001	M-H	M	H	M	M-H	M	M	M-H
18	Low Density Housing	WI/001	M	L-M	M	M	M-H	M-H	M	M
LCA D1: Bingley and Baildon Steep Valley Sides										
19	Low Density Housing	BA/023, BA/005, BA2/H, BA6/H	M-H	H	M-H	H	M-H	H	M-H	H
20	Low Density Housing	BA5/H	M	L	M	L-M	M-H	L-M	M	M
21	Low Density Housing	BA/004	L-M	M-H	L-M	M	M	H	M	M-H
22	Low Density Housing	BI/013, BI/059, BI4/H, BI8/H	M	M	M	M	M	M	M	M
23	Low Density Housing	BI3/H	L-M	L-M	L-M	L	L-M	L-M	L	L-M
24	Low Density Housing	EM1/H	L-M	L-M	L	L	L-M	M	M	L-M
25	Low Density Housing	EM/012	M	M	L-M	M	M	M-H	L-M	M
26	Low Density Housing	KY15/H	M-H	M-H	M	M	M	M	M	M-H

LSA Site	Development Type (Refer to para 2.10 for type description)	SHLAA or draft Local Plan Site Ref	Physical and Natural	Cultural and Historic	Settlement Form and Edge	Settlement Setting	Access and Recreation	Views	Perceptual Qualities	Overall Assessment
27	Low Density Housing	KY/040, KY/041	H	M-H	H	M	M	M-H	M-H	H
LCA D2: Thwaites Brow Steep Valley Sides										
28	Low Density Housing	KY26/H	H	M	M	M	M-H	M	L-M	M-H
29	Low Density Housing	KY/151	M	L-M	L	L-M	M	L-M	L	L-M
LCA D3: Hollins Bank Steep Valley Sides										
30	Low Density Housing	KY1/H	M	M	L-M	M-H	L	L-M	L-M	M
31	Low Density Housing	KY/002	M	M-H	H	M	L	L-M	M	M-H
LCA D4: Middleton Woods Steep Valley Sides										
32	Low Density Housing	IL/015	M	L-M	M	M	L-M	M-H	M	M
33	Low Density Housing	IL/019	M	L-M	M-H	M	M	M	M-H	M-H
LCA E1: Thornton Mixed Upland Pasture										
34	Low Density Housing	NW7/H	L-M	L-M	L-M	L-M	M	L-M	L-M	L-M
35	Low Density Housing	NW8/H	L-M	L	L-M	M	L	M	L-M	L-M
36	Low Density Housing	NW/024, NW10/H	M	M	M-H	M	M	M	M-H	M-H
37	Low Density Housing	SW6/H, SW/010B	M	L-M	M-H	M	M	M	L-M	M
38	Low Density Housing	SW18/H, SW22/H, SW3/H, SW4/H	M	M	L-M	L-M	M-H	M-H	M-H	M

LSA Site	Development Type (Refer to para 2.10 for type description)	SHLAA or draft Local Plan Site Ref	Physical and Natural	Cultural and Historic	Settlement Form and Edge	Settlement Setting	Access and Recreation	Views	Perceptual Qualities	Overall Assessment
39	Low Density Housing	CO1/H	M	L-M	M-H	M	L-M	M	M	M
40	Low Density Housing	QB1/H	L-M	L-M	L-M	L	L-M	L-M	L-M	L-M
41	Low Density Housing	QB6/H	L-M	M	L	L-M	L-M	L-M	L-M	L-M
42	Low Density Housing	QB7/H	L-M	M	L-M	M-H	M	L-M	L-M	M
43	Low Density Housing	QB9/H	M	L-M	L-M	L-M	M	L-M	M	L-M
44	Low Density Housing	QB8/H	L	L	L-M	L-M	M	L-M	L-M	L-M
45	Low Density Housing	QB/050	M	L-M	M	M	M	M	M-H	M
46	Low Density Housing	QB/025, QB/051	M	M-H	M-H	M	M-H	M	M	M-H
47	Low Density Housing	TH9/H	L-M	L-M	M	L-M	M-H	M	M	M
48	Low Density Housing	TH4/H, TH5/H	M	M	L-M	L-M	M	M	L-M	M
49	Low Density Housing	TH2/H	M	M	M	M	M-H	H	M-H	M-H
50	Low Density Housing	TH11/H, TH10/H, TH1/HC	M	M	M-H	M-H	M-H	M	M-H	M-H
51	Low Density Housing	TH/022	L-M	M-H	M-H	M	M	M	M-H	M-H
52	Low Density Housing	WI2/H, WI/003	L-M	L-M	L-M	L-M	L	L-M	M	L-M
53	Low Density Housing	WI3/H	L	L-M	L-M	L-M	M	M	L-M	M

LSA Site	Development Type (Refer to para 2.10 for type description)	SHLAA or draft Local Plan Site Ref	Physical and Natural	Cultural and Historic	Settlement Form and Edge	Settlement Setting	Access and Recreation	Views	Perceptual Qualities	Overall Assessment
54	Low Density Housing	WI/006, WI/010, WI/018	L-M	M	M-H	M	M	M	M	M
55	Low Density Housing	SW5/H, SW/010A	M	M-H	M-H	M-H	M-H	L-M	M	M-H
56	Low Density Housing	SW/146	L-M	L-M	L-M	L-M	M	M	M	L-M
57	Low Density Housing	NW/025	M-H	M	M-H	M	L-M	L-M	L-M	M
LCA F1: Silsden Bowl Rolling Enclosed Pasture										
58	Low Density Housing	SI/001	M	L-M	L-M	L-M	L-M	L-M	M	M
59	Low Density Housing	SI/008	L-M	M	M	M	M	M	L-M	M
60	Low Density Housing	SI/003, SI/004 (G04)	M-H	M-H	M	M-H	M-H	M-H	M	M-H
LCA F2: Wharfdale Rolling Enclosed Pasture										
61	Low Density Housing	AD/004, AD/004a, AD/004b (G01)	M-H	M-H	M	M	M-H	M	L-M	M-H
62	Low Density Housing	AD/012	M	L-M	M	L-M	M	M	M	M
63	Low Density Housing	AD/020	M	L-M	M	M	M-H	M	M	M
64	Low Density Housing	IL/009	M	L-M	L-M	L-M	M	M-H	M	M
65	Low Density Housing	IL/012	M-H	M	M-H	M-H	M	M-H	L-M	M-H
66	Low Density Housing	ME/002	M	L-M	M-H	M	M	M	L-M	M

LSA Site	Development Type (Refer to para 2.10 for type description)	SHLAA or draft Local Plan Site Ref	Physical and Natural	Cultural and Historic	Settlement Form and Edge	Settlement Setting	Access and Recreation	Views	Perceptual Qualities	Overall Assessment
67	Low Density Housing	ME/005	M	L-M	M	M	M	L-M	L-M	M
68	Low Density Housing	ME/007	M	L-M	M	M	L-M	M	L-M	M
69	Low Density Housing	ME/013	M-H	L-M	M	M	M	M	L-M	M
LCA F3: Tong Valley Rolling Enclosed Pasture										
70	Medium Density Housing	SE/18/H, SE31/H, SE13/H	M	M	L-M	L-M	L-M	L-M	L-M	L-M
71	Low Density Housing	SE46/H, SE47/H, SE48/H	M	L	M	L-M	M	M	L-M	M
72	Low Density Housing	SE/163	M-H	M	M-H	M-H	M-H	L-M	M	M-H
73	Commercial	SE37/E	L-M	M	M	L	L	M	L-M	L-M
LCA G1: Upper Airedale Settled Valley Floor										
74	Low Density Housing	SI/006B	M	M-H	M	M	M-H	M-H	M	M
75	Low Density Housing	ST/001	M	M	M	M	L-M	M-H	L-M	M
76	Commercial	SI/009	L-M	L-M	M	L-M	M-H	M-H	M	M
LCA G2: Central Airedale Settled Valley Floor										
77	Low Density Housing	SH3/H	L	M-H	L	L	H	M-H	L-M	M-H
78	Low Density Housing	SH6/H, SH5/H	M	M-H	M	M-H	M	L-M	L-M	M
79	Low Density Housing	SH/044, SH/048	M-H	M	M-H	M	M-H	M	M-H	M-H

LSA Site	Development Type (Refer to para 2.10 for type description)	SHLAA or draft Local Plan Site Ref	Physical and Natural	Cultural and Historic	Settlement Form and Edge	Settlement Setting	Access and Recreation	Views	Perceptual Qualities	Overall Assessment
80	Low Density Housing	BI/050	L-M	H	M	H	M-H	M	M	M-H
81	Commercial	KY49/E	M-H	L-M	L	L	M	L	L	L-M
G3: Esholt Settled Valley Floor										
82	Low Density Housing	NE11/H, NE19/H	M	M	L	L	L-M	L-M	L-M	L-M
83	Low Density Housing	NE/071	M	M-H	L-M	M	M-H	M	M	M-H
84	Commercial	NE22/E	L-M	M-H	L-M	L-M	L-M	L	L	L-M
LCA G4: Wharfdale Settled Valley Floor										
85	Low Density Housing	AD/005, AD/008 (G02)	M-H	H	M-H	M-H	M-H	H	M	M-H
86	Low Density Housing	AD/013	L-M	L-M	L-M	M	L-M	M	L-M	L-M
87	Low Density Housing	BU/005	L-M	L-M	M	M	L-M	L-M	L-M	L-M
88	Low Density Housing	BU/014	M	L-M	M	M	L-M	M	M	M
89	Low Density Housing	BU/015	M-H	M	M	M	M	M-H	L-M	M
90	Medium Density Housing	IL3/H	M	M	L-M	M	M	M-H	L-M	M
91	Low Density Housing	IL/011A	M	M-H	M	M	M-H	M-H	M	M
LCA G5: South Bradford Settled Valley Floor										
92	Low Density Housing	SE/192	M-H	L	L	L	M-H	L-M	M	M

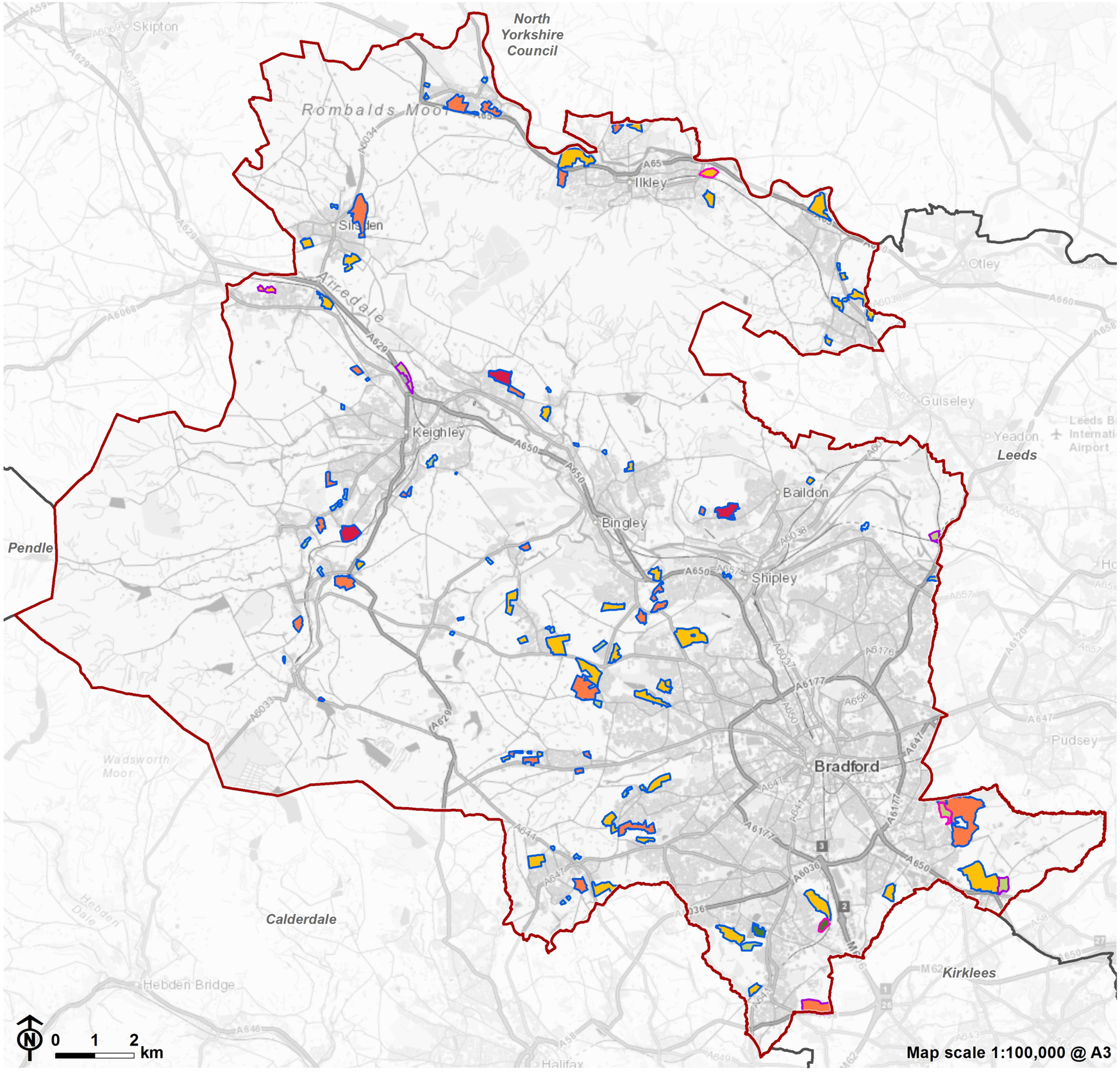
LSA Site	Development Type (Refer to para 2.10 for type description)	SHLAA or draft Local Plan Site Ref	Physical and Natural	Cultural and Historic	Settlement Form and Edge	Settlement Setting	Access and Recreation	Views	Perceptual Qualities	Overall Assessment
93	Medium Density Housing	SE/197	L-M	L	L	L	L-M	L	L	L
94	Low Density Housing	SE/129	M	M	M-H	L-M	M	L-M	L-M	M
95	Commercial	EM114	M	M	H	M-H	M	M	M	M-H
LCA H1: Cottingley Urban Edge Wooded Valleys and Slopes										
96	Low Density Housing	NW13/H, NW/031A	M-H	L-M	M	M	M-H	M	M	M
97	Low Density Housing	NW/020	M-H	L-M	M	M-H	L-M	M	L-M	M
98	Low Density Housing	NW/033	M-H	L-M	M	L-M	M-H	M-H	M	M
99	Low Density Housing	NW/049, NW19/H	M-H	M-H	M	M	L-M	M	M	M
100	Low Density Housing	SH4/H	M-H	M	M	M	M	M-H	M	M-H
101	Low Density Housing	CO/011	M-H	M-H	M-H	H	L-M	M-H	M	M-H
LCA H2: Clayton Urban Edge Wooded Valleys and Slopes										
102	Low Density Housing	SW1/H, SW33/H	M	M-H	M	M	L-M	M-H	M	M
103	Low Density Housing	TH/007	L-M	H	L-M	M	M-H	M-H	M-H	M-H
LCA H3: Royd's Hall Urban Fringe Valley										
104	Low Density Housing	SE/194	L-M	L-M	L-M	L-M	M-H	M	L-M	L-M
105	Low Density Housing	SE/126	M-H	M	M	M	M	M	M	M

LSA Site	Development Type (Refer to para 2.10 for type description)	SHLAA or draft Local Plan Site Ref	Physical and Natural	Cultural and Historic	Settlement Form and Edge	Settlement Setting	Access and Recreation	Views	Perceptual Qualities	Overall Assessment
106	Low Density Housing	SW14/H, SW/034B, SW34/H	M	M-H	M	M	M-H	M	L-M	M
107	Low Density Housing	SW26/H	L	L-M	L	L-M	L	L	L	L

Bradford District Landscape Sensitivity Assessment
City of Bradford Metropolitan District

LUC

Figure 3.1: Overall sensitivity judgements for all sites



Bradford district

Sensitivity assessment:

- High
- Moderate-high
- Moderate
- Low-moderate
- Low

Development type

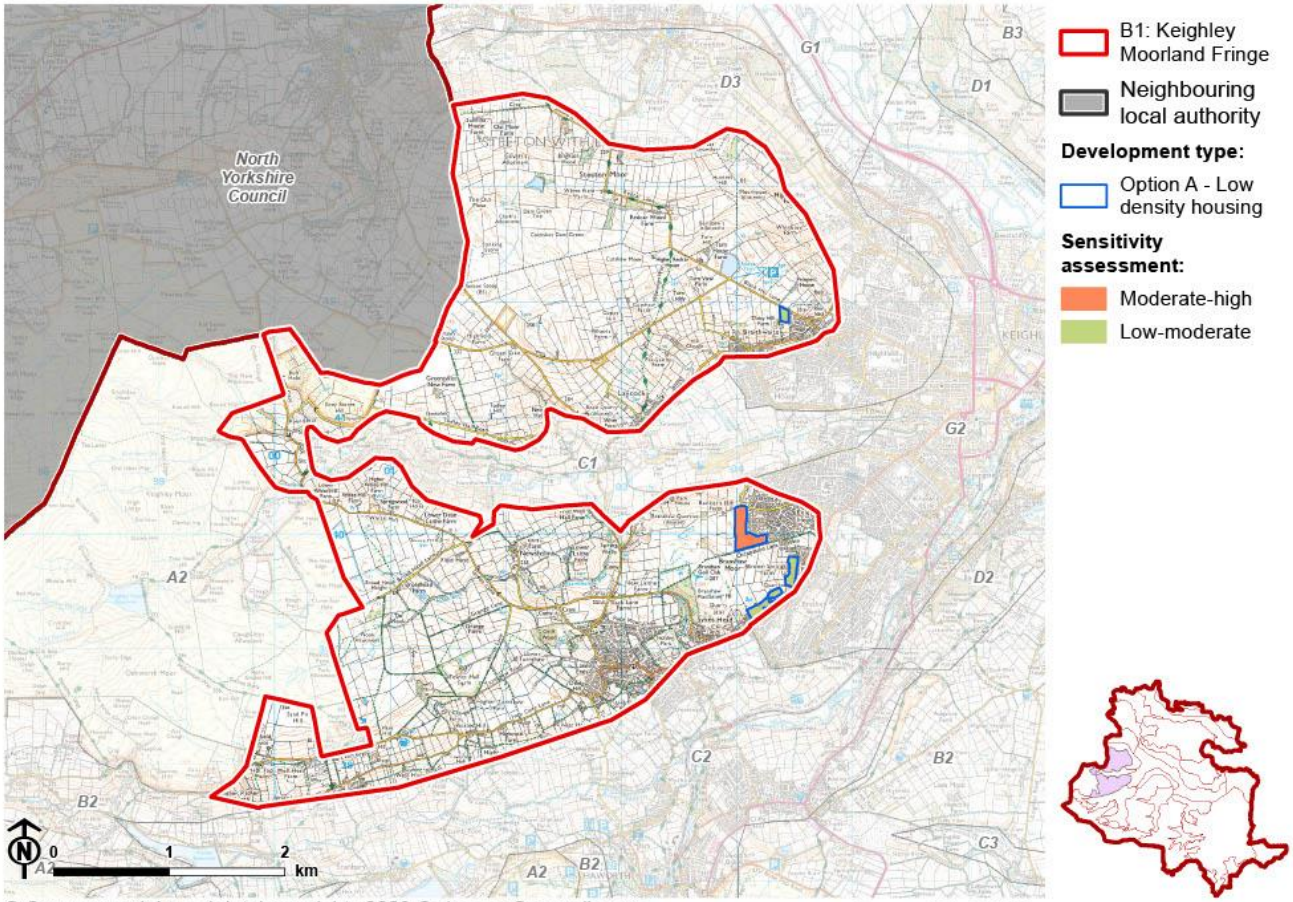
- Commercial development
- Option A - Low density housing
- Option B - Medium density housing

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CB:HS. EB:shayler_h LUC FIG3_1_r1_A3L_Sensitivity 05/09/2023
Source: OS, BMDC

Chapter 4
Site Assessments

LCA B1: Keighley Moorland Fringe

Figure 4.1: Map of LCA B1

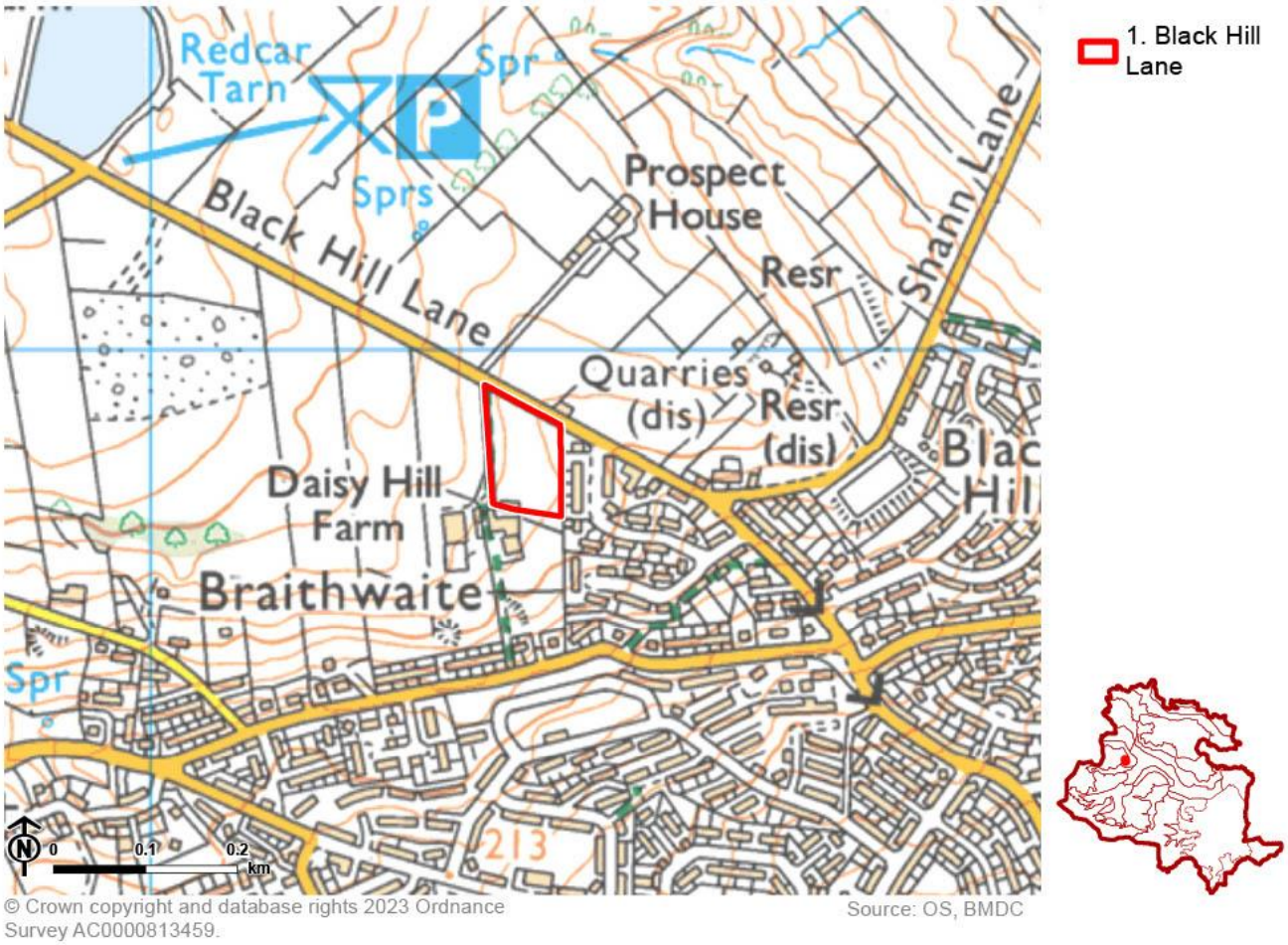


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Source: OS, BMDC

LSA Site 1

Figure 4.2: Map of LSA Site 1



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Source: OS, BMDC

Figure 4.3: Photos of LSA Site 1



View looking south-east from the northern corner of the site off Black Hill Lane, towards 20th century at Rayham Close and Daisy Hill Farm.



View looking north from the PRoW along the western edge of the site, with the site in the foreground and vernacular cottages along Black Hill Lane behind.

Table 4.1: LSA Site 1 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
1	KY2/H	B1: Keighley Moorland Fringe	Low-density housing

Table 4.2: Criteria and justification for LSA Site 1

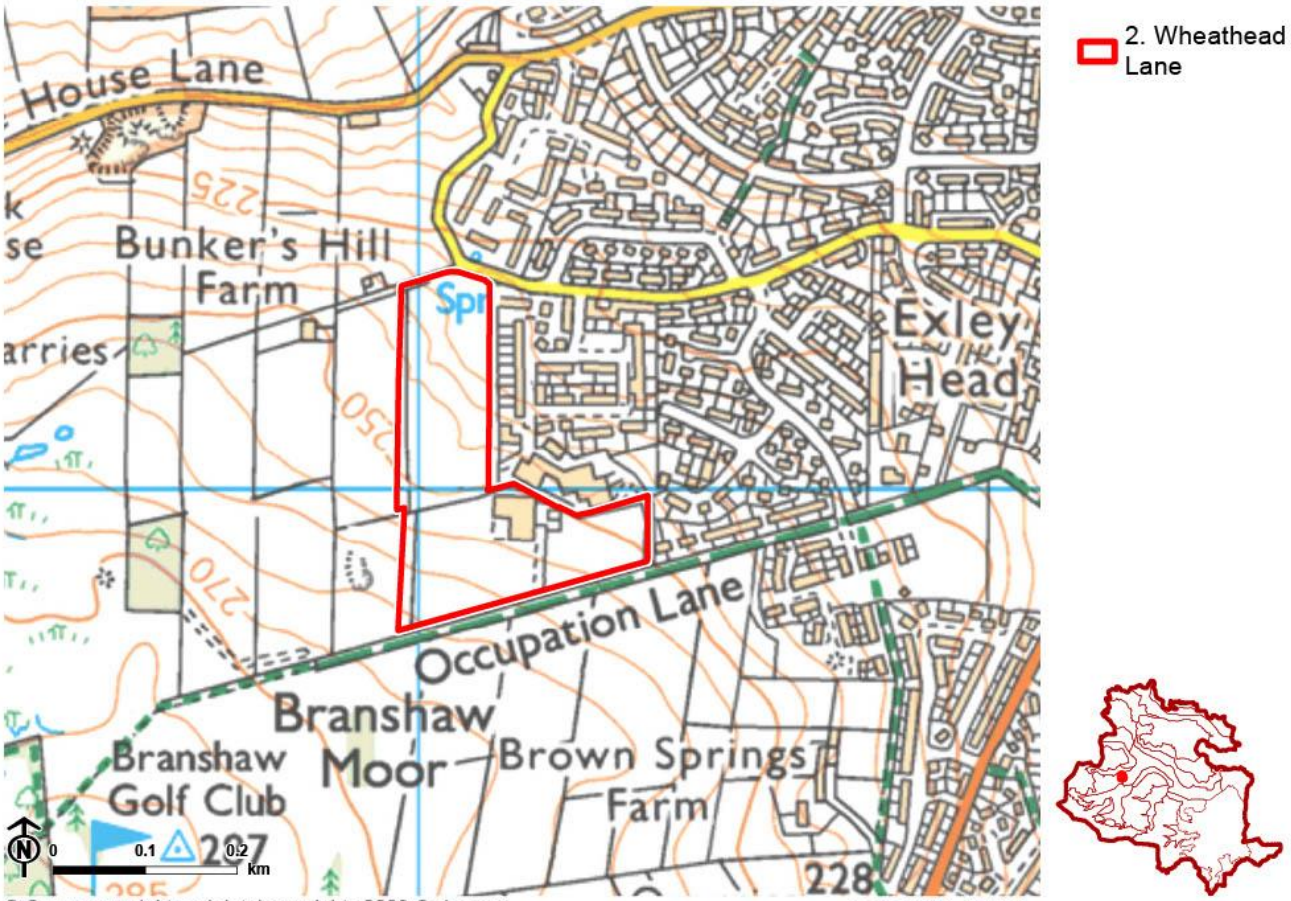
Criteria	Description	Rating
Physical and Natural Character	The site comprises gently sloping pasture on the lower slopes of the expansive upland moorland fringe, adjacent to the settled edge of Keighley. Elevation drops from 260m AOD in the west to 255m AOD in the east. The semi-improved grassland offers limited value for biodiversity. Trees are present on the site periphery, including in gardens to the east and there are occasional young trees in the west where the site borders FP Keighley 19. Dry stone walls in a good condition, border the small scale, regular field.	Low – Moderate
Cultural and Historic Character and Associations	The landscape is characterised by a straight-edged, regular field pattern, which reflects the 18th century surveyed enclosure from moorland. The intact drystone walls create a sense of time-depth in the landscape, which is emphasised by the presence of vernacular cottages to north of the site along Black Hill Lane opposite the site. The 20th century housing estate to the east and large scale additions to Daisy Hill Farm to the south detract from this historic character.	Moderate
Settlement Form and Edge	The site abuts the urban edge of Keighley and is the first open field in the transition to the rural landscape which extends westwards. Low density housing development is found only on lower slopes and landform helps to integrate the otherwise abrupt settlement edge. However, the properties of Prospect House and Daisy Hill Farm are situated at higher elevations to the west and are perceived as marking the settlement edge of Keighley. The site sits within a transitory buffer between settlement and open countryside and as a result is less sensitive to development.	Low – Moderate
Settlement Setting	The site is part of a wider open rural landscape which provides an undeveloped backdrop to the settled valley bottom and lower valley slopes of Keighley. The site provides a connection to the distinctive moorland fringe landscape, although the proximity to Keighley and presence of topography restricts the upland character within the site, reducing this positive contribution. The site does not play a role in maintaining open gaps around Keighley.	Low – Moderate
Access and Recreation	A PRoW runs immediately adjacent to the site, along the western edge. This provides connectivity from Braithwaite Road to Black Hill Lane, although there are no onwards off-road routes into the wider upland landscape, reducing the recreational value of this route. There is strong intervisibility between this PRoW and the site. There are no nearby PRoWs the wider landscape around the site.	Low – Moderate
Views	The site makes a positive contribution in views on the approach to Keighley along Black Hill Lane. Change in topography to flatter land at higher elevations largely screens the site from views from the moorland fringe. There is more intervisibility from higher ground to the east of Keighley, where the site forms part of the open slopes which contain the town. Close proximity views from public routes include from footpath Keighley 19 and Black Hill Lane.	Moderate
Perceptual Qualities	The site exhibits scenic qualities which reflect the distinctive patchwork pattern of fields delineated by drystone walls typical of Bradford District's moorland fringe. Field trees on the site boundary enhance this and provide some naturalistic qualities, although poor quality of agricultural buildings on Daisy Hill Farm detracts from the rural quality. However, the site is strongly influenced by development, which detracts from this. The proximity to Keighley and presence of road traffic along Black Hill Lane reduce the sense of tranquillity and provide some night blight.	Moderate

Criteria	Description	Rating
Overall Sensitivity Rating		**Low – Moderate**

Potential Mitigation
Development should be oriented to reduce the appearance of an abrupt urban edge. Native trees should be included to integrate development and dry stone walls should be retained, to reflect the moorland fringe character. Planting trees along the western boundary of the site would extend the tree line created by the avenue approaching Prospect House extending from Black Hill Lane, creating a stronger boundary feature on the settlement edge.

LSA Site 2

Figure 4.4: Map of LSA Site 2



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Source: OS, BMDC

Figure 4.5: Photos of LSA Site 2



View north from Occupation Lane on the southern boundary of the site with the site in the foreground and adjoining agricultural infrastructure in the right.



View from Wheathead Lane looking south-west across the site.

Table 4.3: LSA Site 2 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
2	KY7/H, KY/021	B1: Keighley Moorland Fringe	Low-density housing

Table 4.4: Criteria and justification for LSA Site 2

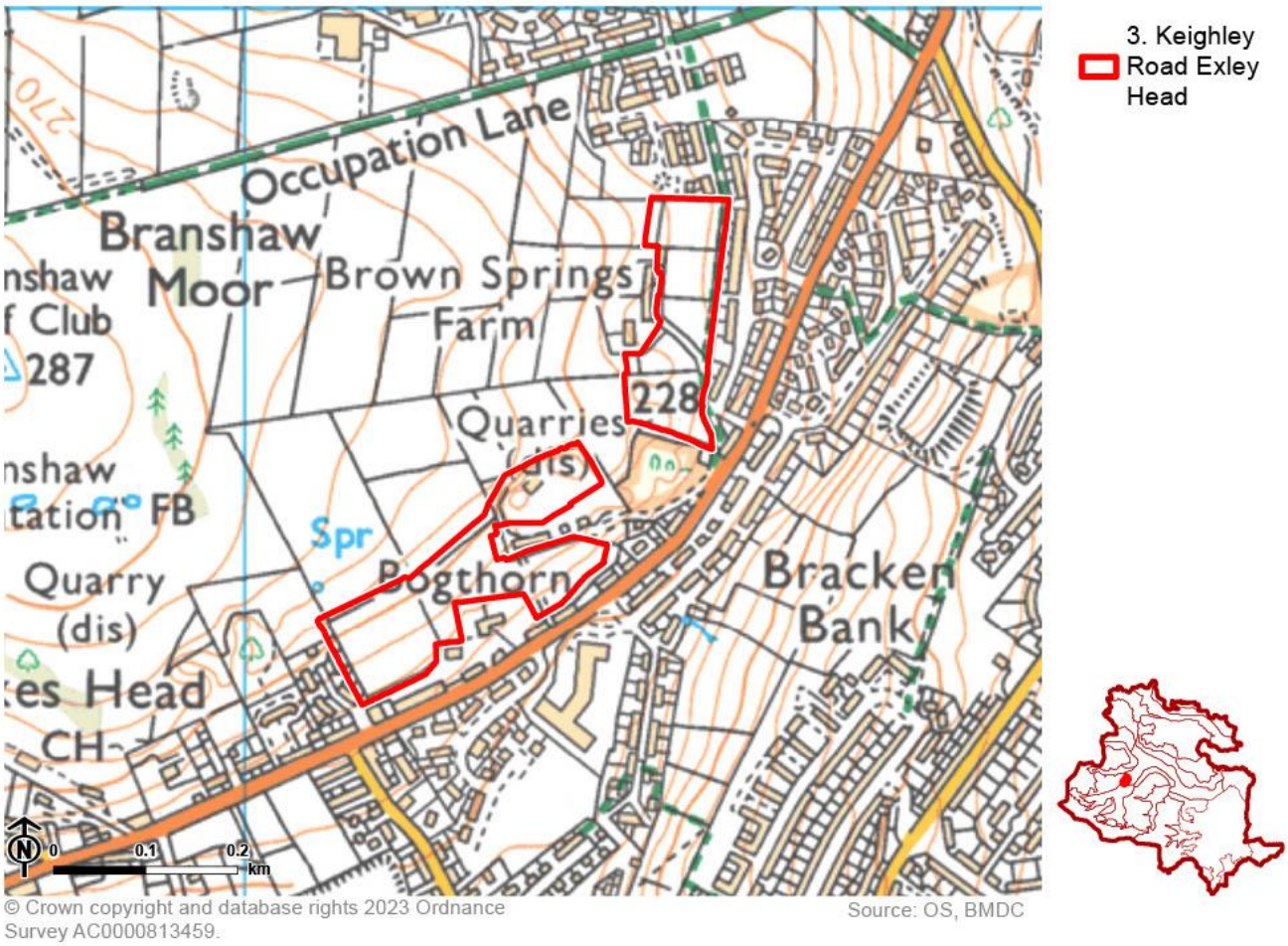
Criteria	Description	Rating
Physical and Natural Character	The site is characterised by distinctive slopes from the moorland fringe to the urban edge of Keighley. Elevation varies from 230m AOD in the north to 265m AOD in the south-west. In addition to the level change north to south, gently rolling features east to west provide additional topographical interest. The site is formed by three regular pasture fields, bounded by intact drystone walls. There is some natural value provided by tree belts in the north-western edge. Within the site there is some built development, including a track and large-scale barns. Post and wire fencing follows the track.	Moderate
Cultural and Historic Character and Associations	The site comprises straight-edged, regular fields which are of medium size which reflect the 18th and 19th century enclosure from moorland. Dry stone walls form field boundaries which ascend the slopes and provide a sense of time-depth. This is emphasised by the vernacular buildings to the west of the site along Bunkers Hill Lane. Post and wire fencing alongside the access track which passes through the north of the site detracts from the sense of time-depth to an extent. In the south, large scale agricultural development at High and New Wheathead Farm erodes the sense of time-depth further.	Moderate
Settlement Form and Edge	The site forms part of the open farmed slopes which contain the urban edge of Keighley. The eastern edge of the site is defined by the straight, stark edge of 20th century housing on the western edge of Keighley. The settlement edge is also defined by a drystone wall boundary and garden tree/vegetation which provide a degree of softening/integration. A collection of large agricultural buildings are present, some nestled into the lower slopes but others located on higher ground protruding to create detracting features. Development of the site would extend the settlement into higher elevations and be perceived as a step change into the wider moorland fringe.	Moderate – High
Settlement Setting	The site forms part of the open, undeveloped slopes which provide a backdrop to the densely settled town of Keighley. The site forms part of the transition from Keighley to a more rural farmed landscape with farmsteads and connects this part of Keighley to the upland landscape. It also contributes to the more rural setting of traditional/ vernacular farmsteads in proximity (Bunkers Hill Farm). The site does not contribute to a gap between any settlements.	Moderate
Access and Recreation	There is private access to the site via an access track (recently added) which crosses the northern portion of the site serving the large, modern farm buildings (at High and New Wheathead Farm). A bridleway runs along Occupation Lane, which is an unmade lane forming the southern boundary of the site. The bridleway and PRoW connect to Branshaw Golf Club and the moorland landscape beyond. There is strong intervisibility between the PRoW and the site.	Moderate
Views	The open and exposed location of the site, high above Keighley increases its intervisibility in wider views, particularly from the opposite elevated valley sides north of the site, associated with associated with North Beck. More elevated topography, tree belts and existing development reduce views from the west, south and east. There are close views from the bridleway along Occupation Lane.	Moderate
Perceptual Qualities	The drystone walls and open pasture reflect the moorland character and provide distinctive scenic qualities in the site. Visual intrusion from the agricultural buildings and 20th century housing development erode these qualities somewhat and reduce the overall rurality of the site. Despite the proximity to Keighley, there is a sense of tranquillity and a lack of intrusive noise, particularly in the south-west. The north-east is more influenced by	Moderate – High

Criteria	Description	Rating
	the urban development, with lower tranquillity and higher levels of night blight reflecting this.	
Overall Sensitivity Rating		**Moderate – High**

Potential Mitigation
The south western part of this site is more highly sensitive to development. Development should retain drystone walls where possible. The local topography should be used to integrate development into the landscape and soften the existing abrupt edges which form the urban edge of Keighley. Development should be avoided on the highest elevations.

LSA Site 3

Figure 4.6: Map of LSA Site 3



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Source: OS, BMDC

Figure 4.7: Photos of LSA Site 3



View looking north from PRoW along Brown Spring Lane across the northern portion of the site to existing development within the site and Glatton Drive.



View from PRoW along Brown Spring Lane east across the site.

Table 4.5: LSA Site 3 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
3	KY12/H, KY13/H	B1: Keighley Moorland Fringe	Low-density housing

Table 4.6: Criteria and justification for LSA Site 3

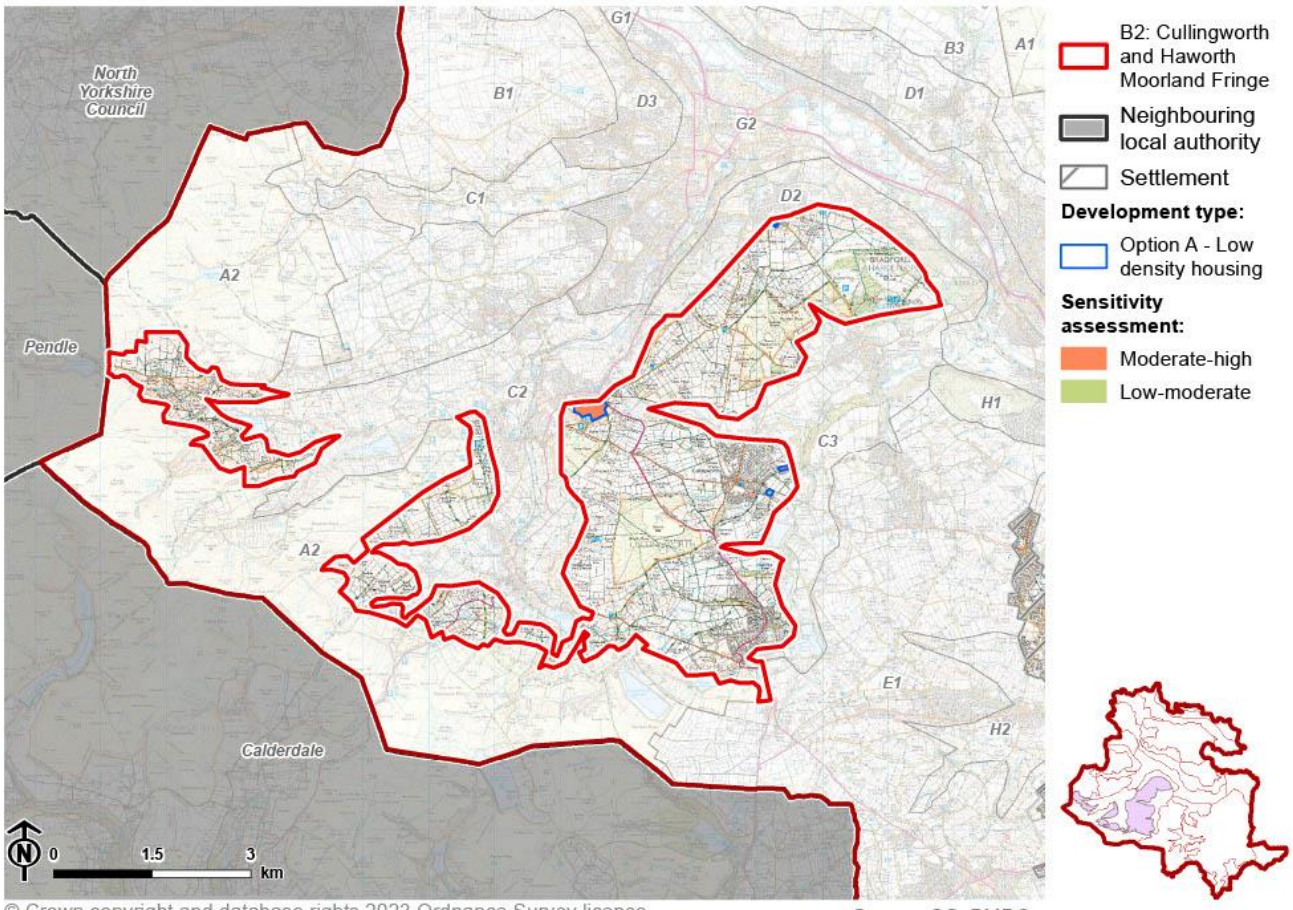
Criteria	Description	Rating
Physical and Natural Character	The site comprises steep slopes located on the lower slopes of the Keighley Moorland Fringe. The northern site area (KY12/H) slopes downwards from west to east from 245m to 235m AOD. The southern site area (KY13/H) slopes downwards from north-east to south-east from 255m to 235m AOD. The small-scale straight edged field boundaries are delineated by drystone walls and post and wire fencing. Pasture and semi-improved grassland dominate the site, with the occasional mature tree providing some limited biodiversity value. Between the sites there is a small area of open access land which contains a mix of tree cover, scrub and rough grassland.	Moderate
Cultural and Historic Character and Associations	The straight-edged, regular field pattern reflects the 18th and 19th century enclosure from moorland and provides a sense of time-depth. This is enhanced by the presence of drystone walls throughout, which are generally well maintained. Post and wire fencing detracts from this historic feature, limiting time-depth. The abrupt edges of 20th century housing further erode historic character particularly in the north and east. Wood pole electricity lines are detracting vertical features in the site.	Low – Moderate
Settlement Form and Edge	The site forms an extension north and west of existing linear development along the B6143 between Keighley and Oakworth. The existing edge is straight and abrupt, although in places integrated by the sloping landform. In the north, new development at higher elevations forms a starker edge, which is poorly integrated with vegetation. New development would extend the urban edge further into the open farmed pastoral landscape and sit at higher elevations to existing development. However, the sites are strongly associated with the existing settlement and, in the north, would be perceived as infill rather than a significant extension into the wider landscape.	Moderate
Settlement Setting	The site has a limited role in contributing to the open gap in development between housing estates in Keighley at Exley Head and development at Oakworth. Whilst the gap is already reduced by ribbon development north of the B6143 and Damems to the south, development of the site would be perceived as a further closing of this gap along the edge of Branshaw Moor. The site helps to retain the rural setting of Brown Spring Farms, although this setting has already been partially eroded by modern development.	Low – Moderate
Access and Recreation	A small area between the two parts of the site is Open Access Land, although this does not extend into the site itself. PRoW is present along the north-eastern edge of the site which provides a connection to the bridleway on Occupation Lane. This offers access into the wider upland landscape, including to Branshaw Golf Club and the moorland landscape beyond. The northern part of the site is more sensitive in terms of the access and recreation criterion.	Moderate
Views	The site is on open, high ground, enclosed by development on all but its western edge. Built development and changing landform restrict views of the site from the surrounding landscape, including views from Occupation Lane and Branshaw Golf Club. Views from across the Worth valley including along Halifax Road are more open where vegetation allows. Within these distant views, the site is already influenced by the settlement edge of Keighley and reducing the impact of development on these views.	Low – Moderate
Perceptual Qualities	The site retains some scenic quality due to the influence of the moorland fringe and distinctive topography. In places the rural character has been eroded by the presence of	Low – Moderate

Criteria	Description	Rating
	an abrupt urban edge, post and wire fencing and wood poles. The proximity to Keighley and Oakworth reduces the sense of tranquillity and provides some night blight.	
Overall Sensitivity Rating		**Low – Moderate**

Potential Mitigation
New development, if sited appropriately into the slope and integrated with vegetation, could help to soften and better integrate the existing abrupt urban edges to the site. Dry stone walls should be retained and integrated into the design of new development.

LCA B2: Cullingworth and Haworth Moorland Fringe

Figure 4.8: Map of LCA B2

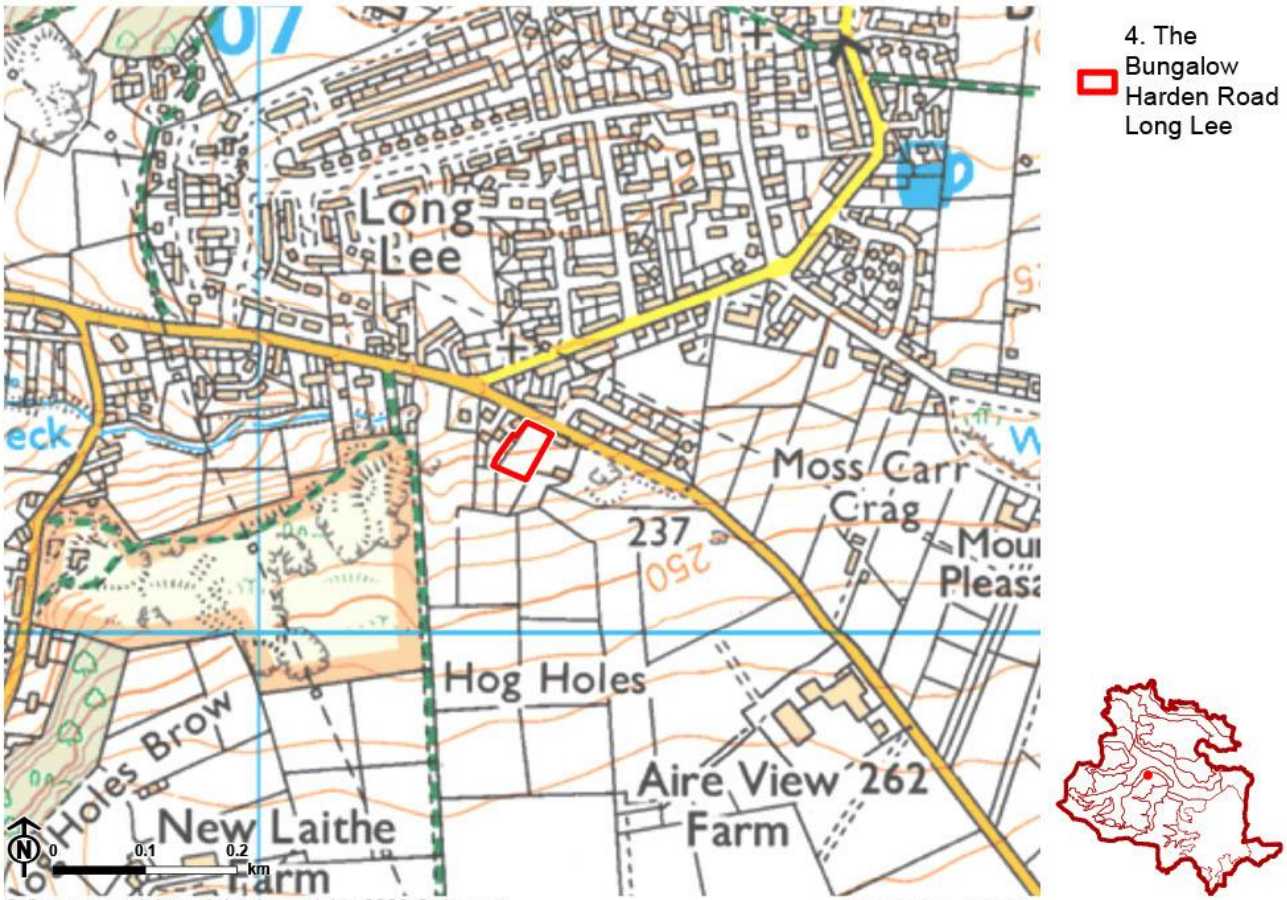


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Source: OS, BMDC

LSA Site 4

Figure 4.9: Map of LSA Site 4



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Source: OS, BMDC

Figure 4.10: Photos of LSA Site 4



View of the site looking south from Harden Road.



View east across the site to adjoining 21st century development and tree belts.

Table 4.7: LSA Site 4 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
4	KY40/H	B2: Cullingworth and Haworth Moorland Fringe	Low-density housing

Table 4.8: Criteria and justification for LSA Site 4

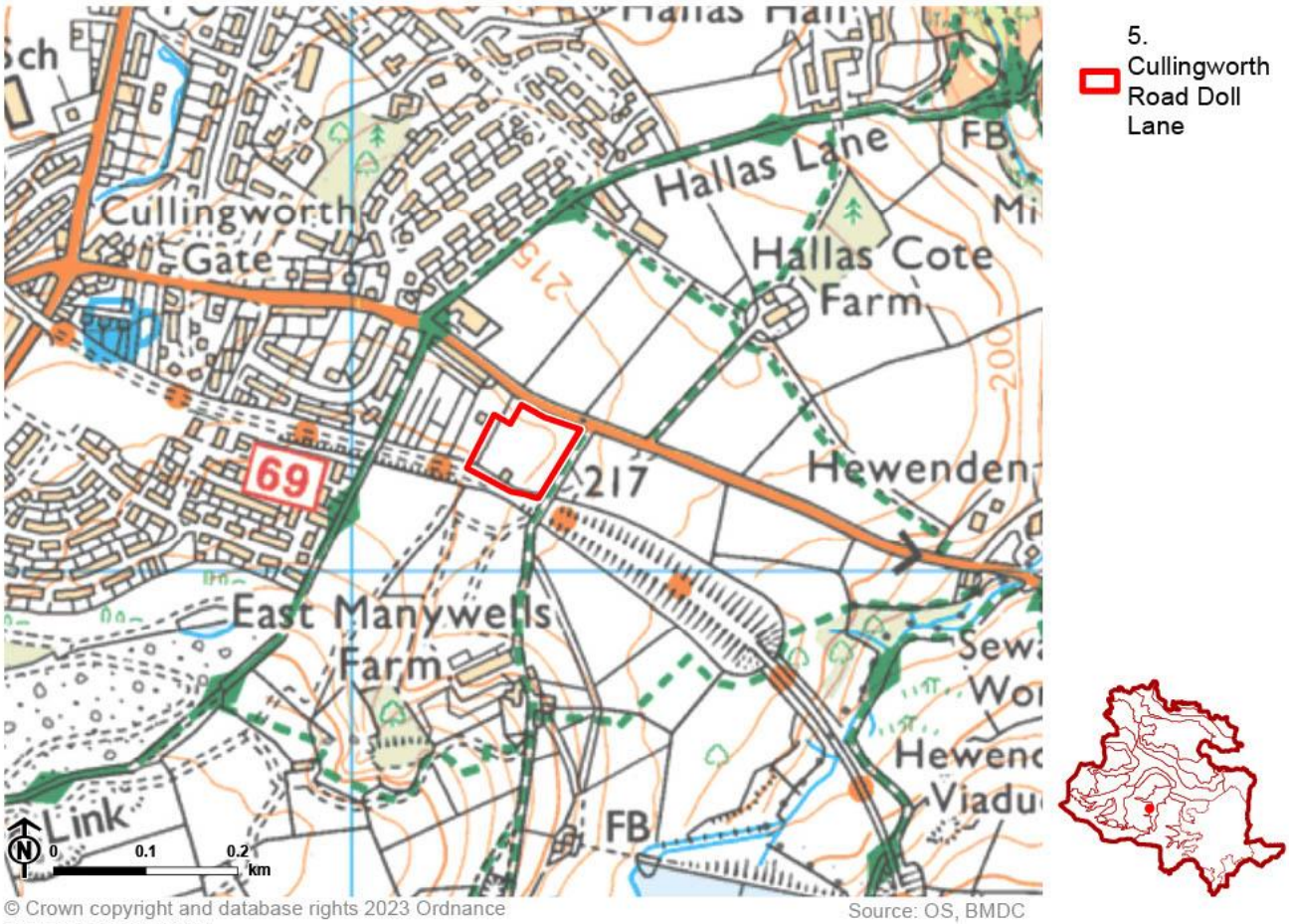
Criteria	Description	Rating
Physical and Natural Character	The site consists of sloping landform rising from just over 215m AOD in the north to 225 in the south. It sits within the transition from the valley sides of the River Worth to the upland moorland fringe. Local small-scale undulations within the site enhance the distinctive landform of the site. This, along with the rough grassland pasture reflects the wider upland landscape adjoining the moorland. Scrubby natural regeneration, particularly in the north of the site creates a degree of habitat provision, supporting biodiversity. The small-scale field pattern is delineated by a mixture of drystone wall and poor-quality post and wire fences to the north, east and west.	Moderate
Cultural and Historic Character and Associations	The site is part of the wider landscape of small to medium scale rectilinear fields enclosed by drystone walls which form part of the late 18th century surveyed enclosure of Harden Moor. The southern boundary of the field, outwith the site, is defined by a drystone wall which is prominent on the skyline. This, and drystone walls to the north provide an element of time-depth, although wire mesh and post and wire fencing detract from this. The majority of properties surrounding the site are 20th and 21st century, further detracting from this sense of time-depth.	Low – Moderate
Settlement Form and Edge	The site forms a small open gap in linear residential development along Harden Road so development would be perceived as infilling of open land. The site is flanked by existing development and its northern extent falls within the existing settlement envelope. In the south, development at higher elevations would represent a minor change to existing development form and would be perceived as an advancement into the wider countryside. The site is restricted to the lower slopes and does not cross the topographical ridgeline to the south.	Moderate
Settlement Setting	The site provides a small area of openness on the approach to Long Lee and reflects the upland character of the wider landscape. Housing either side of the site and the small size of the site reduces the importance of this open character. The landscape makes a limited positive contribution to the character of the settlement and reflects the historic agricultural land use. The contribution of the site is reduced by the limited extent of this open land.	Low – Moderate
Access and Recreation	The site is not publicly accessible, and no PRoW pass immediately adjacent to it, resulting in a limited recreational value to the community. The only footpath in the wider landscape is located to the west. This borders open access land at Hog Holes Quarry and neither the footpath nor the open access land experience views of the site, further reducing the recreational value of the site.	Low
Views	The small size of the site, its location on the lower slopes and enclosure by existing housing reduces the visual prominence of the site within the wider landscape. The site is visible from Harden Road and several adjacent properties. Only glimpsed distant views are available from the upper farmed slopes and open access land at Hog Holes Quarry, where views are dominated by the settlement edge. There are some glimpsed views out from the site across the Worth Valley between housing and trees.	Low – Moderate
Perceptual Qualities	A wood pole line crosses the site and terminates within it, representing a major detractor which reduces the rural qualities the site displays in common with the landscape to the south. The site is influenced by nearby development with the surrounding housing acting as a further detractor. Proximity to the Thwaites Brow introduces a degree of peri-urban character, reducing tranquillity and introducing some night blight into the site. The lack of	Low – Moderate

Criteria	Description	Rating
	boundary management and natural scrub regeneration further reduces scenic qualities, although this does provide some sense of naturalness. Poor quality fencing on the eastern and western boundaries undermines upland character informing a sense of unkemptness.	
Overall Sensitivity Rating		**Low – Moderate**

Potential Mitigation
The southern part of the field on the upper slopes is more highly sensitive and should be retained, if possible, as part of the wider pastoral landscape relating to the settlement setting. Development in the northern section on the lower slopes has the potential to be positively integrated into the existing settlement edge by tree cover and boundary improvements. If possible, views towards the prominent drystone wall along the skyline to the south should be maintained.

LSA Site 5

Figure 4.11: Map of LSA Site 5



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Source: OS, BMDC

Figure 4.12: Photos of LSA Site 5



View south-west across the site from the B6144, with tree belts along the disused Great Northern Railway.



View from Doll Lane across the site to development at the south-eastern edge of Cullingworth.

Table 4.9: LSA Site 5 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
5	CU3/H	B2: Cullingworth and Haworth Moorland Fringe	Low-density housing

Table 4.10: Criteria and justification for LSA Site 5

Criteria	Description	Rating
Physical and Natural Character	The site comprises relatively flat pasture, with a gentle slope from 223m AOD in the south-west to 217m AOD in the south-east. Localised raised topography in the south-west reflects manmade embankments as part of the construction of a paddock in the south-west corner of the field. Mixed boundaries, including drystone walls, post and wire fencing and garden hedges demarcate the small-scale regular field pattern. Boundary trees along field margins provide an element of natural connectivity.	Low – Moderate
Cultural and Historic Character and Associations	The low drystone walls provide some sense of time-depth and reflect the 18th – 19th century surveyed enclosure which dominates in this part of the landscape. This time-depth is enhanced by the presence of some vernacular buildings and development constructed with local sandstone in neighbouring development. These are partially screened by hedgerows and trees which reduce this effect. The presence of post and wire fencing and larger scale modern agricultural buildings to the south of the site detracts from time-depth and reduces the historic character.	Low – Moderate
Settlement Form and Edge	The site lies to the south-east of Cullingworth, a nucleated village. The settlement edge is straight and abrupt, but contained within the wider field pattern, including by drystone walls and mature trees. Development of the site would contribute to linear development along the B6144 and extend the settlement edge into the open countryside and beyond the current 'welcome' sign for Cullingworth. The site is adjacent to linear development which deviates from the nucleated settlement form. Development of this site would further increase the extension of development into the open landscape.	Moderate
Settlement Setting	The site forms part of the open moorland fringe landscape which provides a rural setting for Cullingworth. The site has some relationship with the existing settlement and is located next to a linear extension of the settlement. This relationship is limited by the presence of mature tree belts and shrub which provide visual screening. Suburban hedgerows reduce the distinctiveness of the site which limits the positive contribution it makes to the settlement setting.	Moderate
Access and Recreation	Route 69 of the National Cycle Network (NCN) runs along the southern boundary of the site, on the route of the disused Great Northern Railway route. This is a well promoted route, increasing the recreational value of the site. Views from this route across the site provide a sense of connection to the wider landscape. In addition, a PRoW runs along the eastern edge of the site along Doll Lane which provides additional connectivity to the NCN. The site is visible from this route through boundary trees. There is no public access within the site.	Moderate-High
Views	The site is not visually prominent in the landscape. The relatively flat landform and enclosure by boundary trees reduces the visibility into the site from the wider landscape. Views into the site from the NCN Route 69 and local footpaths provide some public views, although these are reduced by the presence of vegetation. Existing views from these routes are already influenced by existing development on the edge of Cullingworth. This reduces the positive contribution to views provided by the site.	Low – Moderate
Perceptual Qualities	The site is influenced by adjacent development on the edge of Cullingworth. Regular tree belts and manicured hedgerows provide some naturalistic and scenic qualities, although hedgerows also enhance the sense of a suburban character. Road traffic along Cullingworth Road and infrastructure associated with the NCN 69 cycle route detract from	Low – Moderate

Criteria	Description	Rating
	the more tranquil aspects of the site and detract from scenic qualities. In addition, the proximity to Cullingworth reduces the presence of dark skies.	
Overall Sensitivity Rating		**Low – Moderate**

Potential Mitigation
Additional tree planting on the boundaries of the site and throughout the site would provide screening and integration. The use of native species could enhance some of the naturalistic qualities.

LSA Site 6

Figure 4.13: Map of LSA Site 6

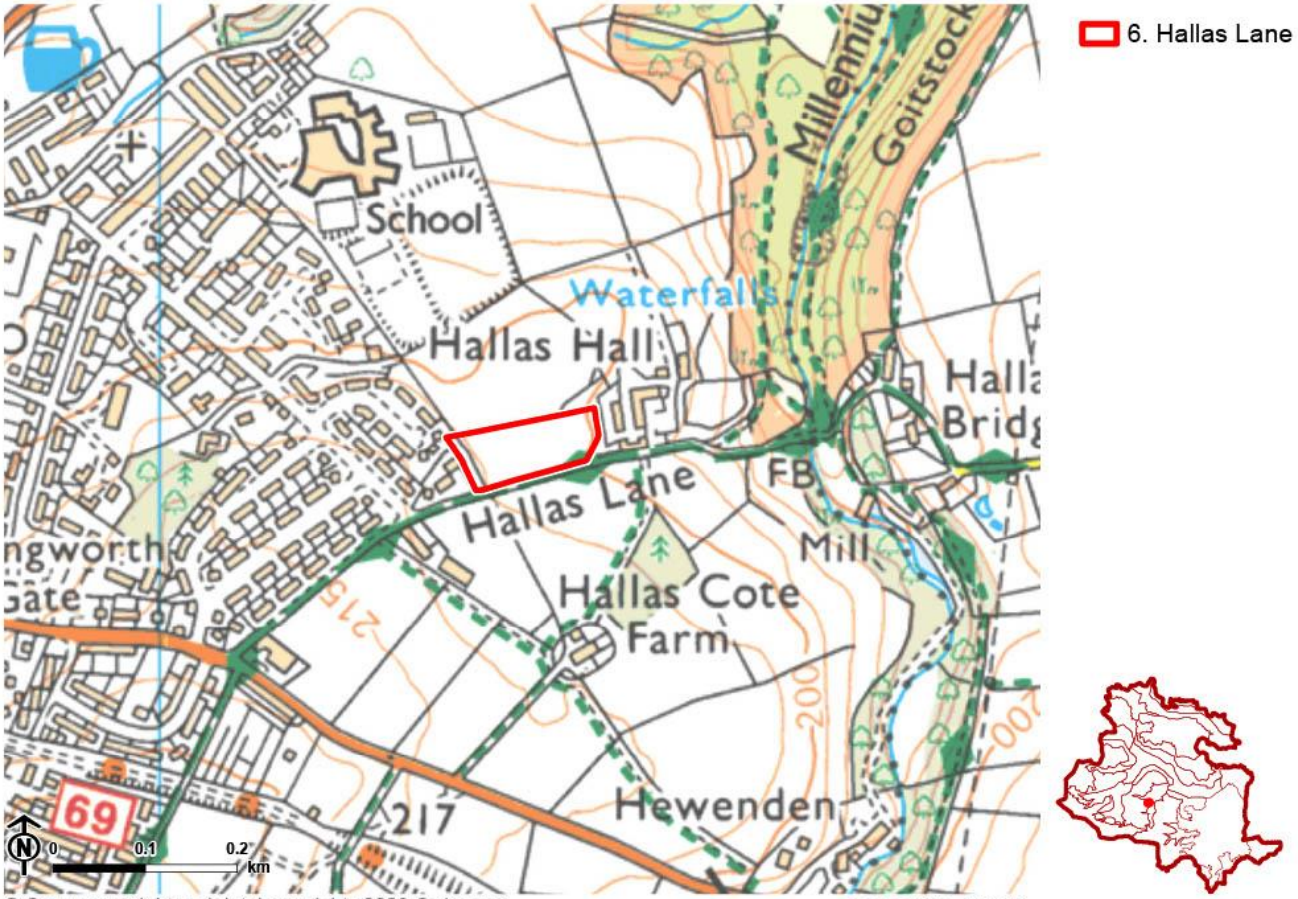


Figure 4.14: Photos of LSA Site 6



View west across the site to Hallas Hall and Hallas Lane.



View east to 21st century development at Cullingworth bordering the site.

Table 4.11: LSA Site 6 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
6	CU/010	B2: Cullingworth and Haworth Moorland Fringe	Low-density housing

Table 4.12: Criteria and justification for LSA Site 6

Criteria	Description	Rating
Physical and Natural Character	The site comprises relatively flat, indistinct topography. This forms the elevated edge of the moorland fringe at around 200m AOD. Mature trees, including ash trees, punctuate the rough pasture, particularly along the southern edge and provide some degree of naturalness. Field boundaries are varied, incorporating both drystone walls and post and wire fencing. In the south, a drystone wall bordering Hallas Hall Lane is in a poor state of repair in places. Post and wire fencing is present in the north of the site, also in a state of disrepair.	Low – Moderate
Cultural and Historic Character and Associations	The drystone wall in the south provides a sense of time-depth. This is enhanced by the proximity of Hallas Hall Farm cottages, some of which are Listed Buildings, which are examples of local vernacular architecture. Hallas Lane track along the southern boundary of the site provides connectivity to these vernacular properties enhancing the time-depth. The small-scale field boundaries reflect pre-18th century piecemeal enclosure which reflects the agricultural heritage of the area. The post and wire fencing to the north detracts from this to an extent. To the west, 20th century housing estates further erodes this sense of time-depth.	Moderate
Settlement Form and Edge	The existing straight settlement edge in the east of Cullingworth is abrupt, although partially integrated with tree belts. Development of the site would extend the settlement edge along Hallas Lane and into the wider landscape. This would be perceived as linear development and would have a poor relationship with the existing nucleated form of Cullingworth. Development would be perceived as an encroachment into the wider landscape and towards the lower slopes.	Moderate
Settlement Setting	The site forms part of the open moorland fringe landscape which provides a rural setting for Cullingworth and Hallas Hall. The landscape makes a positive contribution to the character of these settlements, reflecting historic agricultural land use. In addition, the site plays an important role separating the two settlements. Development of the site would significantly reduce the sense of separation between the two, Cullingworth and Hallas Hall. The existing sense of separation has an important contribution to maintaining the remote, historic setting for Hallas Hall.	Moderate – High
Access and Recreation	The Calder/Aire Link long distance walking route borders the southern side of the site along Hallas Lane, from which views into the site are glimpsed through mature boundary trees. This well-used route offers an accessible public right of way from Cullingworth into the wider landscape, connecting to open access land at Goitstock wood. The route follows the southern edge of the settlement from the east and the point at which it adjoins the southwestern edge of the site demarcates the transition from settlement to more open countryside. There is no public access within the site.	Moderate
Views	The site is located on the edge of the elevated plateaux where it is exposed and as such visibility of the site is increased from valley sides across the valley of Cow House Beck. Whilst the relatively limited scale of the site reduces its visibility to some degree, it does form part of the wider rural setting for Cullingworth in views from Hill End Lane to the west. There is a strong visual relationship between the site and the Calder Aire Link promoted route which is utilised to access the wider landscape.	Moderate – High
Perceptual Qualities	The site has an intact rural character, with a naturalistic quality provided by mature trees and the presence of woodland blocks. The distance from the main road network enhances tranquillity within the site, particularly in its eastern extent. Historic, rural	Moderate – High

Criteria	Description	Rating
	development at Hallas Lane further enhances the traditional rural character, although more extensive, modern development at Cullingworth to the west detracts from this. The proximity to Cullingworth reduces the presence of dark skies to an extent.	
Overall Sensitivity Rating		**Moderate – High**

Potential Mitigation
Tree planting would help integrate the development with the wider landscape and soften its appearance in views. Native tree planting would enhance the rural qualities and provide resilience to existing ash trees at risk of ash dieback. There is less that can be done to mitigate the loss of open separation between Cullingworth and Hallas Lane.

LSA Site 7

Figure 4.15: Map of LSA Site 7

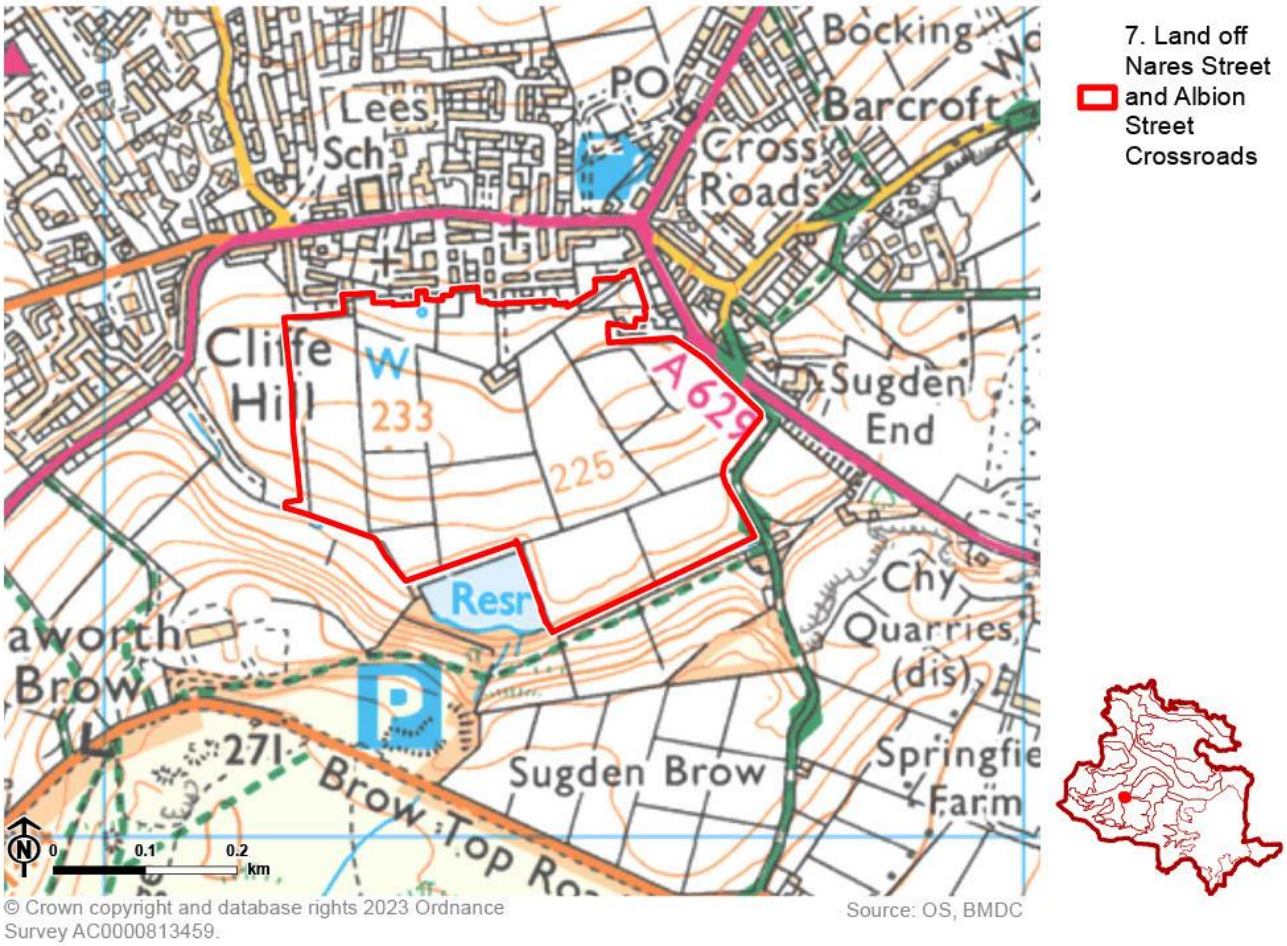


Figure 4.16: Photos of LSA Site 7



View north-east from PRoW at Brow Moor and Sugden End Local Wildlife Site across the site towards Cross Roads.



View of the eastern part of the site looking north from the Worth Way long distance walking route.

Table 4.13: LSA Site 7 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
7	HA/026	B2: Cullingworth and Haworth Moorland Fringe	Low-density housing

Table 4.14: Criteria and justification for LSA Site 7

Criteria	Description	Rating
Physical and Natural Character	The large site comprises distinctive rolling topography which forms part of the transitional landform from steep valley sides to moorland fringe, with elevations between 220 and 230m AOD. The lowest points in the site are found at its northern extent while a linear valley feature is associated with the neighbouring reservoir to the south. Small-medium scale pasture, bordered by intact drystone walls dominate the site. Natural and semi-natural habitats are restricted to the south-west corner, adjacent to Sugden Reservoir. The reservoir, and land immediately to the south of the site is part of Brow Moor with Sugden End Local Wildlife Site.	Moderate
Cultural and Historic Character and Associations	Vernacular buildings on the northern edge and high quality, well maintained drystone walls create a strong sense of time-depth within the site. Nearby characteristic buildings include two listed churches, although intervisibility with these is limited. The HLC indicates that the site was predominantly enclosed from common land, with later 19th century boundary straightening. This strong, distinctive field pattern adds to this sense of time-depth. Road traffic along the A629 and presence of more modern development is visually limited and does little to detract from the historic features.	Moderate – High
Settlement Form and Edge	The current settlement of Cross Roads and Lees to the north of the site is nestled into the topography and well-integrated into the landscape. Scattered mature trees within development along Halifax Road also helps to soften the eastern edge. The settlement edge to the north is more abrupt. The site crosses a ridge of higher land which would be perceived as a significant encroachment into the wider countryside. Development would therefore have a poor relationship with the existing settlement form and be perceived as an extension into the wider landscape.	High
Settlement Setting	The site forms part of the open pastoral landscape which provides a rural setting from Cross Roads and Lees and contributes to the rural setting of the settlement. The site separates Cross Roads and Lees from unenclosed moorland on steeper slopes towards Brow Top and reflects the historic agricultural setting of Cross Roads and Lees. Industrial development at Cross Roads and along the A629 towards Keighley erodes the importance of this agricultural setting.	Moderate
Access and Recreation	The Worth Way long distance footpath passes along the eastern side of the site and experiences strong intervisibility to the site, enhancing the recreational value of the site. In addition, a local PRoW runs along the southern boundary of the site connecting layby parking to the Worth Way. This route also provides connectivity to open access land at Brow Moor. There is intervisibility between Brow Moor and the site. There is no public access within the site.	Moderate – High
Views	There are clear, direct views of the site from the south and east, including from the Worth Way long distance footpath and footpaths within Brow Moor with Sugden End Local Wildlife Site. The site forms an important rural backdrop to properties at Cross Roads although the rolling profile restricts views from some places. In longer distance views, the site provides and open pastoral backdrop to the existing settlement. Sensitivity is lower in the northern half of the site where views are restricted due to the rolling topography.	Moderate – High
Perceptual Qualities	Away from the A629, there is a high degree of tranquillity and naturalistic qualities, with bird song and ducks splashing in the reservoir prominent in the soundscape. The combination of historic and natural landscape creates a distinctive, scenic landscape with a sense of place. To the north and east of the site road noise and movement does detract	Moderate – High

Criteria	Description	Rating
	from this. The impact of these intrusive elements is limited, and there is greater sensitivity in the south and west.	
Overall Sensitivity Rating		**Moderate – High**

Potential Mitigation
Vegetation in the north-west could enhance screening of the A629 and reduce the existing noise intrusion from this in parts of the site. Additional tree belts and blocks integrated within development would soften the visual impact, however it is difficult to mitigate the loss of open views, particularly from the Worth Way. Development should be avoided on the highest elevations and adjacent to Sugden Reservoir.

LSA Site 8

Figure 4.17: Map of LSA Site 8

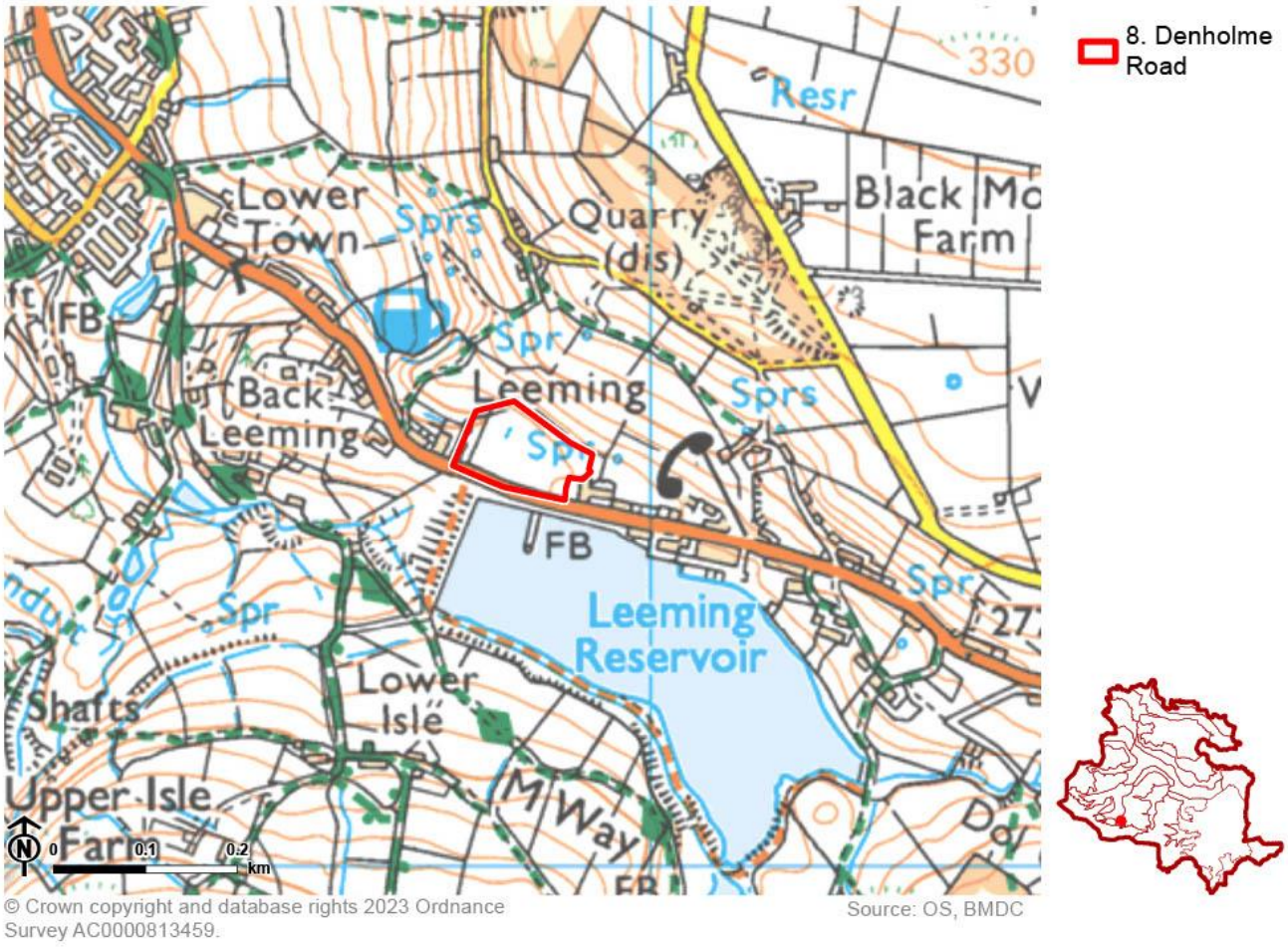


Figure 4.18: Photos of LSA Site 8



View north from permissive routes around Leeming Reservoir across the reservoir with the site and settlement edge of Leeming in the background.



View west along the southern edge of the site towards Leeming from Denholme Road.

Table 4.15: LSA Site 8 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
8	OX/001	B2: Cullingworth and Haworth Moorland Fringe	Low-density housing

Table 4.16: Criteria and justification for LSA Site 8

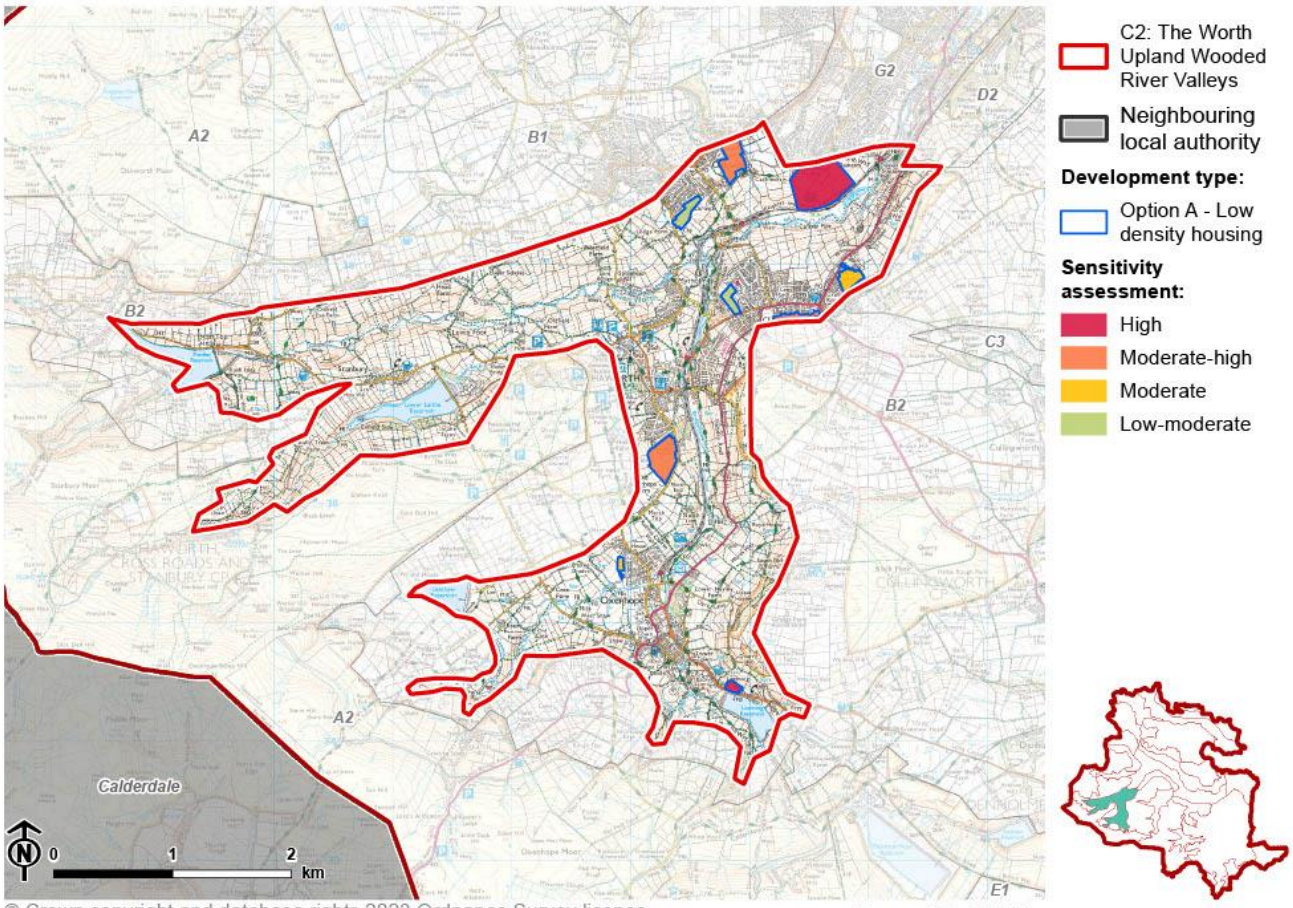
Criteria	Description	Rating
Physical and Natural Character	The site is located on the lower slopes (257m AOD) and at the base (253m AOD) of a steeply sloping hillside. The site consists of a small-medium sized pastoral field bound by drystone walls supplemented by post and wire fencing where walls are low in height. The site is contained to the north by rising landform and adjoined by individual properties to the east and west. To the south the Denholme Road B6141 separates the site from Leeming Reservoir with associated grass mounding and stone walls. The field is not intensively used with wildflowers and ruderals on field margins adding to biodiversity value. There are occasional trees on the east and west boundaries of the site associated with gardens.	Moderate
Cultural and Historic Character and Associations	This site is located within the Leeming Conservation Area, providing a rural setting to 17th and 18th century buildings which reflect the local industrial and older agricultural history. Vernacular cottages to the east of the site and the intact drystone walls bordering the site enhance the sense of time-depth. There is intervisibility between the site and the historic Leeming Reservoir. The HLC defines the site as part of the Haworth to Oxenhope assarts and it is part of a field pattern which extends around Oxenhope and Leeming.	High
Settlement Form and Edge	Leeming is characterised by linear development along Denholme Road. The existing development is nestled into the landform which helps to integrate it into the wider landscape despite the lack of tree cover. Development of the site, which is slightly flatter than the surrounding landform, would reduce the settlement's relationship with the steep slopes and extend the linear form of the settlement to the north. This would merge Leeming with Oxenhope and therefore represent a step-change in settlement form.	High
Settlement Setting	The site's upland rural character and openness makes a positive contribution to Leeming Conservation Area. The open site maintains visibility from the settlement to the steep slopes, enhancing the sense of place at the moorland fringe. The location on the western edge of Leeming enhances the site's importance in providing an open gap between Leeming and Oxenhope. Development of the site would add to linear development along Denholme Road and would close the gap between Leeming and Oxenhope.	High
Access and Recreation	The site is defined as a Bradford Open Space Site in the category 'Open Land in Settlements', as such it is not publicly accessible, but is valued locally by users of local PRoW. There are number of PRoW in proximity to the site, including ascending the slopes to the west and along the hilltop to the north, and permissive paths around Leeming Reservoir. These routes experience views of the site although these are more distant. The site forms part of the rolling countryside experienced by users of these routes.	Moderate – High
Views	The site is visible in local views from Denholme Road, from the upper storey windows of adjacent properties and from local footpaths, including those around Leeming Reservoir. The site offers open views towards the steep slopes of the moorland fringe, which are largely obscured by development to the east and west. The site's role as a gap between Leeming and linear development on the outskirts of Oxenhope is perceptible and prominent in views from the surrounding landscape.	Moderate – High
Perceptual Qualities	The site has a rural and naturalistic quality, which enhances the area's distinctive sense of place. The historic qualities of the wider landscape and proximity to the moors provides further scenic qualities. The proximity to Oxenhope reduces the sense of tranquillity and provides some night blight. Road traffic along Denholme Road further detracts from	Moderate – High

Criteria	Description	Rating
	tranquillity, although this is relatively minor. The site contributes to the rural character of rolling hills and pastoral fields delineated by drystone walls which extends around and beyond the settlements of Leeming and Oxenhope.	
Overall Sensitivity Rating		**High**

Potential Mitigation
The site has an important role in providing an open undeveloped setting. Loss of this open field to development would be difficult to mitigate.

LCA C2: The Worth Upland Wooded River Valleys

Figure 4.19: Map of LCA C2



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Source: OS, BMDC

LSA Site 9

Figure 4.20: Map of LSA Site 9

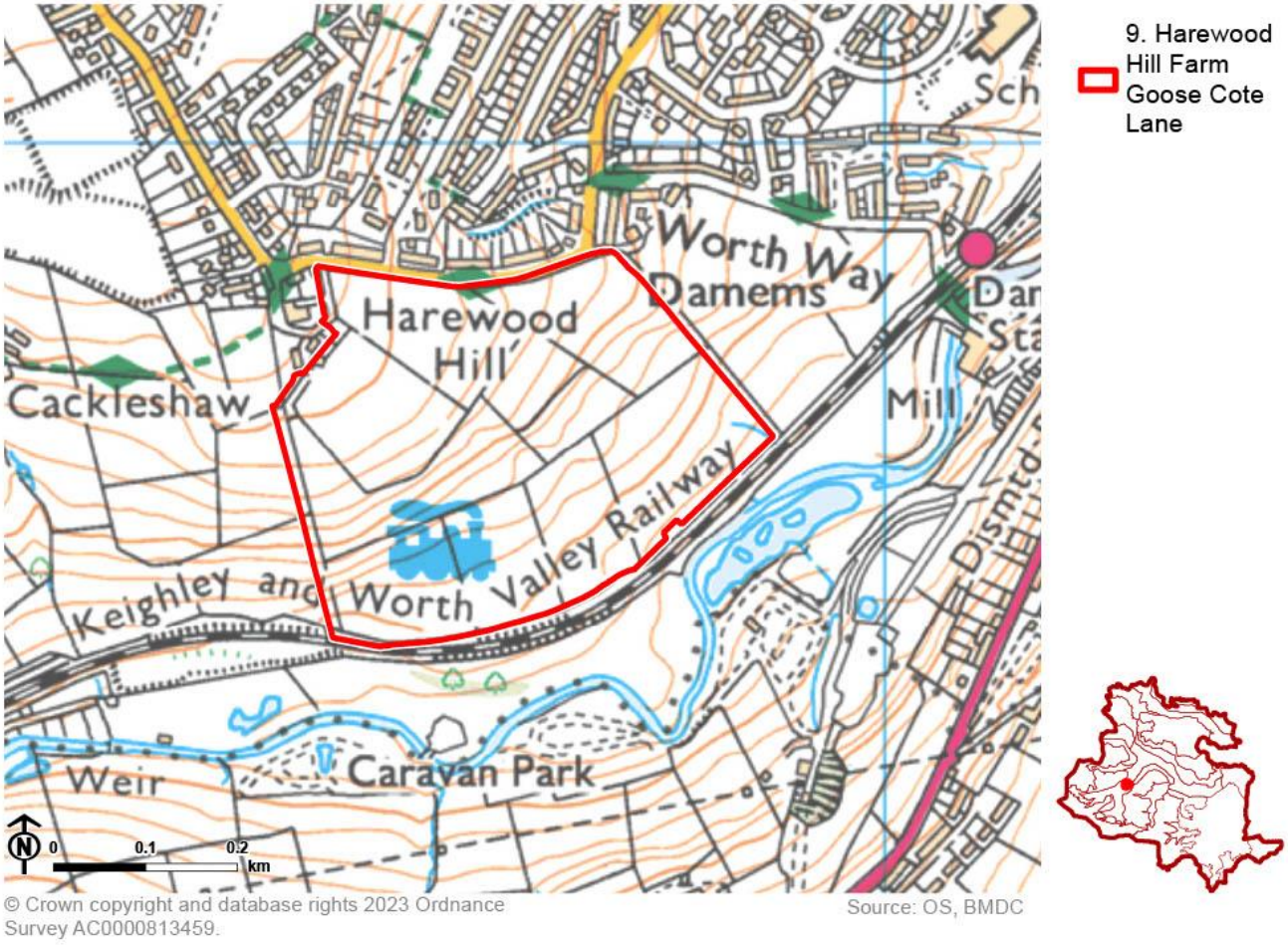


Figure 4.21: Photos of LSA Site 9



View of site from southern side of the valley at Brow Top Open Access Land.



View of the north of the site from Goose Cote Lane.

Table 4.17: LSA Site 9 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
9	KY/109, KY/105	C2: The Worth Upland Wooded River Valleys	Low-density housing

Table 4.18: Criteria and justification for LSA Site 9

Criteria	Description	Rating
Physical and Natural Character	The site forms part of the typically steep valley sides of the small-scale and winding Worth Valley. The site encompasses a notable level change between 138m AOD in the south and 205m AOD, extending from the valley floor to the upper valley edge. In the north where the site rises up to Goose Cote Lane, the landform transitions to plateau topography. Drystone walls enclose medium-large scale, straight-edged pasture. These are generally in medium – good condition and in places supplemented with post and wire fencing.	High
Cultural and Historic Character and Associations	Straight-edged, medium-large scale fields reflect surveyed enclosure which replaced the older, tree-lined irregular field pattern. Drystone walls create a sense of time-depth and are generally well maintained. In limited locations the condition of drystone walls is poor. This is also reflected in the Listed Buildings on the north-east edge of the site, including Damems Farmhouse and cottages. However, the character of these properties is diluted by the dominance of 20th century development on Goose Cote Lane overlooking the site. The wider landscape of the Worth Valley has a strong sense of time-depth which is enhanced by the heritage steam train which can be seen travelling up and down the valley.	Moderate
Settlement Form and Edge	The existing settlement edge at Keighley does not cross the ridgeline, helping to integrate the settlement into the wider landscape. Although housing on Goose Cote Lane has a relatively abrupt edge with little integration by vegetation, the built form is lower than both the road and the ridgeline, so the settlement is less prominent and perceived as being nestled into the landform. Development of the site would cross this topographical ridgeline and be perceived as a significant encroachment onto the lower valley slopes.	High
Settlement Setting	The site is adjacent to development in the north but otherwise open edges connect the site to the rural landscape and strong sense of place of the Worth Valley. The highly distinctive topography of the steep valley sides and visual interrelationship with the opposite valley sides makes an important contribution to the identity of Damems and Oakworth to the north-west. The site represents one of the first open, rural areas outside of Keighley and is important in maintaining the gap between the wider Keighley area, Oakworth and settlement on the southern side of the Worth Valley.	Moderate – High
Access and Recreation	The northern boundary of the site along Goose Cote Lane is part of the Worth Way long distance walking route. The Keighley and Worth Valley Railway, a popular tourist destination, runs along the base of the Worth Valley immediately to the south of the site. In addition, there is a Caravan Park on the valley floor to the south of the site. These recreational assets experience the open countryside and undeveloped valley slopes, and the site has recreational value in retaining these. There is no public access to the site.	Moderate – High
Views	The narrow and steep nature of the valley results in the site being extremely prominent in views from across the Worth Valley including from ribbon development along Halifax Road to the south; from the Worth Way and from open access land to the south. There is strong visibility from the wider landscape and the site makes a positive contribution in these views.	High
Perceptual Qualities	The lack of field trees and presence of nearby housing reduces the natural qualities of the site, particularly in the north. There is a greater perception of ruralness to the south and the rural character of the valley in views to the west contributes to character of the site. However, development is visible across the opposite side of the valley, including	Moderate

Criteria	Description	Rating
	electricity pylons on the skyline. The whole site is influenced by its proximity to development, although the impact of this is stronger in the north of the site, which is less sensitive.	
Overall Sensitivity Rating		**High**

Potential Mitigation
Very little mitigation is possible to reduce the impact of development on extending the settlement form and setting.

LSA Site 10

Figure 4.22: Map of LSA Site 10

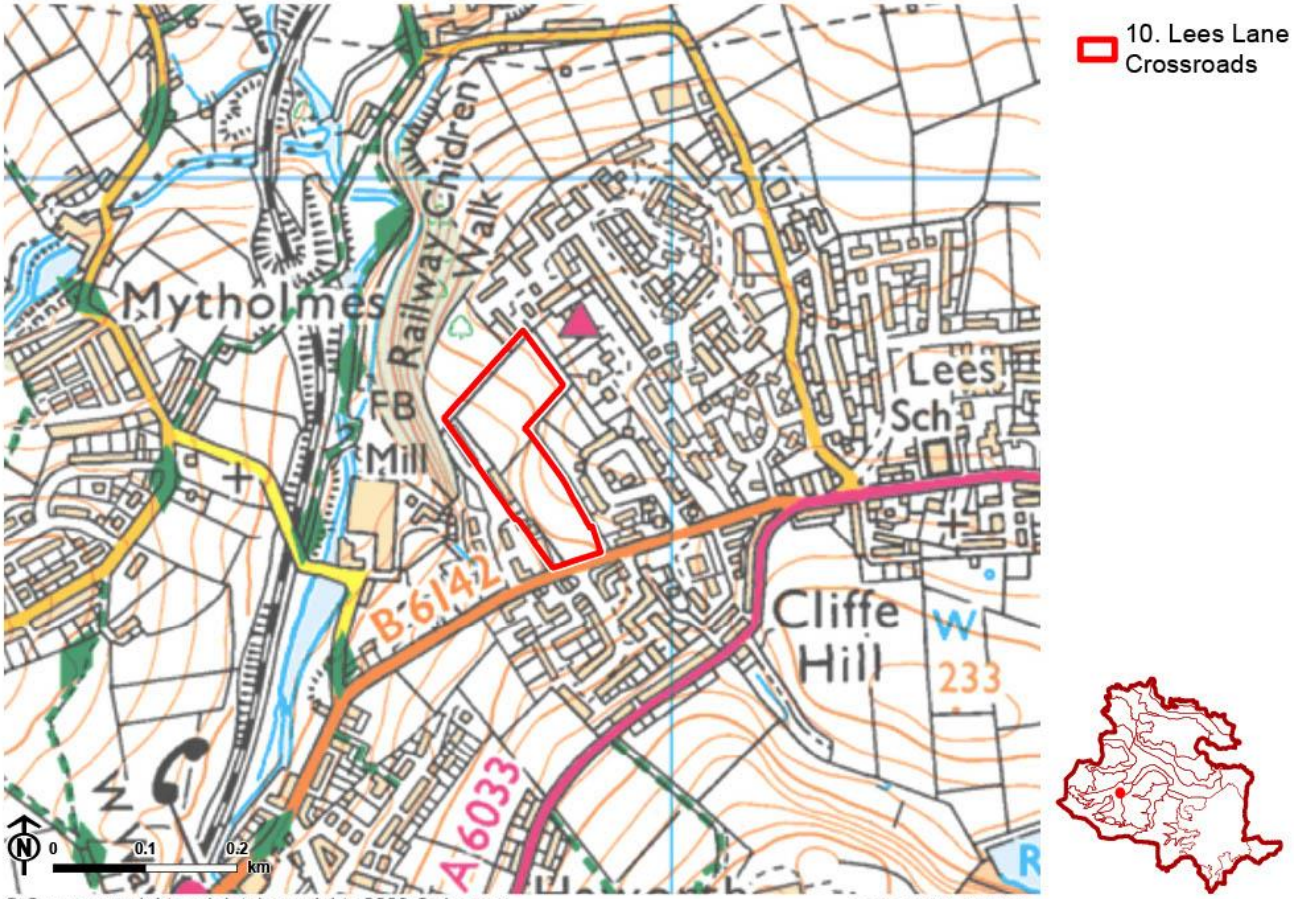


Figure 4.23: Photos of LSA Site 10



View north-east across the northern half of the site towards Haworth YHA from Midgley Drive.



View from Midgley drive looking west across steep topography in the centre of the site to 20th century housing at Lawcliffe Crescent.

Table 4.19: LSA Site 10 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
10	HA3/H, HA2/H	C2: The Worth Upland Wooded River Valleys	Low-density housing

Table 4.20: Criteria and justification for LSA Site 10

Criteria	Description	Rating
Physical and Natural Character	The site forms an 'L' shape with distinct physical characteristics defining each half of the site. In the north, the site forms gently sloping pasture from 190m AOD adjoining Midgely Drive in the west, to 206m AOD in the east. The southern half is characterised by steeper slopes, rougher grassland and local undulations across the site. The elevation ranges from 206m AOD in the east to 196m AOD in the west of the site. Steep slopes are present between the two halves and form a distinctive terrace, with the southern half appearing elevated above the northern section. Scrub regeneration and longer grass and ruderals are present on these slopes. The field boundaries predominantly comprise vernacular stone walls, although not drystone in construction. Mature tree belts line the southern border with the B6142.	Moderate – High
Cultural and Historic Character and Associations	The site forms part of Longlands/Law House parkland which was associated with the Victorian mansion (now the Haworth YHA). Mature tree belts prevent intervisibility between the house and the site. The local vernacular walls promote this historic grandeur within the site and reflect the local wealth accumulation associated with the industrial revolution. Evidence of the area's industrial past is also present with views towards the prominent chimney at Ebor Mill which is listed and acts as a local landmark. The presence of 20th century housing to the east and south of the site reduces the sense of time-depth.	Moderate
Settlement Form and Edge	The site is located on the western edge of Cross Roads village. New development along Midgley Drive and Cryer Meadows to the west has already extended the settlement onto lower slopes and as a result development of this site would be perceived as infill rather than a step change into the wider landscape. Post-war development at higher elevations forms an abrupt edge which is not well-integrated into the landscape.	Low – Moderate
Settlement Setting	The site is contained by housing to the east and west. Because of containment by housing to the west, the site does not contribute directly to providing a rural gap between the villages of Cross Roads and Haworth. Its openness does provide a break in the density of housing on the outskirts of Cross Roads and on the approach to Haworth, which makes a very limited positive contribution to the settlement setting.	Low – Moderate
Access and Recreation	The field adjacent to the northern boundary of the site is crossed by a permissive route and contains a playground. The Railway Children Walk long distance walking route lies to the west of the site in the valley bottom. Topography and woodland restrict the visibility of the site from this route, reducing the site's recreational value. There is no public access to the site.	Low – Moderate
Views	The site is enclosed by tree belts and existing development which restrict views in and out of the site, particularly from across the Worth Valley. Further up the valley sides, to the north-west, the site is more prominent. It forms an open part of the view, breaking up views of Cross Roads in the foreground and Oakworth on the slopes behind. The containment of the site by existing developments limits the open contribution of the site, reducing its importance in views.	Low – Moderate
Perceptual Qualities	The site is influenced by adjacent development. This existing housing reduces the rural character and there is an absence of notable rural features. Road noise is also present, which detracts from a remote, tranquil quality. However, there is a sense of naturalness provided by the presence of trees and proximity to woodland. The distinctive landform	Moderate

Criteria	Description	Rating
	reduces the visual prominence of surrounding properties which in some places leads to a more rural quality. Perceptual qualities are higher in the north, away from the B6142.	
Overall Sensitivity Rating		**Low – Moderate**

Potential Mitigation
Development on the northern part of the site could be more easily integrated due to landform and screening by existing trees. Tree planting could be used to integrate new development and connect to the swathe of woodland to the north-west of the site. The southern portion of the site is more prominent and visible in the wider landscape due to its rounded and sloping landform (convex).

LSA Site 11

Figure 4.24: Map of LSA Site 11

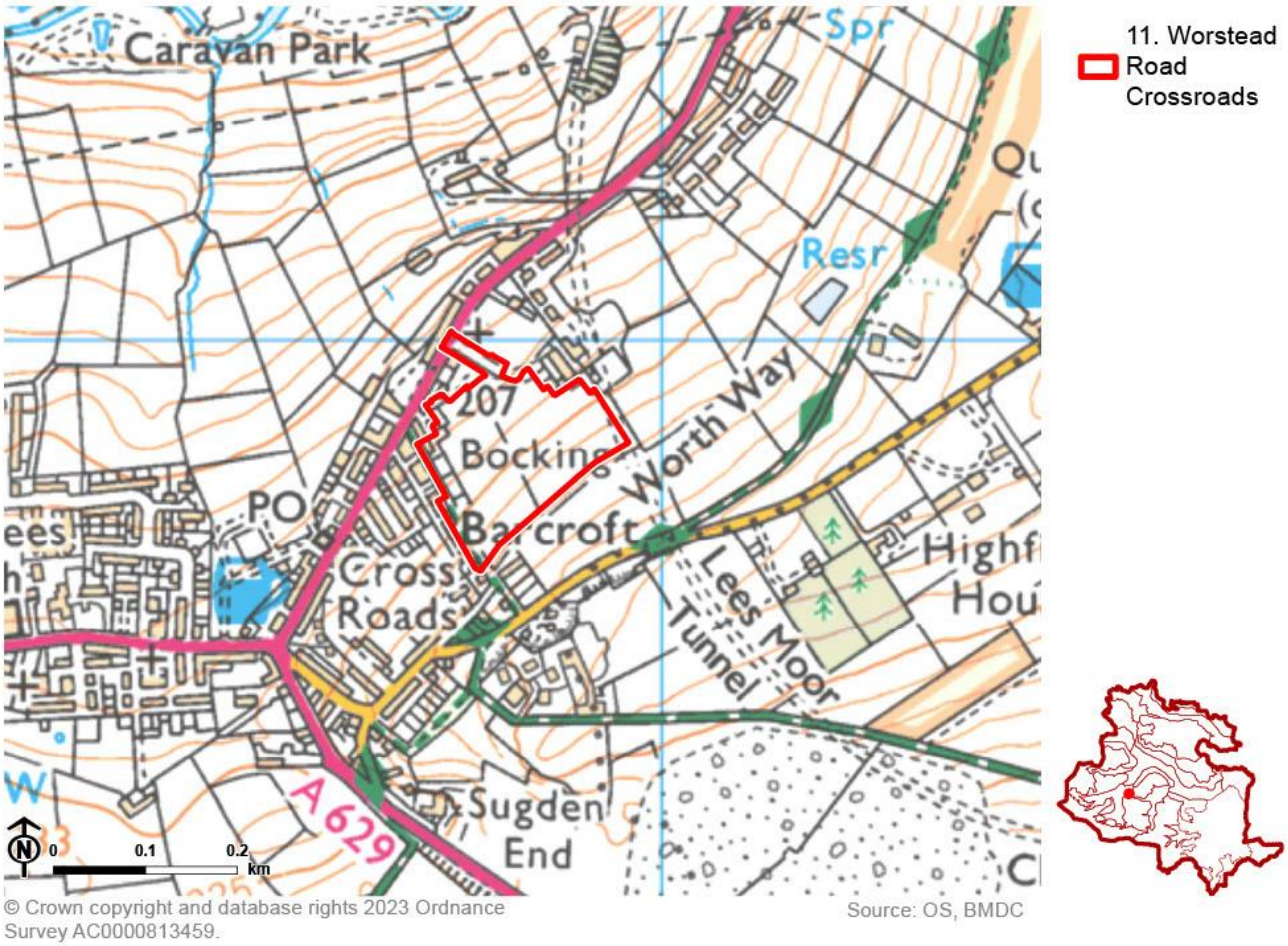


Figure 4.25: Photos of LSA Site 11



View from PRoW along the south-western boundary of the site looking south across part of the site to terraced cottages off Barcroft.



View from Bingley Road looking north-west across pasture towards the site.

Table 4.21: LSA Site 11 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
11	HA1/H	C2: The Worth Upland Wooded River Valleys	Low-density housing

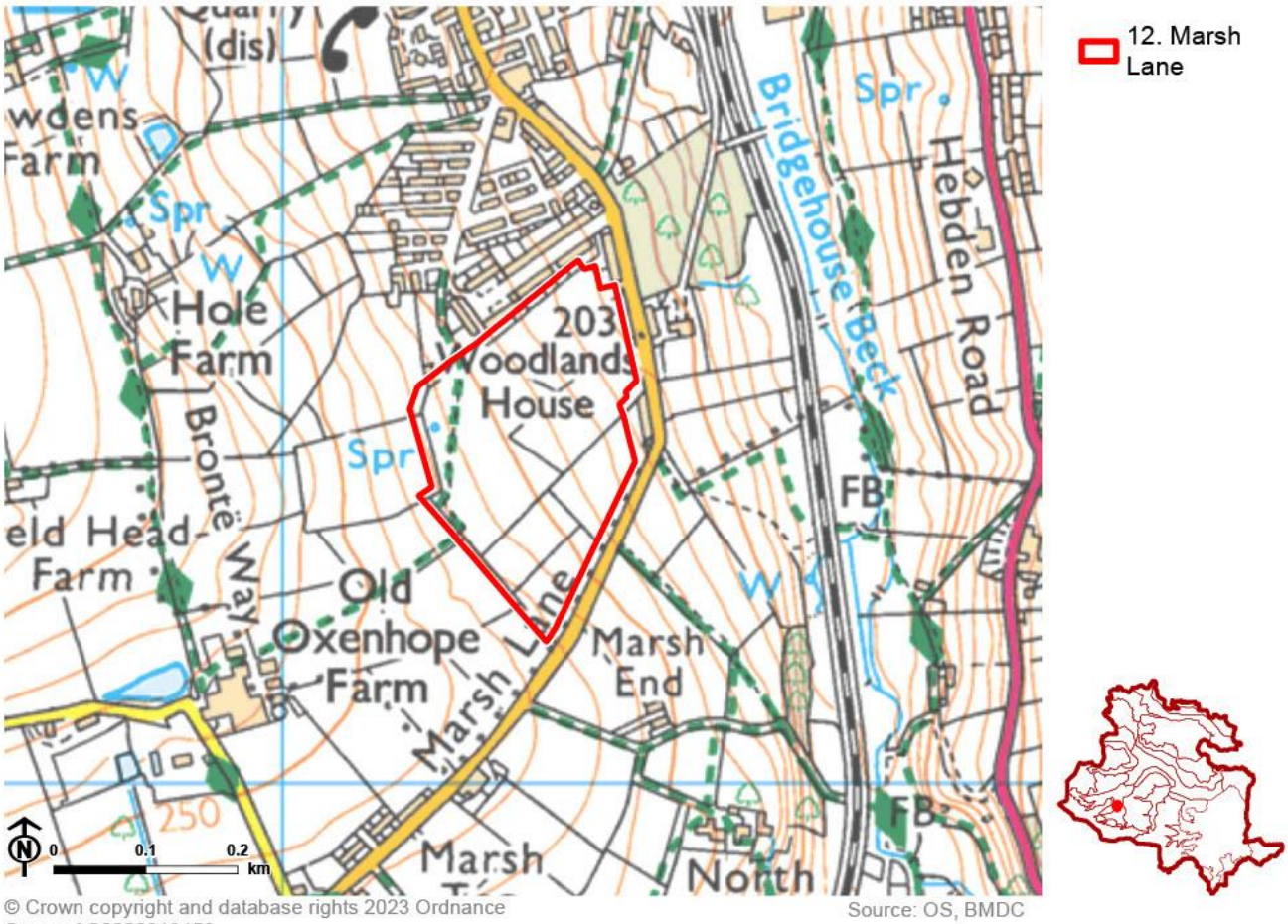
Table 4.22: Criteria and justification for LSA Site 11

Criteria	Description	Rating
Physical and Natural Character	The site comprises sloping topography from 233m AOD in the south-east to 212m AOD in the north-west, adjoining the A629. The site comprises grazed pasture with a belt of mature trees dividing two fields. Tree belts along the south-western edge also provide some biodiversity value. Drystone walls delineate the medium-scale field pattern. These are in variable condition and supplemented with post and wire fencing in places.	Moderate
Cultural and Historic Character and Associations	There is a strong sense of time-depth in the southern part of the site where it is bordered by a row of vernacular 18th century cottages adjoining Barcroft. Drystone walls enhance this sense of time-depth, and form part of the distinctive intact surveyed enclosure that characterises the wider landscape. Post and wire fencing and the presence of 20th century development in the north detract from historic character.	Moderate
Settlement Form and Edge	The edge of Cross Roads forms the western and northern boundaries of the site. This development edge is not abrupt but nestled into the slope with different elevations of houses visible as they descend the slope creating variety. Housing is also integrated by garden trees and vegetation. The site is contained by development to the north, so although development may be perceived as settlement advancement into the countryside, it would not represent a step-change in settlement form. Development would be at lower elevations than existing terraced cottages adjoining Barcroft, and therefore not be perceived as crossing a topographical boundary.	Moderate
Settlement Setting	The site contributes to the pastoral farmland setting of the village of Cross Roads, characterised by distinctive intact surveyed enclosure. This positive contribution is limited by the existing development which screens and contains the site. The exception is the terraced cottages along the track adjoining Barcroft, where the site has a large role in forming the rural setting for these residences. The site does not form part of a gap with an adjacent settlement, but provides a buffer between Cross Roads and more remote, rural properties on Bingley Road.	Moderate
Access and Recreation	There is a PRoW along the western edge of the site which connects to the Worth Way long distance walking route. This is not widely used and is screened from the site by dense bramble and vegetation for the majority of its length. A field separates the site from the route to the Worth Way but there is visibility between the two. The site is not publicly accessible.	Low – Moderate
Views	The site is elevated and located within a swathe of open and exposed fields, increasing its prominence in views from the opposite side of the Worth Valley. Views from the immediate surroundings are more restricted by existing development and vegetation. Parts of the elevated area to the south-west, including the Worth Way and an area of open access land, experience direct views into the site.	Moderate
Perceptual Qualities	The site is influenced by its proximity to Cross Roads and Keighley, as well as traffic along the A629, which detract from any sense of tranquillity. Post and wire fencing and unmanaged growth along field margins reduces scenic qualities in the north and west. In the south, there is a more distinctive sense of place, enhanced by the wider landscape patchwork of pasture, delineated by intact drystone walls. Mature tree belts provide some naturalistic qualities, particularly in the west of the site.	Moderate
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
There is opportunity to integrate development sensitively into this partly enclosed site. Drystone walls should be retained were possible, particularly on the site periphery as should the existing mature trees. Tree planting, particularly on the western boundary of the site where there is existing woodland would help to integrate development into the landscape.

LSA Site 12

Figure 4.26: Map of LSA Site 12



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Source: OS, BMDC

Figure 4.27: Photos of LSA Site 12



View looking west from the A6033 across Bridgehouse Beck valley with the site on the edge of Haworth in the background.



View north-west from Sun Street looking across the site to 21st century development at Woodlands Rise.

Table 4.23: LSA Site 12 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
12	HA/013	C2: The Worth Upland Wooded River Valleys	Low-density housing

Table 4.24: Criteria and justification for LSA Site 12

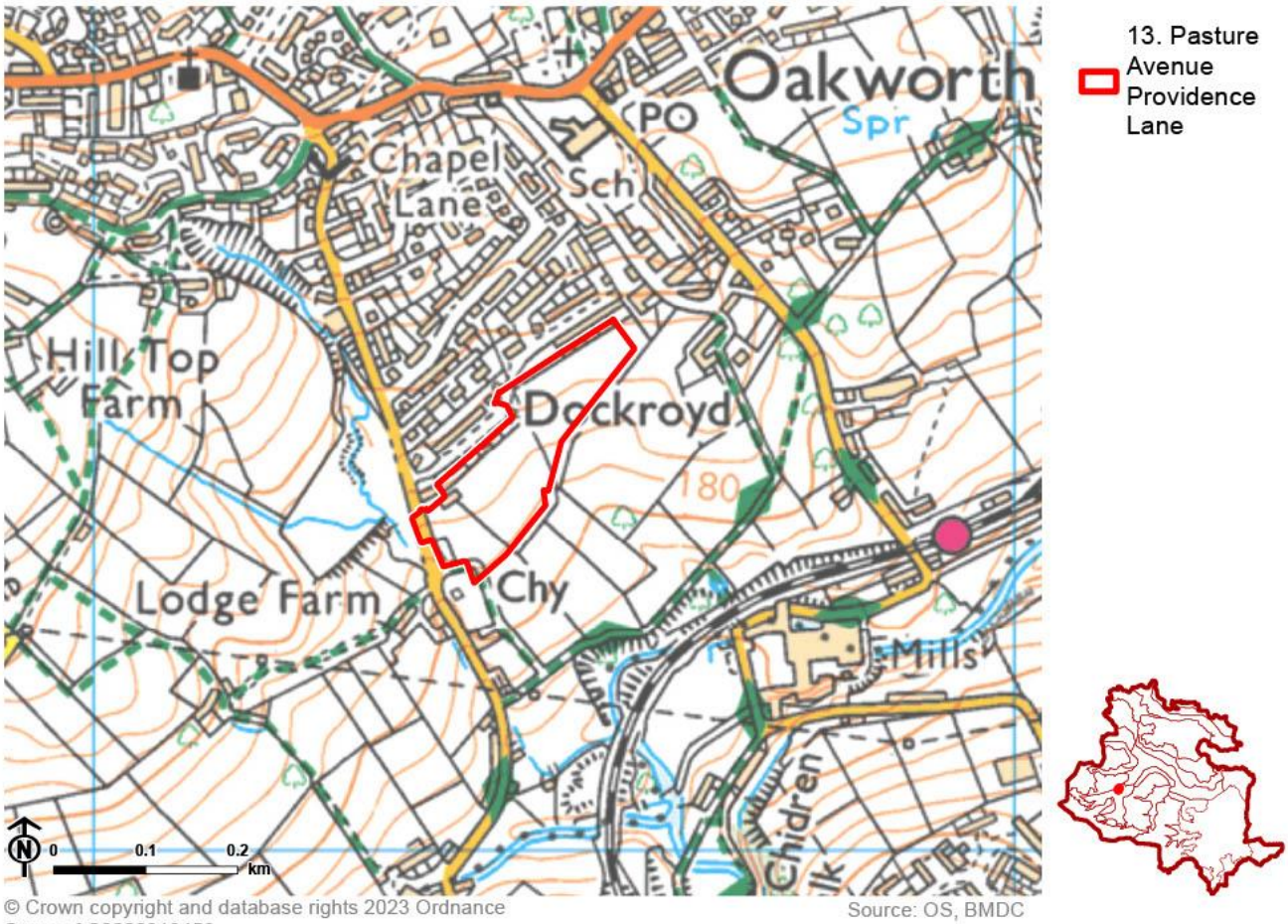
Criteria	Description	Rating
Physical and Natural Character	The site comprises steadily sloping landform forming part of the Worth Valley sides. These slopes provide a sense of distinctiveness. There is a uniform level change from 233m AOD in the south-west to 202m AOD in the north-east. Sheep grazed pasture dominates throughout the site, offering limited natural character. The small to medium-scale field pattern is delineated by drystone walls, generally in good condition. Mature trees on boundaries are present in limited places.	Moderate
Cultural and Historic Character and Associations	The site comprises piecemeal enclosure of medieval origin associated with Old Oxenhope. This sense of time-depth is enhanced by traditional, intact drystone walls that are present throughout the site. Local vernacular terraced cottages along Sun Street, including The Woodlands grade II Listed Building enhance the historic character in the east. These properties are also part of Haworth Conservation Area. The eastern edge is juxtaposed with the 20th century rendered post-war housing in the north at Woodlands Rise which detract from the sense of time-depth.	Moderate – High
Settlement Form and Edge	The built edge along the northern boundary is abrupt forming a very stark edge which is prominent on the approach to Haworth from Sun Street. Although occasional trees and garden vegetation provide integration, this is very limited. There is the opportunity for development at this site to enhance the integration of development into the wider landscape. To the east, the cottages sit at slightly lower elevation and are more integrated into the landform. Development of the site would extend the edge of Haworth into the undeveloped countryside and be perceived as settlement encroachment into the open landscape.	Moderate
Settlement Setting	The site forms part of the typical rural Pennine landscape on the approach to Haworth. This setting is noted in the Haworth Conservation Area appraisal for enhancing the setting of development along Sun Street. Development of the site would reduce the separation between the edge of Haworth and the scattered housing along Sun Street. In addition, this would also limit the gap between Haworth and Oxenhope. The setting of farmsteads would be altered with a rural landscape replaced with development.	High
Access and Recreation	A PRoW crosses the western edge of the site providing access from the edge of Haworth to open countryside and to the Bronte Way long distance walking route. This enhances the recreational value of the site, which forms an open, exposed landscape connecting this PRoW with the surrounding landscape. Two additional PRoW connect Marsh Lane, in the east of the site, to Bridgehouse Beck and the Railway Children Walk. Intervisibility between these paths and the site are restricted to the more elevated sections of the routes.	Moderate
Views	The site is open and elevated, increasing its visibility in views from the opposite valley side and higher ground to the south (LCA B2). The site is visible from the PRoW which crosses the site and connects to Marsh Lane. The site is predominantly screened in views from nearby long distance walking routes including the Bronte Way and the Railway Children Walk due to landform and woodland. There are open views across the site from Marsh Lane on the approach to Haworth.	Moderate – High
Perceptual Qualities	The site has a strong association with the wider rural landscape, with scenic qualities enhanced by the presence of open pasture and drystone walls, characteristic of the Pennine upland landscape. The proximity to Haworth reduces the rural perception of the site, particularly in the north. The south of the site has a stronger relationship with the	Moderate – High

Criteria	Description	Rating
	undeveloped, rural valley slopes. Road traffic along Sun Street detracts from the sense of tranquillity. The effect of this is more pronounced in the east.	
Overall Sensitivity Rating		**Moderate – High**

Potential Mitigation
The northern part of the site is less sensitive, particularly the lower slopes where development could be integrated along the contours. Development in this part of the site could also positively integrate the existing abrupt edge of Haworth with sensitive siting/layout of development and tree planting. The southern part of the site closest to Marsh Lane is more sensitive as it has a role in retaining a rural approach to Haworth, maintaining separation of existing isolated properties from the settlement edge and connecting with the open pastoral landscape to the south and west and in views across the valley. It is strongly recommended that this part of the site remains undeveloped.

LSA Site 13

Figure 4.28: Map of LSA Site 13



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Source: OS, BMDC

Figure 4.29: Photos of LSA Site 13



View from recreational space on Pasture Avenue looking south-east with the site in the foreground.



View from PRoW to south-west of the site with site in the foreground.

Table 4.25: LSA Site 13 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
13	OA1/H, OA/001	C2: The Worth Upland Wooded River Valleys	Low-density housing

Table 4.26: Criteria and justification for LSA Site 13

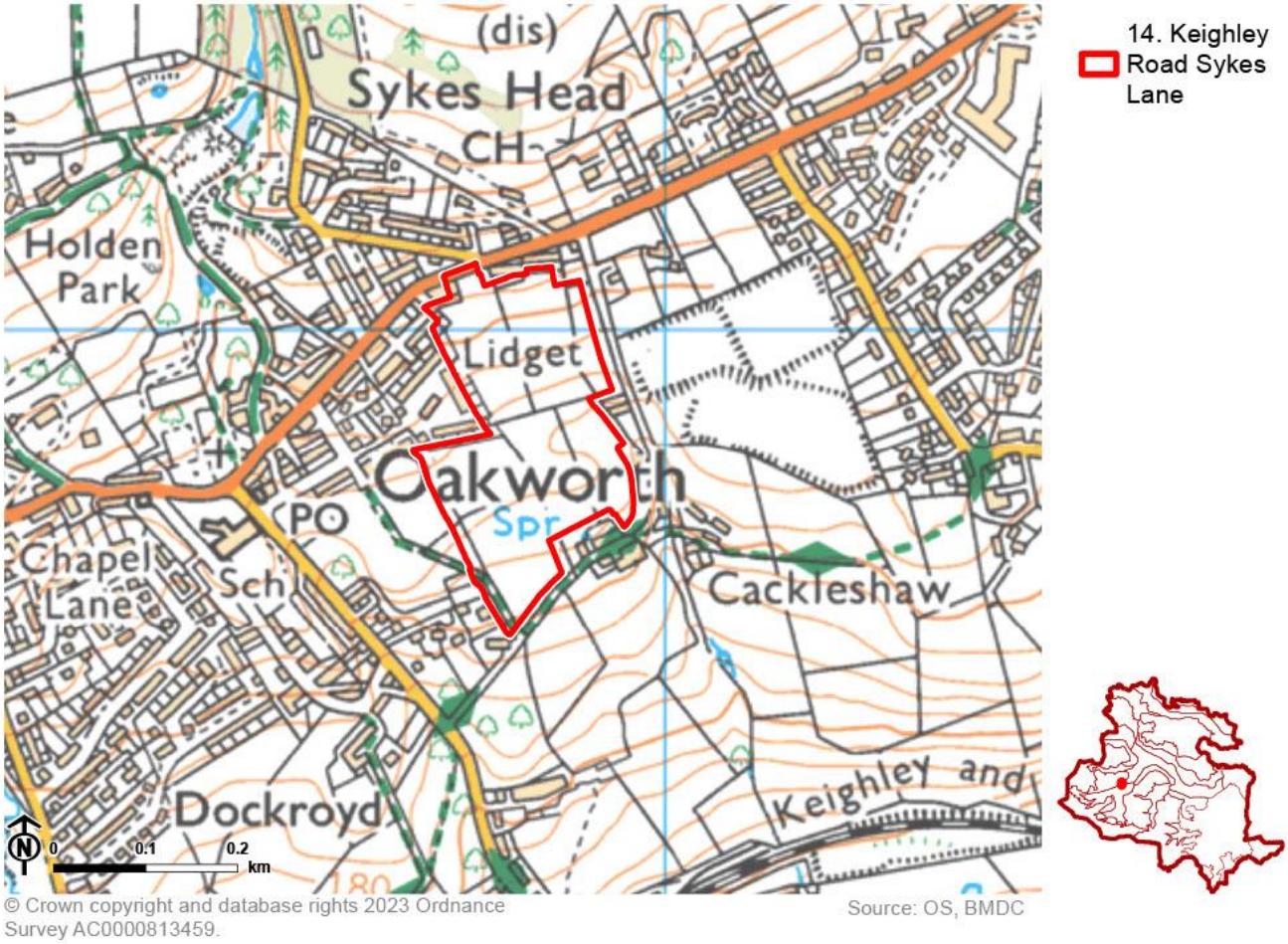
Criteria	Description	Rating
Physical and Natural Character	Gently sloping, indistinct slopes characterise the site, which forms part of the valley side of the Worth Valley. The elevation rises from 182m AOD in the south to 197m AOD in the north. Grazed pasture is delineated by a mixture of post and wire fencing and drystone walls. Drystone walls are in moderate condition providing some sense of distinctiveness. Tree cover is limited, concentrated along the southern boundary of the eastern section of the site (OA1/H) and principally composed of young Birch.	Low – Moderate
Cultural and Historic Character and Associations	The site adjoins Oakworth Conservation Area to the north-east, although intervisibility between the site and the Conservation Area is severely restricted due to vegetation. Views from the site towards the valley bottom encompass the industrial chimneys at Lower Providence Mill (built 1806, not listed) and Ebor Mill (built 1816, listed). The sense of industrial history associated with these is limited by intervening vegetation. Despite the lack of intervisibility in places, these features create a sense of time-depth within the site, enhanced by the presence of drystone walls.	Moderate
Settlement Form and Edge	The site lies on the southern edge of Oakworth and due to its elongated form following the settlement edge, is strongly associated with it. As a result, development of the settlement would not be perceived as a considerable change in the settlement form or significant encroachment into the wider landscape. The settlement edge is, in places, exposed as a hard, abrupt, built edge. However occasional garden trees and vegetation provide some softening and integration. Development of the site could improve integration of the settlement edge. Existing vegetation could be retained as a boundary feature.	Low – Moderate
Settlement Setting	The site forms part of the open pastoral countryside, typical of the Worth Valley, which provides a rural setting to Oakworth. The site is limited in its positive contribution to the existing settlement due to vegetation, which limits the intervisibility. The site falls within a gap between Oakworth and Lees/Haworth (Mytholmes). Although the distance between the two settlements is not great, the presence of the river and associated woodland provides a strong boundary between the two settlements. Nevertheless, the development of this site would reduce gap between the two settlements, although the site itself is very narrow.	Moderate
Access and Recreation	There are no PRoW offering public access to the site. A local PRoW is present in the south-west corner of the site, although intervisibility to the site is partially contained by tree cover. The Worth Way long distance walking route traverses lower slopes to the south of the site. Visibility is restricted from this route. A small area of land on the northern boundary of the site off Pasture Avenue is publicly accessible and forms a pocket park. The site is visible in the foreground of far-reaching views that are afforded from this open space towards the Bridgehouse Beck Valley and Oxenhope Moor beyond.	Moderate
Views	The site is visible from nearby local PRoW and the Worth Way long distance walking route although intervening tree cover provides pockets of screening. The east of the site is contained by young vegetation and is less visible in all views. Woodland to the west and the lower elevation of the site ensure it is more contained than areas higher up the valley. None the less, due to the dramatic landform of the Worth Valley it is visible in more distant views from the opposite valley side and higher moorland ground to the south-west.	Moderate

Criteria	Description	Rating
Perceptual Qualities	The site comprises a pocket of pastoral farmland tucked away on the edge of Oakworth. Away from roads and the settlement edge, there is a sense of tranquillity enhanced by pockets of established tree planting. In the north the site is influenced by adjacent development. The abrupt appearance of the settlement edge and some unmaintained boundaries reduce strength of character.	Low – Moderate
Overall Sensitivity Rating		**Low – Moderate**

Potential Mitigation
The site could be developed to provide a more integrated settlement edge with sensitive design enabling open views across the valley to be maintained. It benefits from being relatively well contained by existing vegetation within its wider context, with woodland to the south-west and to the south on the railway line. The site is at a lower level than existing housing and new development could be nestled into the lower slopes. Areas of tree planting on boundaries could be retained, strengthened, and connected to soften and integrate the new development and settlement edge. Use of local sandstone, particularly nearer the Conservation Area should be considered.

LSA Site 14

Figure 4.30: Map of LSA Site 14



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Source: OS, BMDC

Figure 4.31: Photos of LSA Site 14



View from Keighley Road looking south-south-east down across the site.



View of site from southern side of the valley at Brow Top Open Access Land.

Table 4.27: LSA Site 14 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
14	OA/ 007, OA2/ H	C2: The Worth Upland Wooded River Valleys	Low-density housing

Table 4.28: Criteria and justification for LSA Site 14

Criteria	Description	Rating
Physical and Natural Character	Located on the upper slopes of the northern side of the Worth Valley, the landform slopes gently incorporating some localised undulations across the site from higher ground in the north (238m AOD) to lower ground in the south (199m AOD). Medium sized, straight edged pastoral fields dominate, bounded by drystone walls of varying condition. Post and wire fencing is present in places. Vegetation comprises rough pasture and trees outwith the site to the east and west provide a degree of containment.	Moderate
Cultural and Historic Character and Associations	Oakworth Conservation Area adjoins the site to the north and west. The open pastoral fields of the site contribute to the rural setting of the Conservation Area and sense of place. Field amalgamation and linear field pattern detracts from a sense of time-depth. The site lies in proximity to the Keighley and Worth Valley Railway, but it is unlikely that the site is visible from trains on this line due to intervening woodland and trees. Plumes of smoke from the heritage steam engine traversing the valley are visible from the site and this contributes to a sense of industrial time-depth.	Moderate – High
Settlement Form and Edge	The site is surrounded by development and is strongly associated with Oakworth to the north and west. However, the development to the south has a rural rather than urban character and the site shares characteristics with the open field pattern to the south. The site represents a transition from the urban to rural and so would be perceived as a slight extension into the wider countryside. The existing settlement edge is characterised by straight, abrupt edges, with very little integration. There would be the opportunity to enhance this exposed edge by introducing vegetation into the new settlement edge as part of development.	Low-Moderate
Settlement Setting	The site contributes to the open pastoral farmland setting of Oakworth and its Conservation Area. The site would contribute to ribbon development along the B6143 and would further amalgamate the settlements of Oakworth and Keighley. The site and the area to the east represent the last gap between Oakworth and Damems (part of the wider Keighley area) to the south of the B6143. In addition, development of the site would join the existing settlement edge to scattered cottages to the south and east.	High
Access and Recreation	The Worth Way long distance walking route passes along the southern boundary of the site with open views into and across the site experienced by users. Views into the site from the local footpath to the west are in part screened by tree cover. Development of the site would change the experience of users of these routes as they would pass directly alongside settlement edge rather than alongside open fields. There is no public access into the site itself.	Moderate
Views	There are close proximity views into the site through breaks in the housing on the B6143 and where there are breaks in vegetation along the Worth Way. The topography of the valley makes the site relatively prominent in views from the opposite valley side, although woodland and built form encloses the site to an extent.	Moderate
Perceptual Qualities	Pastoral fields and drystone walls contribute to a distinctive upland rural character, although in places the walls are degraded. Views of the higher parts of the valley and moorland create a connection with the wider rural landscape and creates a sense of place. Road noise along the B6143 and more recent development detracts from this and creates a suburban quality which influences the site. Tranquillity is reduced in the east, closer to the settlement edge and associated intrusions.	Moderate

Criteria	Description	Rating
Overall Sensitivity Rating		**Moderate – High**

Potential Mitigation
If development was confined to the upper slopes of the site, this would retain separation between the settlement edge and scattered properties to the south. Sensitive siting of development should seek to retain open views across the Worth Valley experienced from Keighley Road. Tree planting could be used on lower slopes to provide integration which would be in keeping with the character of the valley side, but trees should be located sensitively to prevent open views from being obscured. There is the potential to incorporate some of the topography into the siting of the development to reduce the appearance of stark, straight edges.

LSA Site 15

Figure 4.32: Map of LSA Site 15

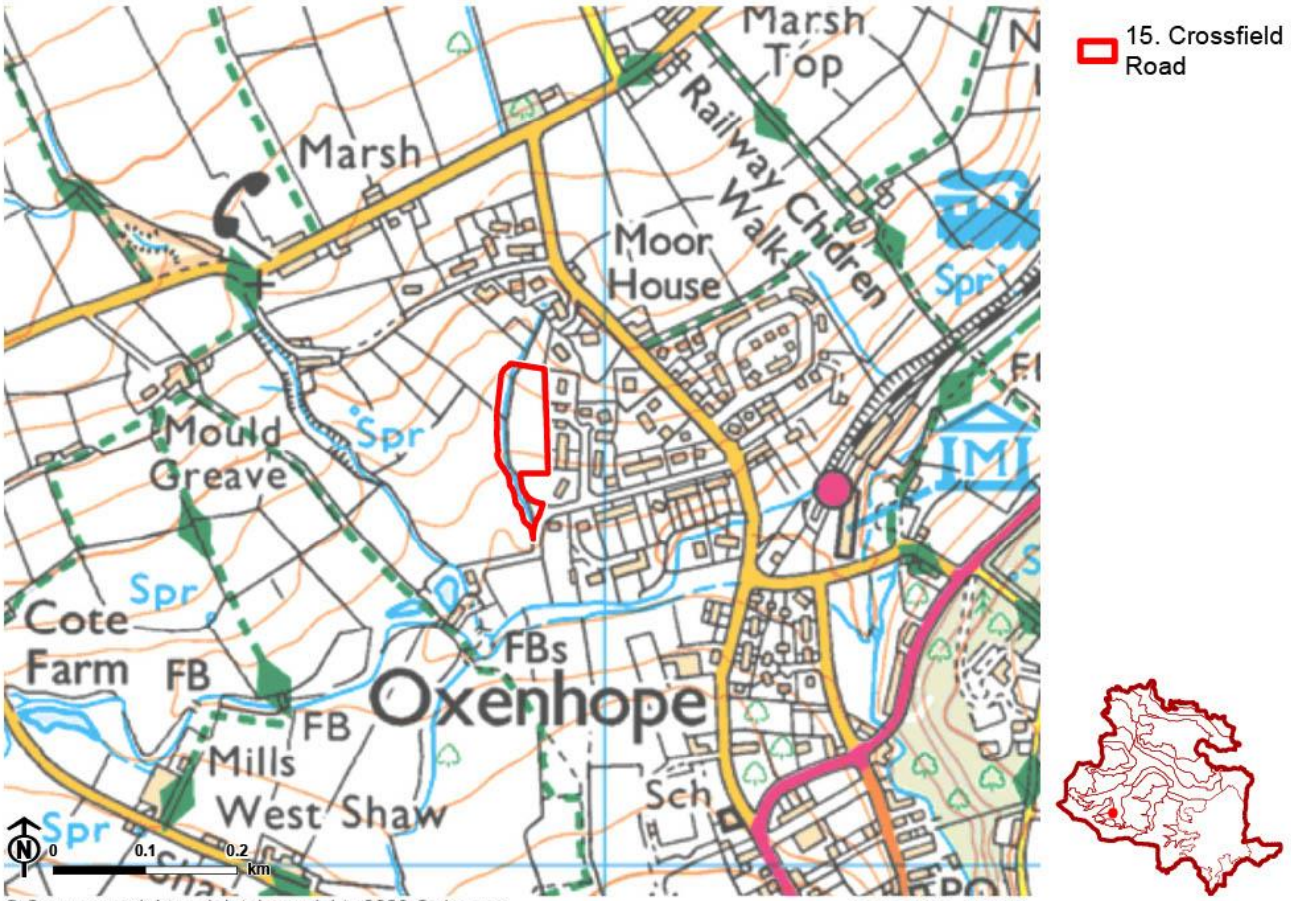


Figure 4.33: Photos of LSA Site 15



View south-east from permissive routes between Hoyle Syke Lane and Moorhouse Lane towards the site bordering properties at Crossfield Close.



View from Crossfield Road looking west across the southern tip of the site.

Table 4.29: LSA Site 15 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
15	OX1/H	C2: The Worth Upland Wooded River Valleys	Low-density housing

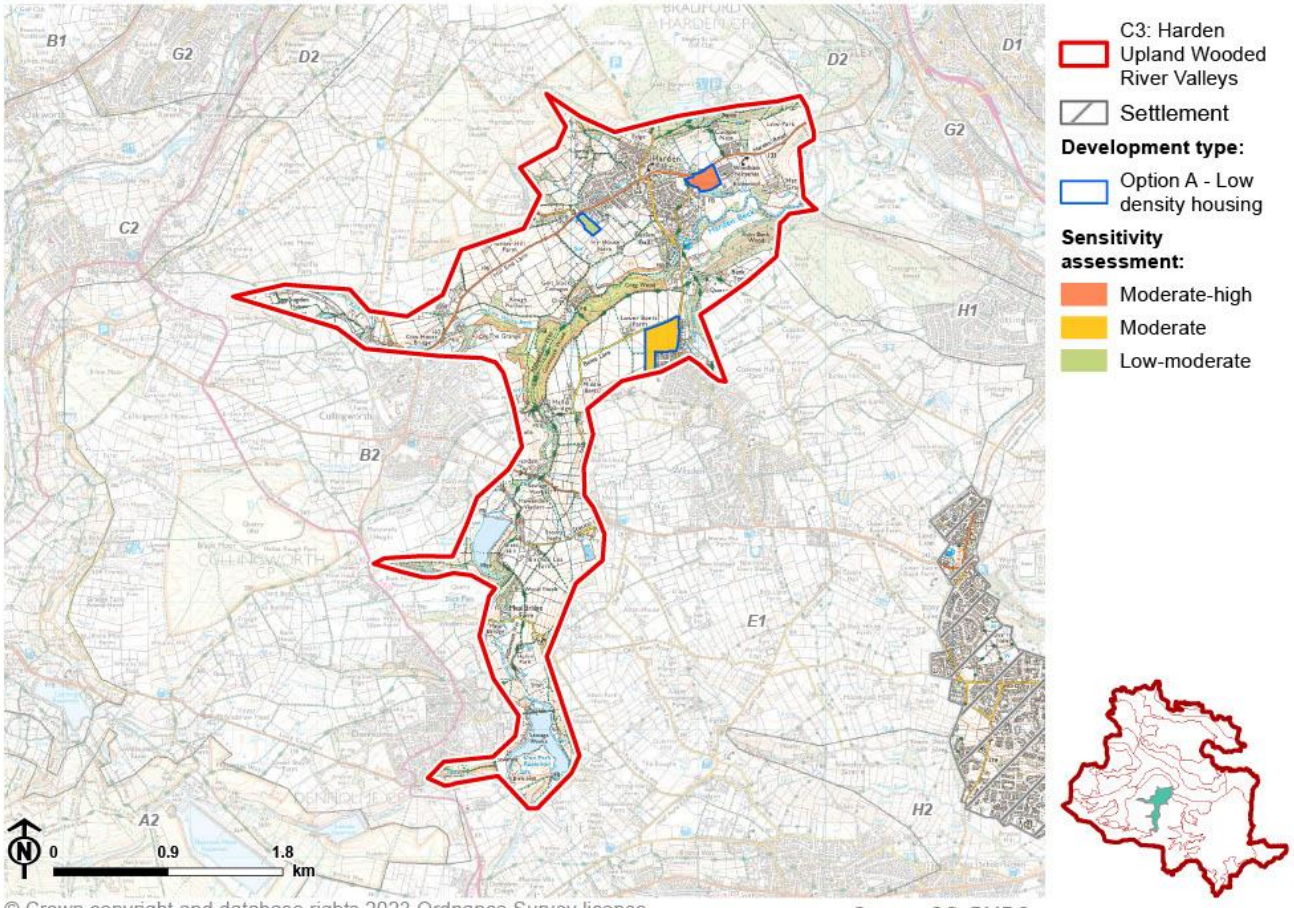
Table 4.30: Criteria and justification for LSA Site 15

Criteria	Description	Rating
Physical and Natural Character	The site slopes gently from 217m AOD in the north to 209m AOD in the south, with the southern tip adjacent to Crossfield Road at a lower elevation of 205m AOD. This site sits within the wider valley slopes on the northern flank of Bridgehouse Beck. The site comprises a small-scale field of rough grassland pasture, bordered by drystone wall boundaries and mature trees. The drystone walls are in poor condition in places and supplemented by post and wire fencing. A small stream and associated riparian vegetation runs along the western boundary.	Moderate
Cultural and Historic Character and Associations	The linear field pattern within the site is identified as 16th century strip fields in the HLC. Drystone walls also enhance the agricultural history of the site. This creates a sense of time-depth to an extent, although presence of post and wire fencing reduces this. More recent built development detracts from the historic qualities of the site. This includes the presence of 20th century housing along the eastern edge and a wood pole line of telegraph posts.	Moderate
Settlement Form and Edge	The site lies on the north-west edge of Oxenhope village and due to its elongated form has an association with it. The existing edge comprises low density housing with large gardens and trees which provide integration into the landscape. The development of the site would extend the settlement edge into the undeveloped fields to the west. The impact of this would be localised and would not be perceived as an encroachment into the wider countryside. Development would not greatly alter the settlement form.	Moderate
Settlement Setting	The site is part of the wider valley slopes which make a positive contribution to the existing settlement. The rural setting reflects the historic agricultural land use of the area. The contribution of the setting is limited due to vegetation restricting intervisibility between the existing settlement and the site. The site does not contribute to a gap between settlements.	Low – Moderate
Access and Recreation	No PRoW pass through or are directly adjacent to the site. A number of PRoW and the Millennium Way long distance walking route descend the slope to the west of the site but are relatively removed from the site. There is some intervisibility to the site from the permissive path which links Hoyle House Lane with Moorhouse Lane, although vegetation restricts this to a degree. The site does not have an important contribution to the surrounding PRoW and permissive routes.	Low
Views	The site is part of a swathe of pastoral farmland which extends westwards from Oxenhope forming part of the undeveloped valley side. The site is nestled into landform and screened by mature boundary trees which restricts views of the site within the wider landscape. There are some glimpsed views from Marsh Lane and PRoW to the west.	Low – Moderate
Perceptual Qualities	The presence of tree belts and the watercourse and associated riparian vegetation enhance the naturalistic qualities of the site and add to aesthetic value. The site has a strong relationship with the undeveloped slopes to the west which strengthens the rural character within the site. However, the proximity to Oxenhope and 20th century housing limits the tranquillity of the site. Access into the site and its immediate surroundings is limited making it difficult to fully address the perceptual qualities of the site itself.	Moderate – High
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Development should seek to retain mature trees and provide a buffer from the watercourse which is a valued characteristic of the landscape to the west. Tree planting on the boundary and within the development would provide integration.

LCA C3: Harden Upland Wooded River Valleys

Figure 4.34: Map of LCA C3



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Source: OS, BMDC

LSA Site 16

Figure 4.35: Map of LSA Site 16

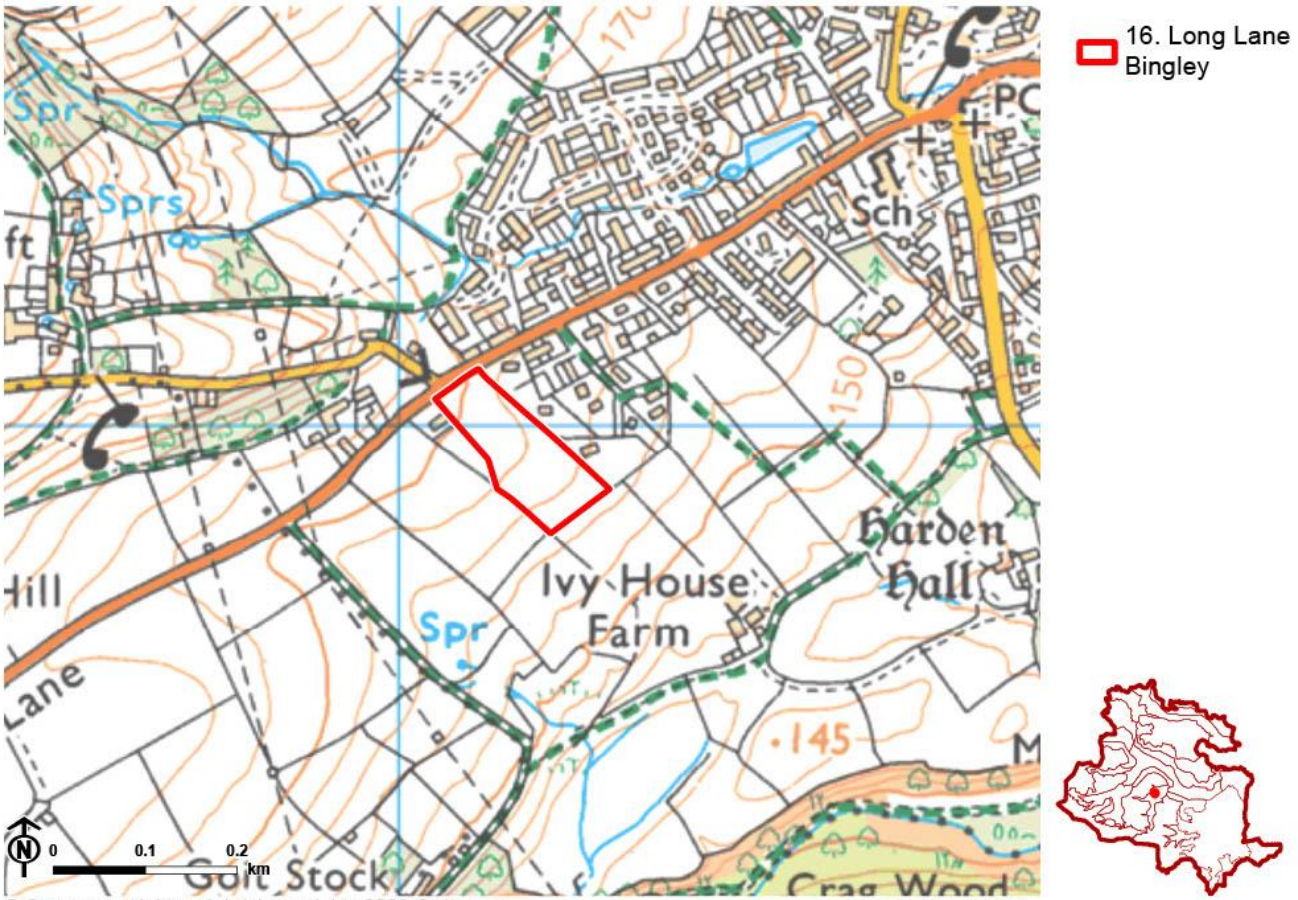


Figure 4.36: Photos of LSA Site 16



View from Long Lane looking south-east across the site, ash trees on the border of the site in the foreground.



View south-west from the northern corner of the site at Long Lane with the site in the foreground adjoining isolated 20th century development.

Table 4.31: LSA Site 16 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
16	HR3/H	C3: Harden Upland Wooded River Valleys	Low-density housing

Table 4.32: Criteria and justification for LSA Site 16

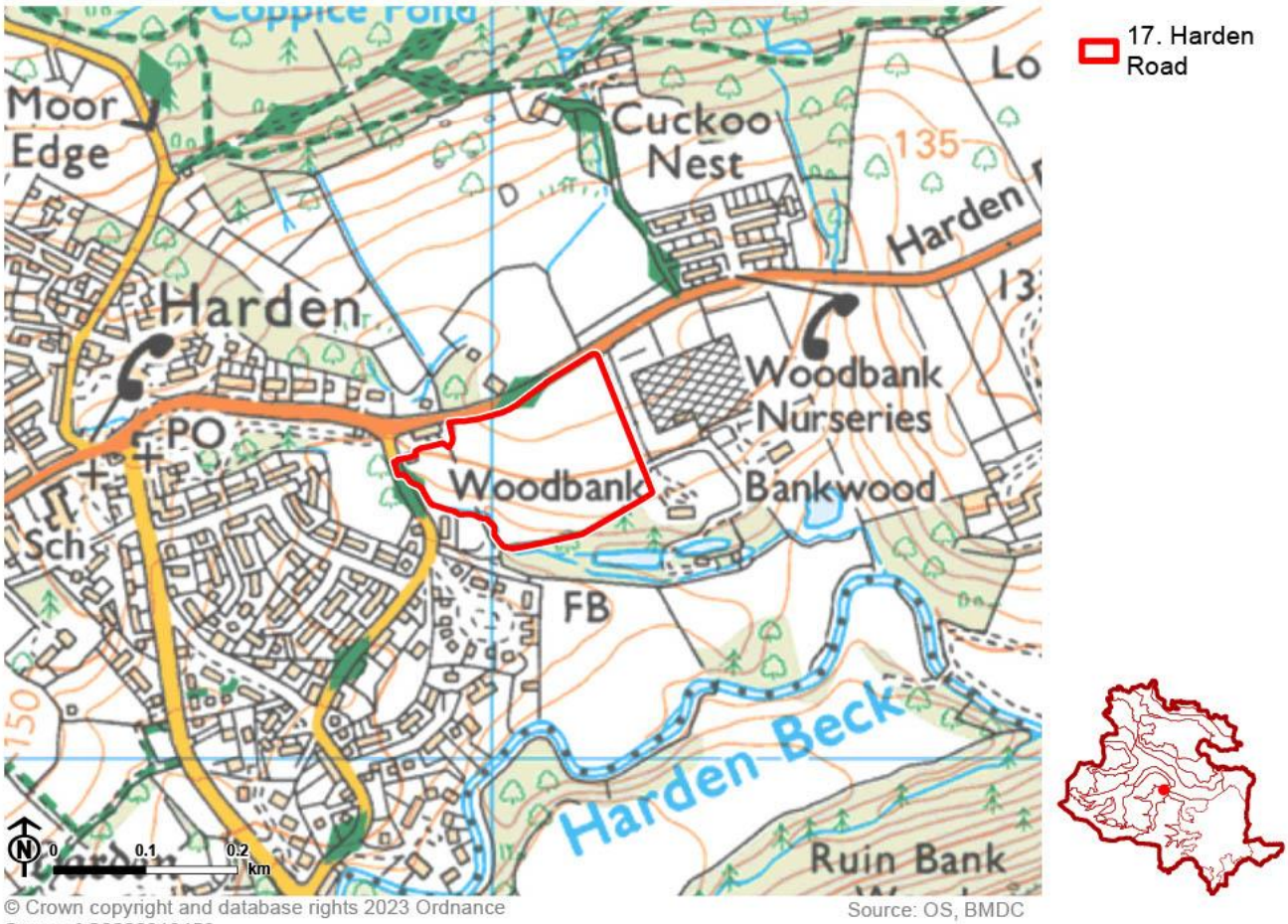
Criteria	Description	Rating
Physical and Natural Character	The site comprises one field of gently sloping semi-improved pasture which forms part of the northern side of the Harden Beck Valley. There is a level change between 160m AOD in the south and 173m in the north. The slope becomes more pronounced at the south-east end of the site where it forms a slight ridge. The surrounding field pattern is small-scale, divided by a mixture of drystone wall, post and wire fencing and post and rail fencing. The site field boundaries are in a dilapidated condition in places, particularly along the east and west borders. Mature trees and hedgerows border the site providing an element of natural connectivity.	Low – Moderate
Cultural and Historic Character and Associations	The site forms part of a wider intact small-scale, linear field pattern which the HLC identifies as piecemeal enclosure with elements of former historic strip fields. This provides a sense of time-depth, reflected by drystone walls and buildings in the local vernacular along the B6429. The sense of time-depth is eroded by a clutter of traffic signs, road infrastructure and modern housing on the settlement edge. The poor condition of drystone walls in places further detracts.	Low – Moderate
Settlement Form and Edge	The site lies on the south-western edge of Harden, a nucleated village. It forms a small open gap between the edge of Harden and a number of outlying properties. The existing settlement edge is irregular, sparse and partially integrated by mature tree cover on field boundaries and within gardens. Development of the site would not drastically change how the settlement edge is perceived as it would constitute an infill rather than encroachment into the open countryside site.	Low – Moderate
Settlement Setting	The site forms part of an intricate pattern of pastoral fields which provide the rural setting to Harden. However, the site itself does not retain a strong rural character due to housing on all but its southern edges, suburban character field boundaries and proximity of the B6429 with its street lighting and paved footway (or pavement). Development of the site would merge some of the outlying properties into the settlement, and extend built form westwards, reducing the rural setting of Hill End Farm House.	Moderate
Access and Recreation	A network of local footpaths in the wider context of the site provide access from the village of Harden into the countryside, although these are separated from the site by several fields. Due to the presence of a network of mature trees along field boundaries, the site is mostly screened and does not contribute greatly to the experience of people using the landscape for recreation. There is no public access into the site.	Low
Views	Hedgerows and tree belts enclose the site and limit views into and out of the site, including from the footpath network and Listed Buildings to the south. The tops of scattered trees along the northern boundary are visible in views from the north, including the B6429 and Rycroft Road, and the southern part of Ryecroft Conservation Area. The open nature of the top of the site allows intervisibility with the opposite side of the valley. However, the presence of properties on the edges of the site limits the prominence of the site in views across the valley.	Low – Moderate
Perceptual Qualities	Away from the B6429, the southern part of the site retains a rural character and has a stronger connection to the wider pastoral and wooded landscape. In the northern part of the site, road noise associated with traffic on the adjacent B6429 limits the sense of tranquillity. Tree belts and views across the open field to the wooded slopes on the	Low – Moderate

Criteria	Description	Rating
	opposite valley create a strong sense of naturalness, although modern development at Harden detracts from this.	
Overall Sensitivity Rating		**Low – Moderate**

Potential Mitigation
Existing tree belts should be maintained where possible and opportunities to integrate low-density housing with tree planting should be taken throughout the site and along the boundaries. This is a well wooded landscape where tree planting would be both in character and would further enhance character. Development should be sited slightly back from the minor ridgeline forms where the slope becomes steeper to retain the natural character to the south.

LSA Site 17

Figure 4.37: Map of LSA Site 17



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Source: OS, BMDC

Figure 4.38: Photos of LSA Site 17



View of the western half of the site from Harden Lane looking south across the site towards development at the Narrows.



View from Harden Lane looking east along the northern edge of the site, with glimpsed views of Woodbank Nurseries through the wooded site edge.

Table 4.33: LSA Site 17 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
17	HR/001	C3: Harden Upland Wooded River Valleys	Low-density housing

Table 4.34: Criteria and justification for LSA Site 17

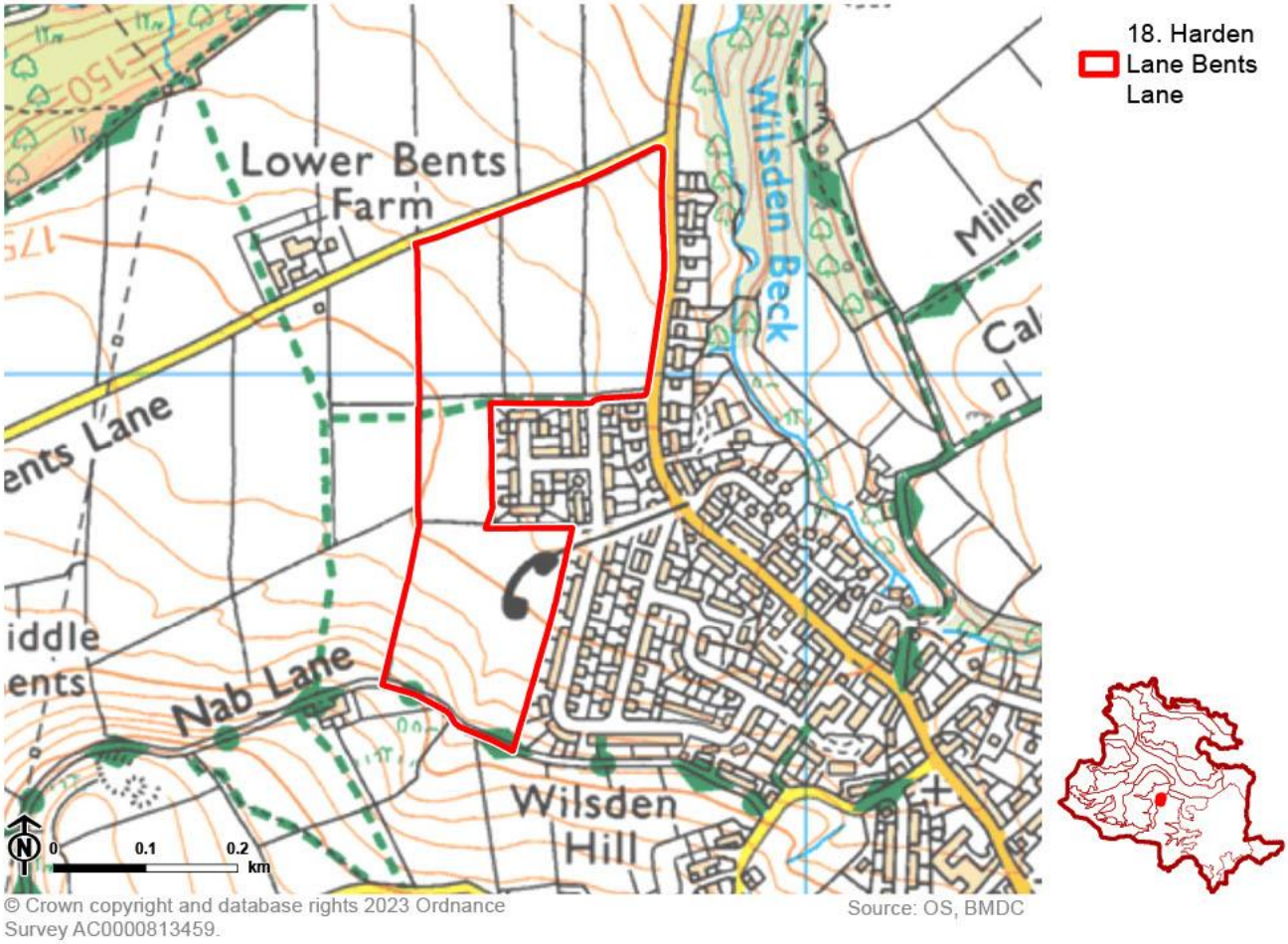
Criteria	Description	Rating
Physical and Natural Character	Sloping landform associated with Harden Beck to the south creates locally distinctive topography. This is more pronounced in the southwest of the site where there are notable undulations around Midgram Beck on the south-west edge of the site. Elevation ranges from 132m AOD in the north-east to 115m AOD in the south-east. The site forms part of a medium scale, regular field pattern and is utilised for grazed pasture and horsiculture. Trees are found around the perimeter of the site, including mature oaks on the northern boundary and willow at the lower elevations. In the south, tree belts and hedgerows extend into woodland, identified as deciduous woodland priority habitat. Hedgerows and tree belts within the site promote connectivity between the woodland to the south and habitats to the north.	Moderate – High
Cultural and Historic Character and Associations	The site does not contain any known identified features of cultural significance. However, the pre-18th century piecemeal enclosure (as identified in the HLC) provides a sense of time-depth, enhanced by the presence of drystone walls and vernacular cottages along the northern edge. The Grade II Registered Park and Garden of St Ives Estate lies immediately north of the site across the B6429 and the site forms part of the wider landscape setting of this. The Grade II Listed 17th century Woodbank House is located immediately southeast of the site. Views of this property are screened by woodland even in winter months, and only glimpsed views of the property are perceptible so it makes only a minor contribution to time depth in the site. Modern suburban housing to the south-west and larger scale development at Woodbank Garden Centre and nurseries to the north-east have eroded some sense of the time-depth associated with the site.	Moderate
Settlement Form and Edge	The site lies on the eastern edge of Harden village. Development at higher elevations would have a poor relationship with the existing settlement form, which is nestled into the landform. The existing settlement edge is well integrated by tree cover and therefore more sensitive to change. Woodland to the south of the site forms a distinctive boundary. This boundary would not be crossed, however the dense planting on Narrow Lane would be exceeded, changing the nature of the settlement edge.	High
Settlement Setting	The site makes a positive contribution to the undeveloped, rural setting of Harden to the west and the St Ives Estate to the north, although it feels peri-urban in character to an extent due to the proximity of Woodbank Garden Centre to the east and the Harden Cricket Club on the northern side of the road. The development of the site would reduce the gap between Harden and the isolated residential development at Cuckoo Nest.	Moderate
Access and Recreation	Whilst there is no public access to the site itself, the Calder/Aire Link long distance walking route runs along the northern and western boundaries of the site along Narrow Lane and the B6429 Harden Road. Open views across the site from this walking route are attainable. The site contributes to the enjoyment of the landscape for users of this route, as well as St Ives Estate Country Park and Harden Cricket Club opposite the site.	Moderate – High
Views	There are open views of the site from rising landform to the north. This part of the landscape takes in St Ives Estate Country Park and part of the Calder/Aire Link long distance walking route. The site forms an important open element in the foreground of views from these receptors, although existing development of the Woodbank Garden Centre has already detracted from views from the country park. In addition, woodland in the country park limits more distant views into the site. To the south, tree cover, existing	Moderate

Criteria	Description	Rating
	development and landform restricts localised views from the southern valley slopes of Harden Beck.	
Perceptual Qualities	The site has a relatively intact rural character, with scattered trees and adjacent woodland promoting the scenic and naturalistic qualities. This is enhanced by the proximity to St Ives Estate Country Park a Grade II Registered Park and Garden. Intrusive elements, including the adjoining Woodbank Garden Centre and traffic along the B6429 detract. In the south-west corner, screening from the landform and the presence of Midgram Beck increases the tranquil character in this part of the site.	Moderate
Overall Sensitivity Rating		**Moderate-High**

Potential Mitigation
Development on the lower slopes of the site could be more easily integrated particularly by extending tree planting into the site from adjacent woodland. Tree belts should be maintained and, where development has to occur at higher elevations, enhanced, to maintain the natural character in views from St Ives Estate Country Park.

LSA Site 18

Figure 4.39: Map of LSA Site 18



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Source: OS, BMDC

Figure 4.40: Photos of LSA Site 18



View from PRoW within the site looking north-east across the northern half of the site to development along Harden Lane.



View south-east from PRoW within the site, with the site in the foreground bordering 20th century housing development.

Table 4.35: LSA Site 18 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
18	WI/001	C3: Harden Upland Wooded River Valleys	Low-density housing

Table 4.36: Criteria and justification for LSA Site 18

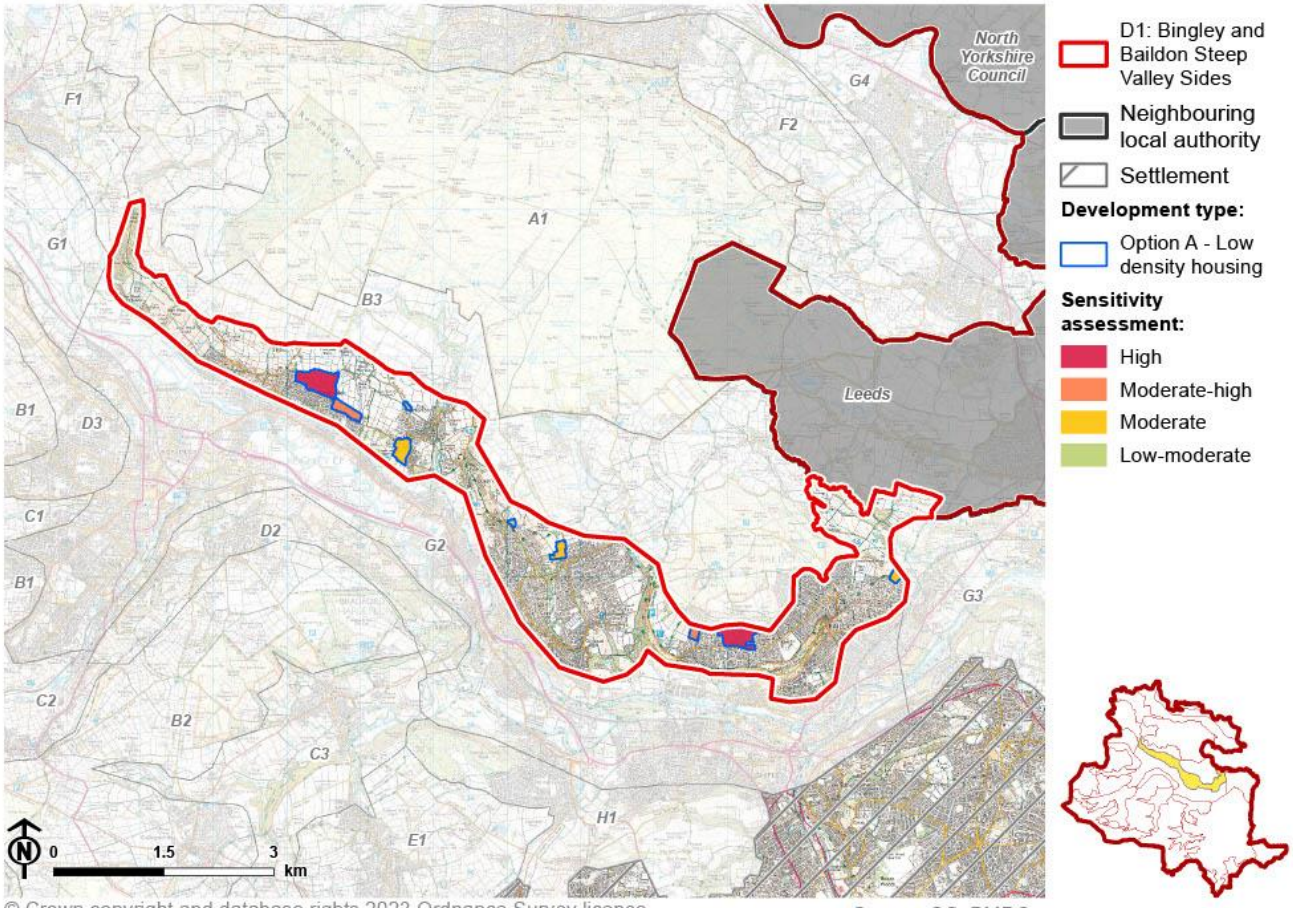
Criteria	Description	Rating
Physical and Natural Character	The site is predominantly flat to very gently sloping and forms part of the gentler upper slopes associated with Wilsden Beck. In the south, steeper, more distinctive landform rises from 160m AOD to 190m AOD towards Tan House Lane. The site consists of five pasture fields forming part of a wider straight-edged, medium-scale field pattern delineated by drystone walls and containing some scattered mature trees. The condition of the drystone walls is variable and in places supplemented by post and wire fencing.	Moderate
Cultural and Historic Character and Associations	The site does not contain any identified features of cultural significance. To the east, nearby vernacular millstone grit farmsteads at Lower Bents Farm and Pye Bank Farm provide some sense of time-depth. This is also enhanced by drystone walls associated with the 18th century surveyed enclosure, which reflect the agricultural heritage of the area. The site is influenced by the 20th century housing estates to the east which reduce time-depth. The proximity to overhead electricity lines and electricity pylons within the site further detract from the site's historic elements.	Low – Moderate
Settlement Form and Edge	The site wraps around the north-western edge of Wilsden. The existing settlement edge is relatively abrupt and not well integrated with vegetation. Development of the site offers the opportunity to better integrate the settlement edge into the wider landscape. The site adjoins 20th century housing estates and development would not change the character of built form in this part of the Wilsden. The south of the site would be more sensitive to change as developing this area would extend the settlement onto the undeveloped slopes at higher elevations.	Moderate
Settlement Setting	The site makes a positive contribution to the undeveloped setting of Wilsden. The northern part of the site forms part of the undeveloped gap between Wilsden and Harden, although this gap is already reduced by linear development east of Harden Lane. Whilst the site does not provide an important sense of separation between settlements to the west, it does offer an important rural setting for scattered farmsteads north and south of the site.	Moderate
Access and Recreation	The site is crossed by a PRoW which provides a link from the edge of Wilsden to footpaths through Crag Wood Local Wildlife Site and alongside Wilsden Beck. This includes the long distance walking routes of the Calder/Aire Link and the Millennium Way. The Calder/Aire Link traverses Nab Lane/Tan House Lane which forms the southern boundary of the site and experiences intervisibility with the site. The site contributes to the open, rural landscape experienced by walkers in this area.	Moderate – High
Views	The site is open and elevated and therefore visible from surrounding higher ground, both in immediate views from the south and west, and more distant views across the valleys from the north and east. The site is clearly visible in views from Nab Lane/Tan House Lane along which the Calder/Aire Link long distance walking route runs. A considerable number of properties on the edge of Wilsden experience direct views into the site.	Moderate – High
Perceptual Qualities	The site forms part of the undeveloped setting of Wilsden, with some sense of remoteness and a naturalistic quality provided by hedgerow trees. The site is relatively quiet and tranquil, particularly further west. Vegetation and drystone walls enhance the rural qualities associated with the site. The site is influenced by development at Wilsden. 20th century suburban housing to the east and overhead electricity lines to the west detract from the rural qualities of the site. This is more pronounced in the east.	Moderate

Criteria	Description	Rating
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Development of the site could help to better integrate the existing settlement edge with the wider landscape and the sensitive introduction of vegetation could be used to soften this. The existing isolated trees should be retained where possible, as well as the more intact drystone walls. The site has more localised sensitivity in the sites southern field, where the topography rises towards the ridgeline of Wilsden Hill. Development should be avoided here, and at the very least a development free buffer should be left along Nab Lane.

LCA D1: Bingley and Baildon Steep Valley Sides

Figure 4.41: Map of LCA D1



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Source: OS, BMDC

LSA Site 19

Figure 4.42: Map of LSA Site 19

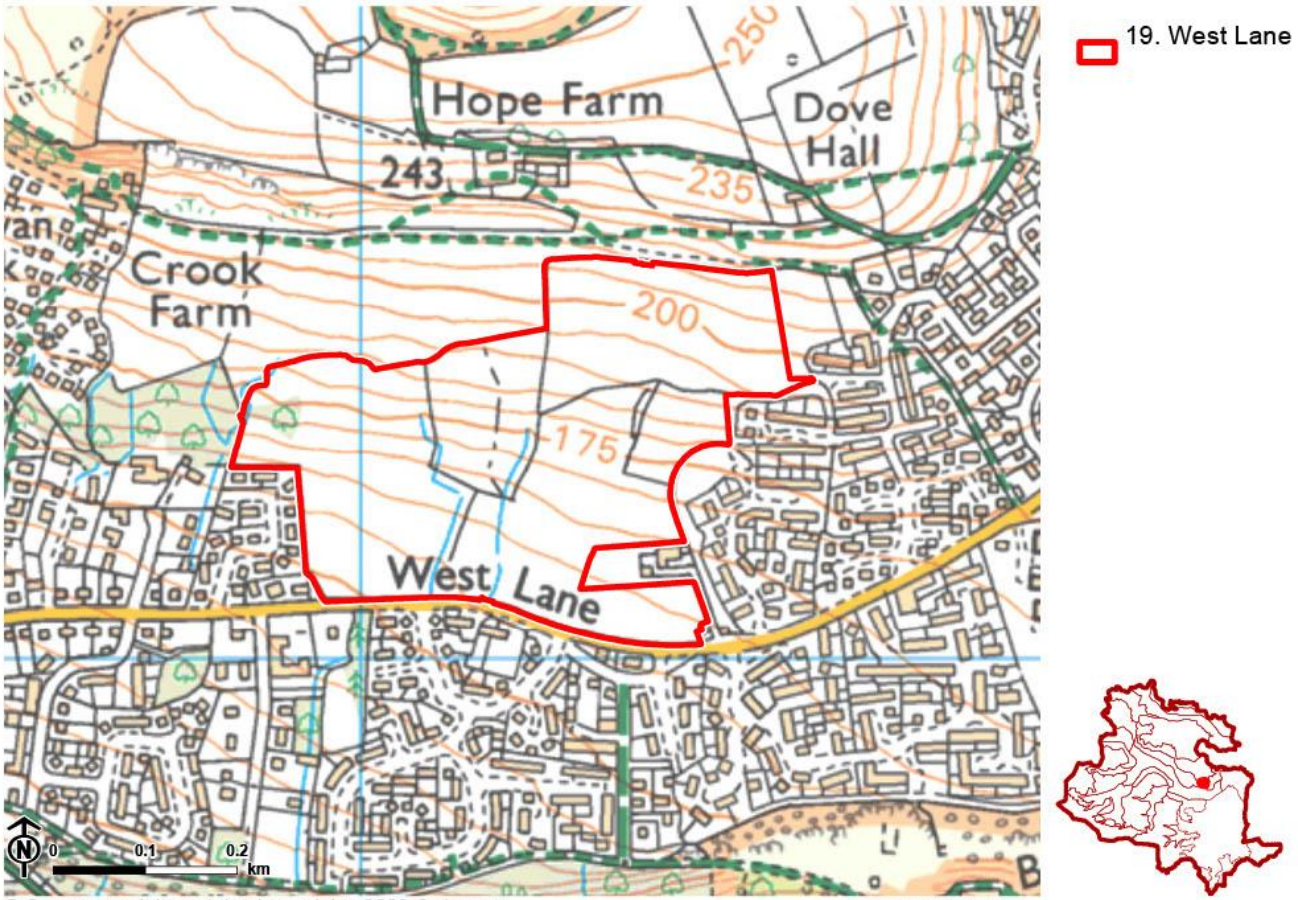


Figure 4.43: Photos of LSA Site 19



View from PRoW at the north-east corner of the site looking down across the site.



View from West Lane at the southern boundary of the site looking north-west at the rising topography of the site.

Table 4.37: LSA Site 19 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
19	BA/023, BA/005, BA2/H, BA6/H	D1: Bingley and Baildon Steep Valley Sides and B3. Silsden and Baildon Moorland Fringe	Low-density housing

Table 4.38: Criteria and justification for LSA Site 19

Criteria	Description	Rating
Physical and Natural Character	The site is situated on the steep northern side of the Airedale valley, where the landform descends rapidly from the peak of Baildon Hill to the north. The site encompasses a level change from 218m AOD in the north-east to 150m AOD in the south-west. The slope is steep and prominent with some small-scale undulations which contribute to distinctiveness, however in the south-west these undulations are less defined. The site is utilised for pasture and the landcover becomes rougher and more upland in character in the northern elevated fields. There are mature field boundary and field trees throughout the site which are in varied condition. Field boundaries are defined predominantly by wooden fences in poor condition and some drystone walls. Two small becks and associated riparian vegetation also traverse the site.	Moderate – High
Cultural and Historic Character and Associations	The site falls within the Saltaire WHS Buffer Zone and is an important part of the WHS context due to the visual interrelationship between the site and its surrounds and Victoria Road (discussed further in views). The site falls within an area identified as being a rural backdrop to the WHS of 'Critical Significance'. The site contains a carved gritstone rock designated as a Scheduled Monument. The irregular field pattern is medieval in origin and informs a strong sense of time-depth strengthened by the presence of the vernacular farmstead of Hope Farm adjacent to the site. Surrounding modern development detracts slightly from the sense of time-depth. Many of the lower field boundaries are defined by wooden fences, rather than traditional drystone walls which weakens the historic landscape pattern.	High
Settlement Form and Edge	The southern section of the site is flanked on either side by the built form of Baildon and represents an internal 'gap' in the development pattern. This adjacent development has an exposed and abrupt form and is not well integrated into the landscape, with the exception of some softening of the settlement edge along the eastern site boundary by existing gardens and vegetation. The northern section of the site is surrounded by fields and the moorland fringe to the north. The increased elevation in the north of the site represents a distinctive boundary feature which should be maintained.	Moderate – High
Settlement Setting	The identity of Baildon as a settlement draws heavily on its proximity to the surrounding landscape of moorland, moorland edge and small-scale valleys. Although the site is influenced by urban characteristics in the surrounding urban area, it has a strong moorland fringe character, particularly in the northern fields, and makes a positive contribution to the distinctiveness of Baildon.	High
Access and Recreation	There are no PRoW passing through the site, but immediately to the north there are a number of footpaths and bridleways, including the 'Welcome Way' long-distance footpath. Crook Farm caravan park is located to north-west of the site. There is an extensive area of open access land north of the site, but there is little to no visual connection between this area and the site.	Moderate – High
Views	The site is visible within a number of the Saltaire WHS key views as identified in the Saltaire World Heritage Site Management Plan. These include views considered to be of critical significance, such as View 11.1 from Victoria Road which is a "designed view	High

Criteria	Description	Rating
	connecting the village with its landscape setting". Changes to the site would alter the focal point of this view. Due to its prominent position on the valley side, the site is visible from a range of locations within Saltaire and Bingley. The site also forms part of View 18 (also of critical significance) from Hope Farm. There are partially screened views of the site from the Open Access Land to the north. There are also direct views from neighbouring residential properties, West Lane and from PRoW to the north-east, however these views are reduced slightly by distance and intervening landform when viewed from PRoW to the north-west.	
Perceptual Qualities	The site has a sense of upland character due to its steep slopes, windswept trees and rough ground cover. Surrounding development, traffic on West Lane, and the poor condition of the wooden fence boundary detracts from this. On the whole, the site has a strong sense of place.	Moderate – High
Overall Sensitivity Rating		**High**

Potential Mitigation
This site is highly sensitive due to the physical form of the site, its cultural and historic character and its visual relationship with the Saltaire WHS. If it is necessary to put this site forward for development, it is strongly advised that only the sub-sites parallel to Dene Hill and Honey Pot Drive in the south are developed. The lower elevation of these sub-sites and the existing development on either side would reduce the impact of development. It is strongly recommended that if these lower sites were proposed a full LVIA be carried out by a reputable consultant for any proposed development to assess the true impact on valued views from the WHS.

LSA Site 20

Figure 4.44: Map of LSA Site 20

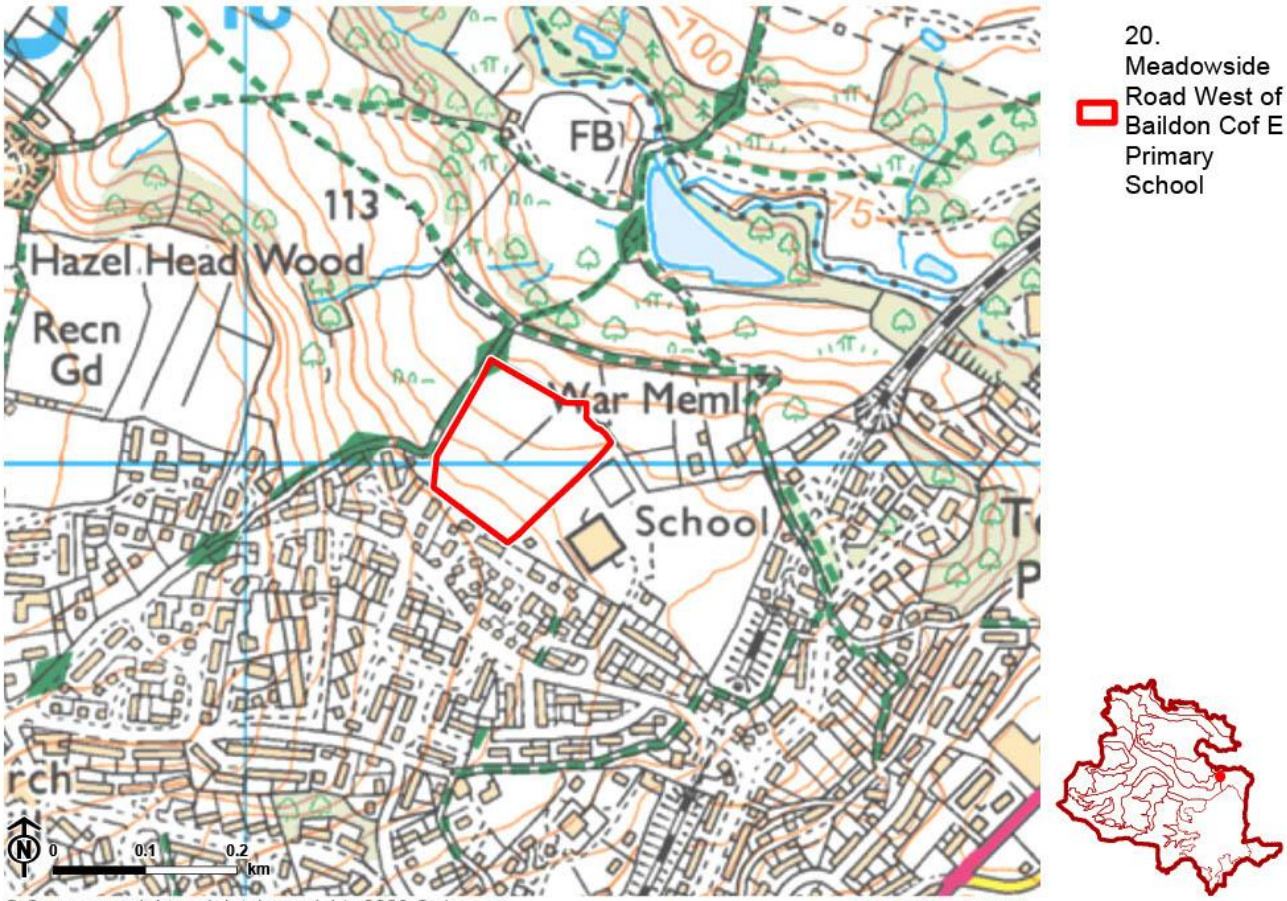


Figure 4.45: Photos of LSA Site 20



View from the south-west boundary of the site looking south-east over the poor ground condition of the site at the abrupt urban boundary.



View from the PRoW to the north-east of the site looking south-west over an intermediary field and beyond that the site.

Table 4.39: LSA Site 20 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
20	BA5/H	D1: Bingley and Baildon Steep Valley Sides	Low-density housing

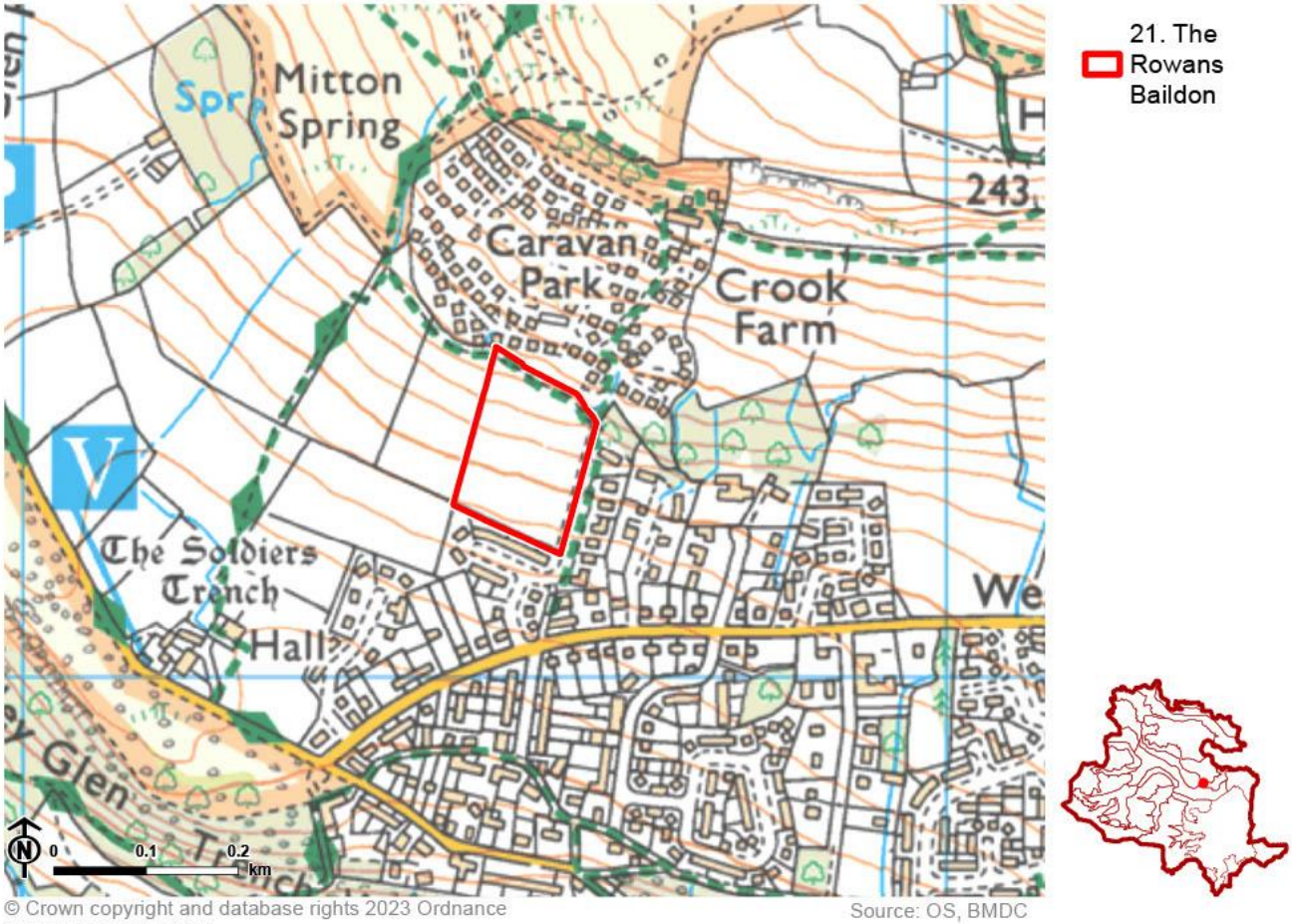
Table 4.40: Criteria and justification for LSA Site 20

Criteria	Description	Rating
Physical and Natural Character	The site is located on a gently sloping area of land that sits above the steeper slopes of the small-scale Gill Beck valley. The site slopes gently and uniformly toward the river valley, encompassing a level change from 120 AOD to 106 AOD. The shallow valley and degree of surrounding woodland create a degree of enclosure. The site is utilised for horse pasture. Overgrazing and poaching has degraded the pasture, resulting in very poor ground conditions. Mature and semi-mature trees are found along the site boundaries and field boundaries are generally fragmented and in poor condition, comprising a mixture of drystone walls, post and wire and wooden fences. The drystone wall which crosses the site is very degraded, however the northern boundary drystone wall is in slightly better condition.	Moderate
Cultural and Historic Character and Associations	The field pattern of the site and its open surrounds was formed in the early medieval period but has suffered substantial boundary loss. A drystone wall runs down the centre of the site, but this is in extremely poor condition and does not add to the time-depth of the site. There are no Listed Buildings with a visual relationship with the site and it is surrounded by modern development.	Low
Settlement Form and Edge	The site has a strong relationship with Baildon. Due to the presence of Baildon C of E Primary School and the properties on Lonk House Lane, the site is partially contained within the wider settlement envelope. Semi-mature scrubby trees crossing the site act as a boundary feature, but only to a certain degree due to gaps between them. Although the site sits within the wider settlement envelope, development would encroach slightly into the countryside and the landscape of the Gill Beck valley.	Moderate
Settlement Setting	The identity of Baildon as a settlement draws heavily on its proximity to the surrounding landscape of moorland, moorland edge and small-scale valleys. However, the site is not strongly representative of these landscape characters. The site is degraded in character, makes a limited contribution to the character of the Baildon and does not separate it from any other settlements.	Low-Moderate
Access and Recreation	There is a dense network of PRoW surrounding the site, which are well used and have a strong visual relationship with the site, including the long-distance footpath 'Welcome Way' which runs along the western boundary.	Moderate - High
Views	Views of the site from the higher ground to the west are screened by built form and vegetation. The shallowness and highly wooded character of the Gill Beck Valley screen views from the northern valley sides. The site is generally well enclosed and screened from view although there are some views from nearby PRoW on the opposite side of the valley, low number of neighbouring properties and the adjacent primary school.	Low – Moderate
Perceptual Qualities	The site is orientated towards the generally undeveloped and heavily wooded Gill Beck Valley, creating a certain degree of tranquillity and a sense of rural character, particularly to the south of the site which is well wooded. This is undermined by the noise and lighting associated with the peri-urban land uses of the nearby sports fields and school and the poor condition of the site itself.	Moderate
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
The northern boundary of the site is currently open and exposed. The surrounding landscape is well-wooded and any form of tree planting along this boundary would contribute substantially to integrating new development within the landscape.

LSA Site 21

Figure 4.46: Map of LSA Site 21



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Source: OS, BMDC

Figure 4.47: Photos of LSA Site 21



View of the site from the Rowans Road looking north-west.



View of the Saltaire WHS from the north-west corner of the site.

Table 4.41: LSA Site 21 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
21	BA/004	D1: Bingley and Baildon Steep Valley Sides	Low-density housing

Table 4.42: Criteria and justification for LSA Site 21

Criteria	Description	Rating
Physical and Natural Character	The site forms part of the typically steep valley sides associated with the wide Airedale Valley. It encompasses one of the gentler and more uniform sections of the valley side, where the landform begins to flatten forming a shelf above Shipley Glen. The level change within the site ranges from 166 AOD in the north-west corner to 143 AOD in the south-east corner The site consists of a single field of upland pasture bounded by well-maintained drystone walls, which are residential in character, and post and wire fences. The site has no valued natural features and limited value for biodiversity.	Low – Moderate
Cultural and Historic Character and Associations	The site falls within the Saltaire WHS Buffer Zone and from the north-west corner of the site the distinctive grid form of Saltaire can be clearly perceived. In addition, the Saltaire World Heritage Management Plan identified the wider area the site falls within as forming a rural backdrop to the WHS of 'Critical Significance'. The connection to this internationally valued heritage asset contributes to sense of place and distinctiveness although it lies at some distance from the site. The field pattern of the site reflects the 18th-century surveyed enclosure which erased the former field pattern. Although there are drystone walls, these are more modern and suburban in character. The site is influenced by neighbouring modern development and a caravan park. There is a lack of surrounding Listed or vernacular structures which limits time-depth within the immediate context of the site.	Moderate-High
Settlement Form and Edge	The site is located on the western edge of Baildon. Although on the periphery of the settlement, the site is situated between residential development and Crook Farm Caravan Park to the north. The settlement edges facing the site are not well integrated by vegetation, but the properties directly south of the site are nestled into slightly lower landform. The key boundary feature is the woodland north-east and north of the site, which would not be crossed. In general there is an existing abrupt edge to the settlement and the site is relatively contained by development.	Low – Moderate
Settlement Setting	The narrow, incised Shipley Glen and a buffer strip of fields on either side separates Baildon from Gilstead, a suburb of Bingley. The development of this site would erode this gap slightly, but as the built form of Baildon already extends as far west as the site, the impact would be small, and the sense of separation would be maintained. The site makes a contribution to upland setting of Baildon, but this is limited due to its limited natural and cultural characteristics.	Moderate
Access and Recreation	A PRoW passes along the outside of the eastern edge of the site and then enters the site and runs along the inside of its northern boundary. Crook Farm Caravan Park lies immediately to the north. The Welcome Way passes within 200m of the site to the west. Residents in the residential area to the south pass through the site on the way to access more valued recreation areas to the north and west, the site makes a partial contribution to enjoyment on this route, but only partial due to the proximity of development.	Moderate
Views	The site forms part of the foreground of View 16, a critically significant key view of Saltaire as identified in the Saltaire World Heritage Site Management Plan. The site is visually screened from shorter distance views by tree cover to the north and north-west and built form to the south and west. Vegetation heavily filters views from Crook Farm	High

Criteria	Description	Rating
	Caravan Park. Due to intervening topography, there are no views of the site from the long-distance footpath the Welcome Way.	
Perceptual Qualities	The tranquillity of the site is reduced by the noise from roads within the valley. The site relates more to the neighbouring urban form, rather than the rural landscape to the west, and is more suburban in character. Expansive views over the valley below strengthens sense of place in particular the localised views of Saltaire.	Moderate
Overall Sensitivity Rating		**Moderate-High**

Potential Mitigation
Built form should be designed to align with the existing development on the Rowans, ensuring the most elevated section of the site remains undeveloped and respecting the existing settlement edge. Enhancing the existing narrow deciduous shelterbelt to extend the thicker shelterbelt located to the west would provide a natural edge to new development and contain it within the landscape. The sight line of View 16 within the Saltaire World Heritage Site Management Plan should be maintained and a full LVIA should be carried out by a reputable consultant for a proposed design before planning permission is granted.

LSA Site 22

Figure 4.48: Map of LSA Site 22

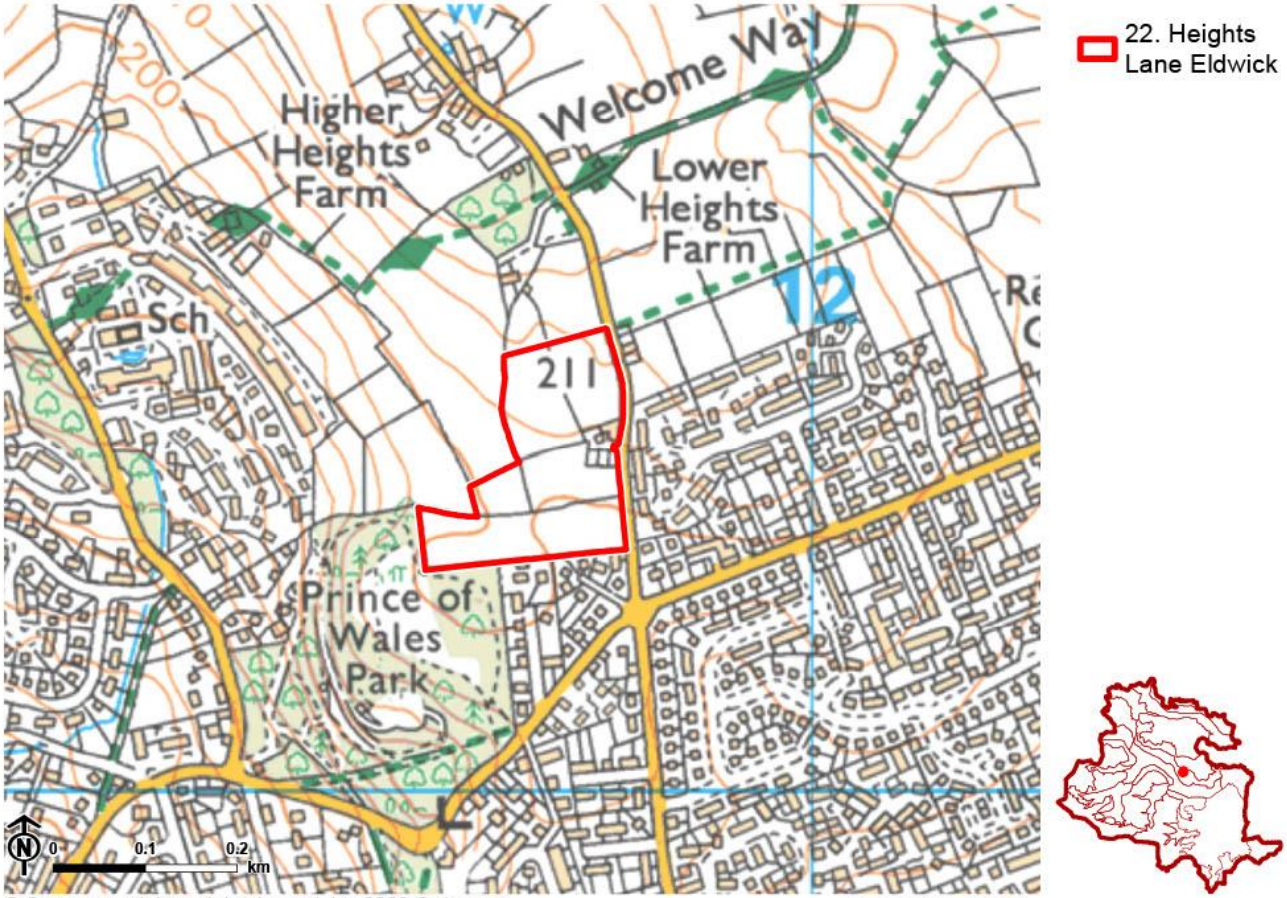


Figure 4.49: Photos of LSA Site 22



View from the Welcome Way looking south-west towards the site with Prince of Wales RPG and the urban edge visible beyond the site.



View from Prince of Wales RPG looking north-east across the site.

Table 4.43: LSA Site 22 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
22	BI/013, BI/059, BI4/H, BI8/H	D1: Bingley and Baildon Steep Valley Sides	Low-density housing

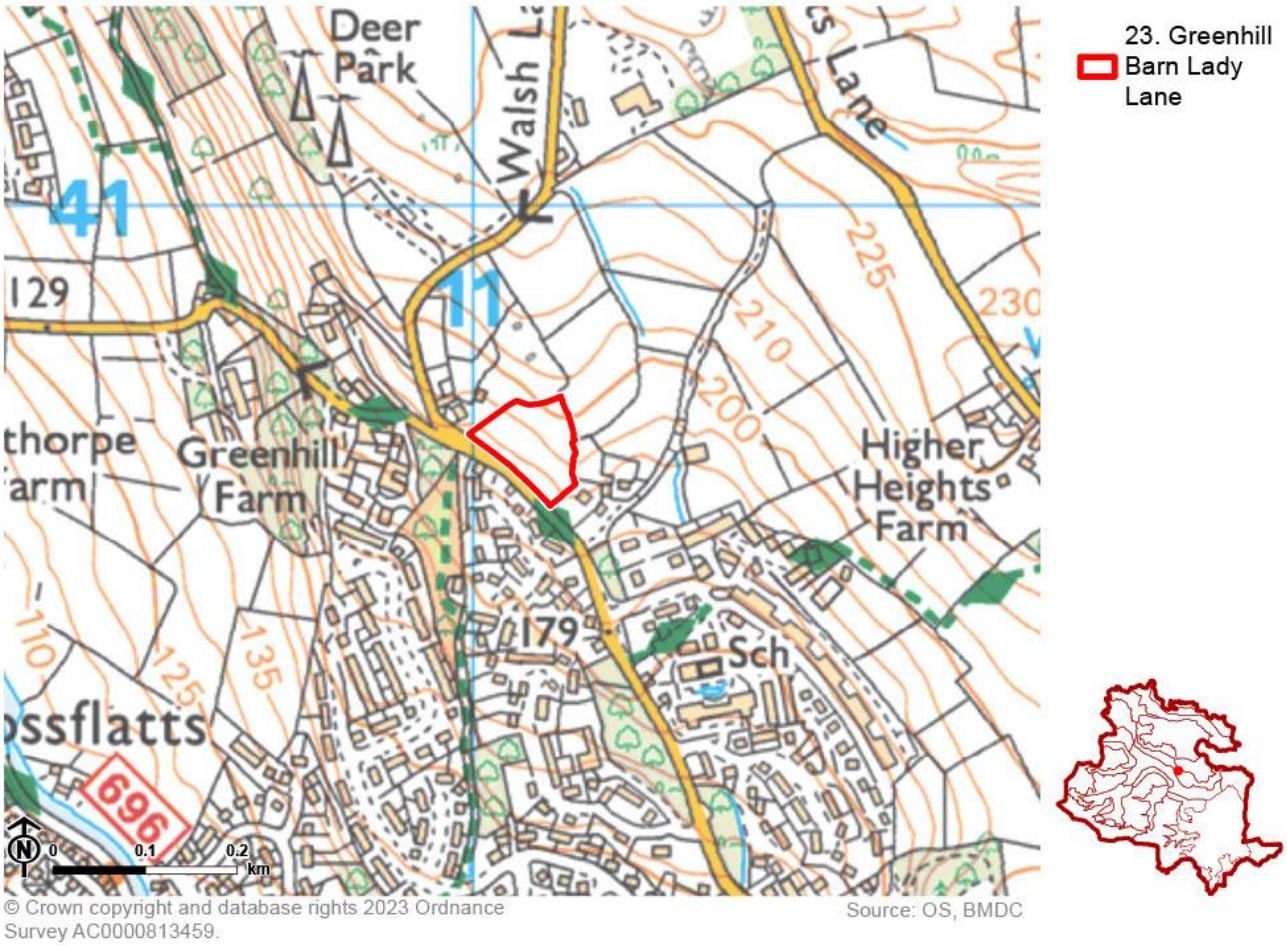
Table 4.44: Criteria and justification for LSA Site 22

Criteria	Description	Rating
Physical and Natural Character	The site is located on the Airedale Valley sides on a sloping shelf elevated above a steep drop to the valley floor. Within the immediate proximity of the site, the valley sides are varied and undulating, creating more intricate and distinctive topography, although the site itself is relatively flat. The northern section of the site is open and prominent in the landscape. The site comprises five small-scale fields of semi-improved grassland defined by well-maintained drystone walls, which are in good to moderate condition and emphasised by the undulating landform. The site contains no hedgerows or field trees and has limited value for biodiversity.	Moderate
Cultural and Historic Character and Associations	The site is located immediately north-east of the Grade II Registered Park and Garden (RPG) Prince of Wales Park. The irregular small-scale field pattern is the result of the post-medieval piecemeal enclosure of Gilstead Moor. The irregular field pattern defined by drystone walls in combination with the adjacent mature woodland of the RPG creates a sense of time-depth within the site this is partially marred by the presence of modern development bordering the site on two sides.	Moderate
Settlement Form and Edge	The site is located on the northern edge of Bingley. The development edge is abrupt on Pollard Avenue and Heights Lane but is partially softened by the woodland of Prince of Wales Park RPG. The site extends past the existing line of development along Heights Lane and development beyond this point would represent an advancement into the countryside.	Moderate
Settlement Setting	The site contributes to the pastoral upland character setting of Bingley, though the southern section is hemmed in by existing development, reducing its rural character. The site does not contribute to a gap between settlements; however, development would encroach into the rural setting of Higher Heights Farm to the north.	Moderate
Access and Recreation	The Welcome Way long distance footpath passes within 150m of the site to the north-west. There are no PRoW within or immediately adjacent to the site. The Prince of Wales Park RPG is a well-used locally valued recreational asset and the main circulation route through the park runs close to the south western site boundary.	Moderate
Views	The site is visible in views from parts of the key circulation route and on the edge of the enclosed Prince of Wales Park RPG though it does not form the key focus of these views. There are direct open views from the Welcome Way long-distance footpath to the north. The northern section of the site is partially visible from the western side of the Airedale valley. Woodland screens views of the development from the majority of the valley floor. The site is open in views from the edges of the community immediately to the south and east.	Moderate
Perceptual Qualities	Wider views towards Bingley Moor and woodland on the valley sides to the west strengthen the rural character of the site. The presence of drystone walls and the separation of the site from settlement by woodland in the RPG further strengthen this, however the roads on the valley floor are perceptible and detract to some extent.	Moderate
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
The southern part of the site is less sensitive than the north. It would be beneficial to retain existing drystone walls parallel to the single property within the site as a boundary feature. Siting of development should consider the benefit of woodland within Prince of Wales RPG and topography to aid with screening and integration. Careful planning and design should seek to minimise impacts on the RPG; a buffer and intervening tree planting could be considered.

LSA Site 23

Figure 4.50: Map of LSA Site 23



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Source: OS, BMDC

Figure 4.51: Photos of LSA Site 23



View from Lady Lane looking east at the tall conifers within the site.



View from Lady Lane looking into the open section of the site.

Table 4.45: LSA Site 23 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
23	BI3/H	D1: Bingley and Baildon Steep Valley Sides	Low-density housing

Table 4.46: Criteria and justification for LSA Site 23

Criteria	Description	Rating
Physical and Natural Character	The site encompasses a relatively steep slope typical of the Airedale valley sides, descending from 199 AOD in the north-east of the site to 186 AOD in the south. The site is dominated by very dense non-native coniferous woodland which is out of character with surroundings. A tall well-maintained capstoned wall of local stone defines the site boundary; this has a suburban rather than rural character. Where the ground is visible it is in poor condition with instances of tipping.	Low – Moderate
Cultural and Historic Character and Associations	The irregular small-scale field pattern of the site and its surrounds is the result of the post-medieval piecemeal enclosure of Gilstead Moor. However, the dense coniferous woodland on the site obscures the historic field pattern. On either side of the site are two Grade II Listed residential properties which inform a degree of time-depth. Modern development on Lady Lane undermines this, but to a limited degree due to the sensitive design of the scheme with local stone boundary features.	Low – Moderate
Settlement Form and Edge	The site is located on the northern edge of Priestthorpe, a suburb of Bingley and the site and its surroundings have a strong suburban character. The settlement edge in this location is variegated due to the number of detached properties with irregular property boundaries on Lady Lane. Development would not be perceived as an advancement into the countryside from the road because the site is flanked by residential properties. In the immediate vicinity, development is generally contained within the 200m AOD, with this elevation forming an informal boundary feature. The majority of the site falls below this elevation.	Low – Moderate
Settlement Setting	The land cover of dense coniferous woodland is not characteristic of the general area and does not contribute to the settlement character. The site provides no separation from another settlement.	Low
Access and Recreation	The Welcome Way long-distance footpath passes along Lady Lane on the site boundary, but the site makes little contribution to scenic enjoyment from this route. Opposite the site there is a narrow wedge of Open Access Land with a PRoW passing through it, though there is limited intervisibility between this area and the site.	Low – Moderate
Views	The site is well-screened from the wider landscape by the rising topography to the north of the site and the woodland to the south-west. There are direct views from the Welcome Way long-distance footpath as it passes the site and from some residential properties on Lady Lane.	Low – Moderate
Perceptual Qualities	The discordant character of the site and evidence of fly-tipping and poor management detracts from the scenic quality of the area. The conifers screen views of the characteristic field pattern to the north. The area surrounding the site has a strong sense of suburban character and Lady Lane is a relatively busy road.	Low
Overall Sensitivity Rating		**Low – Moderate**

Potential Mitigation
The development could be sensitively designed to respond to the existing nature of the settlement boundary by limiting built form at the higher elevations of the site.

LSA Site 24

Figure 4.52: Map of LSA Site 24

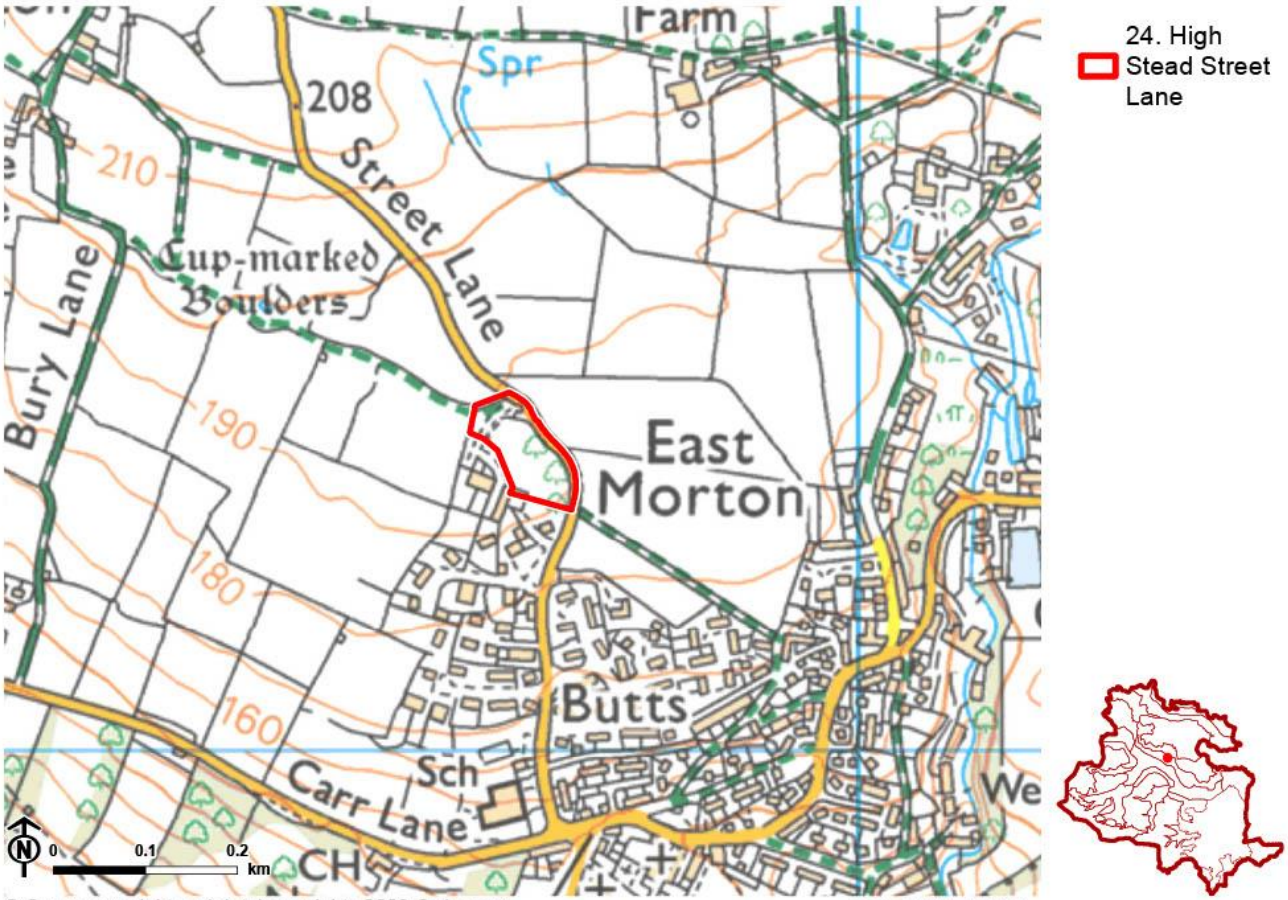


Figure 4.53: Photos of LSA Site 24



View from Street Lane looking south at the site.



View looking north-north-east from the entrance to the site of the highly scenic landscape to the north.

Table 4.47: LSA Site 24 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
24	EM1/H	D1: Bingley and Baildon Steep Valley Sides	Low-density housing

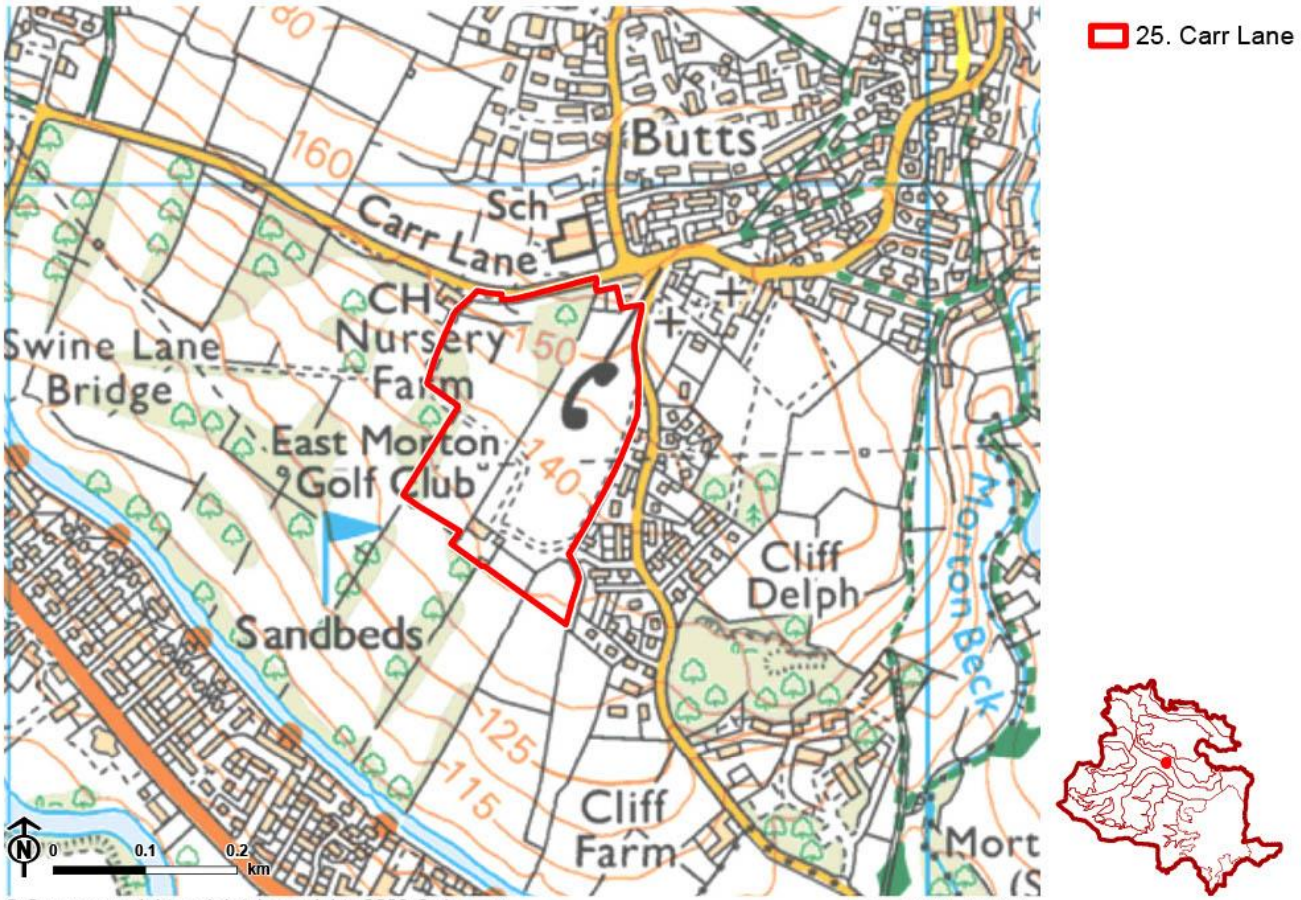
Table 4.48: Criteria and justification for LSA Site 24

Criteria	Description	Rating
Physical and Natural Character	The site is flat and located on a stepped ledge of the Airedale valley sides. It sits within a gently undulating pastoral landscape with a rigid pattern of drystone walls. The character of the site contrasts with its surroundings, as existing land use consists of amenity grass and access to an existing residential scheme. The site contains a limited number of mature trees on the periphery along with some newly planted trees along the drive. A hawthorn hedge has been recently planted along the site boundary but has been poorly managed. There is a strong physical character within the surrounding area, but the site itself contributes little to this.	Low – Moderate
Cultural and Historic Character and Associations	The site is located approximately 250m from East Morton Conservation Area, however, due to the intervening topography, there is no intervisibility between the two areas. The landscape immediately north has a strong sense of time-depth; Grade II Listed Moorlands Farmhouse and Cottage are visible to the north outside the site. The current land use of the site as private amenity land forming part of a modern residential development to the south has erased the previous piecemeal field pattern. The site itself has no sense of time-depth which contrasts starkly with the strong historic character of the landscape to the north. The retention of drystone walls on the edge of the site links it with landscape character to the north.	Low-Moderate
Settlement Form and Edge	The site is located on the northern periphery of East Morton. The site is strongly associated with the existing settlement as it forms part of the footprint of existing development. Street Lane acts as a boundary feature, so the development would not be perceived as a settlement advancement into the countryside.	Low
Settlement Setting	The amenity land use and mown amenity grass character is not in keeping with the wider rural upland setting of East Morton which is distinctive and strengthens the character of the settlement. The site does not contribute to a perceived gap between East Morton and any other settlement.	Low
Access and Recreation	Two PRoWs intersect with the site, though they do not pass through or past it. Residents of Highstead Close may use the site as an open space, but this is a private site.	Low-Moderate
Views	The landscape north of the site has a strong sense of place and the site is visible from this general area including from a number of PRoWs. The site is relatively well enclosed and screened in views from the south by vegetation, topography and built form to the south and east of the site.	Moderate
Perceptual Qualities	The site is located on the edge of rural upland character which has a strong sense of place informed by undulating topography, the stark pattern of drystone wall field boundaries, isolated farm properties and the rising moorland beyond. The wider landscape has a sense of remoteness and tranquillity. The site is not characteristic of this, but its development would detract slightly from this scenic quality.	Moderate
Overall Sensitivity Rating		**Low – Moderate**

Potential Mitigation
The key sensitivity of this site is the general landscape character to the north, which the site does not form a part of, but development within the site would influence slightly. Strengthening the existing vegetation on the site periphery and dedicated management of the young hedgerow would screen development from view and create a more natural settlement boundary over time.

LSA Site 25

Figure 4.54: Map of LSA Site 25



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Source: OS, BMDC

Figure 4.55: Photos of LSA Site 25



View from Morton Lane of the eastern section of the site.



View from the golf course entrance looking south-west of the western section of the site currently forming part of the golf course.

Table 4.49: LSA Site 25 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
25	EM/012	D1: Bingley and Baildon Steep Valley Sides	Low-density housing

Table 4.50: Criteria and justification for LSA Site 25

Criteria	Description	Rating
Physical and Natural Character	The site encompasses a steady, uniform slope from 153 AOD on Carr Lane to 135 AOD in the south of the site. It contains limited topographical variety. The west of the site forms part of East Morton Golf Club and contains a number of dense deciduous woodland shelterbelts in addition to some mature field trees. The east of the site was previously part of the golf course but is now used for sheep pasture. A drystone wall runs through the centre of the site and is well maintained, although gaps have been created in it. The manicured golf course lawn and the artificially located woodland blocks make a limited contribution to local distinctiveness. The deciduous woodland is of value to biodiversity.	Moderate
Cultural and Historic Character and Associations	The land use of the site as a golf course has partially erased the previous piecemeal field pattern, although parts of the field boundaries have been retained. The East Morton Conservation Area borders the site to the north-east. The presence of St Luke's Church and churchyard, a characteristic vernacular property and stone walls informs a sense of historic character and time-depth in this localised area. The Leeds and Liverpool Canal located approximately 270m to the south is a key historic feature and designated as a Conservation Area.	Moderate
Settlement Form and Edge	East Morton has a varied settlement edge due to the diffused nature of the settlement. The woodland blocks on the site have a partial role as a boundary feature. The Leeds and Liverpool Canal and associated vegetation form a strong boundary to development in the south. The site does not exceed the existing line of development on Carr Lane or Morton Lane and so would be perceived as an extension into the countryside only to a moderate extent.	Low – Moderate
Settlement Setting	The East Morton Conservation Area Assessment identifies hilly topography and pastoral fields as the key aspects of the settlement's valued rural setting. The site is not in keeping with this wider valued rural upland setting. The site forms part of a perceived gap between East Morton and the wider Keighley-Riddlesden-Crossflatts-Bingley urban area to the south and west. This gap would be eroded to some degree if the site were developed, although the site does not exceed the existing extent of development to the south or east.	Moderate
Access and Recreation	The East Morton Golf Club is a recreational asset for paying customers. There are no nearby PRoW.	Moderate
Views	The site is relatively well enclosed by the woodland both within the site and in the wider golf course. There are direct views of the site from Morton Lane within the East Morton Conservation Area. There are open direct views of the site from elevated positions on the opposite valley sides. In addition, the site is visible from the banks of the Leeds and Liverpool Canal which is designated as a Conservation Area and which National Cycle Route 696 runs along.	Moderate – High
Perceptual Qualities	Morton Lane and Carr Lane are fairly busy with traffic creating a degree of background noise. A small-scale overhead electricity line passes through the site cutting across scenic views of woodland on the south side of the Airedale valley. The southern part of the site is locally influenced by an agricultural yard, ancillary buildings and infrastructure.	Low – Moderate

Criteria	Description	Rating
	The eastern section of the site is more in keeping with the wider agricultural character of the landscape than the west.	
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Woodland buffers in the south of the site would integrate development better in the landscape and screen views from the canal. There should be careful consideration of design and layout, including buffer zone and softening through planting to minimise harm to the setting of the East Morton and Leeds and Liverpool Canal conservation areas.

LSA Site 26

Figure 4.56: Map of LSA Site 26

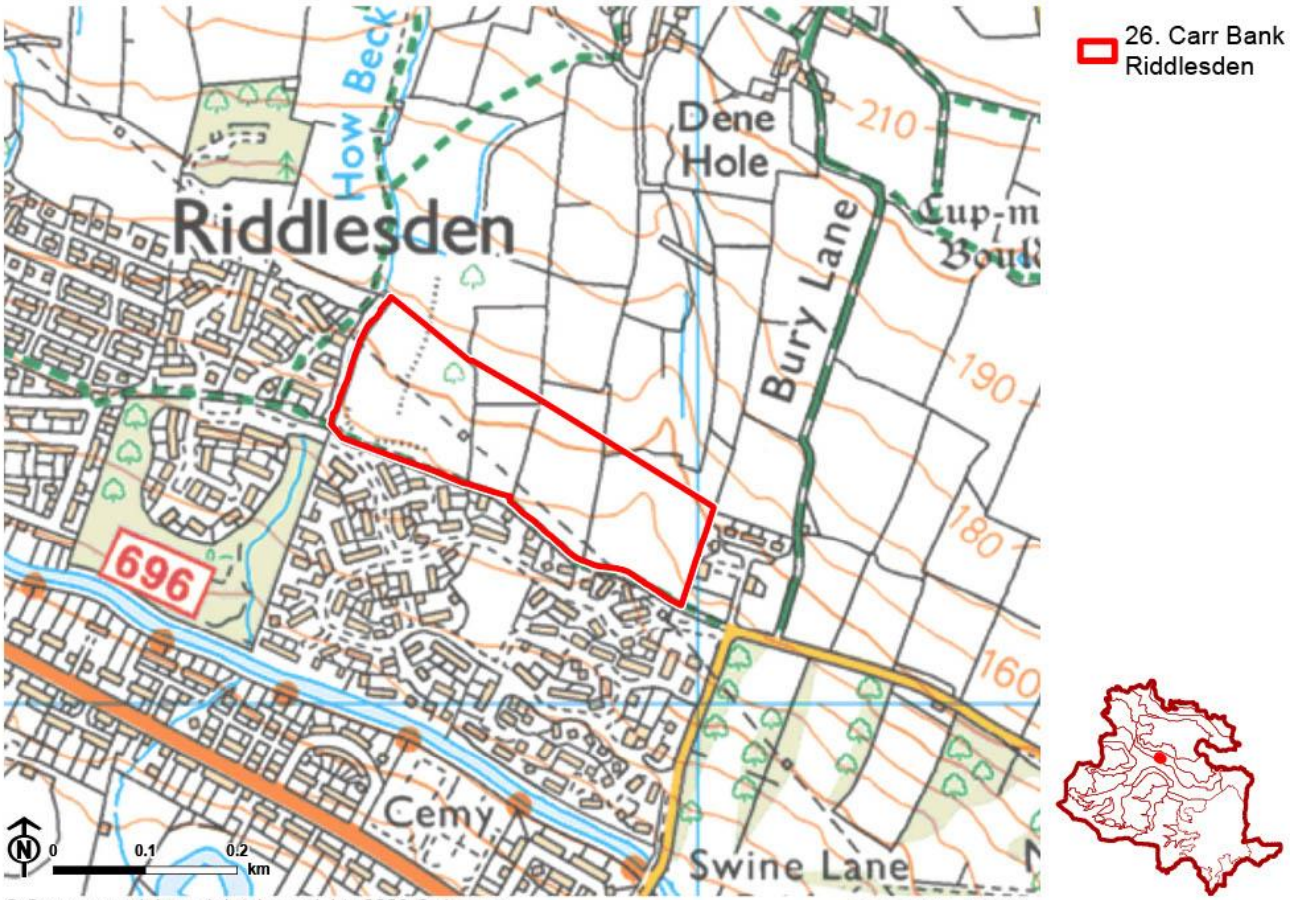


Figure 4.57: Photos of LSA Site 26



View from the PRoW to the south of the site looking north-east across the site.



View from western section of the PRoW to the south of the site looking north-east across the site

Table 4.51: LSA Site 26 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
26	KY15/H	D1: Bingley and Baildon Steep Valley Sides	Low-density housing

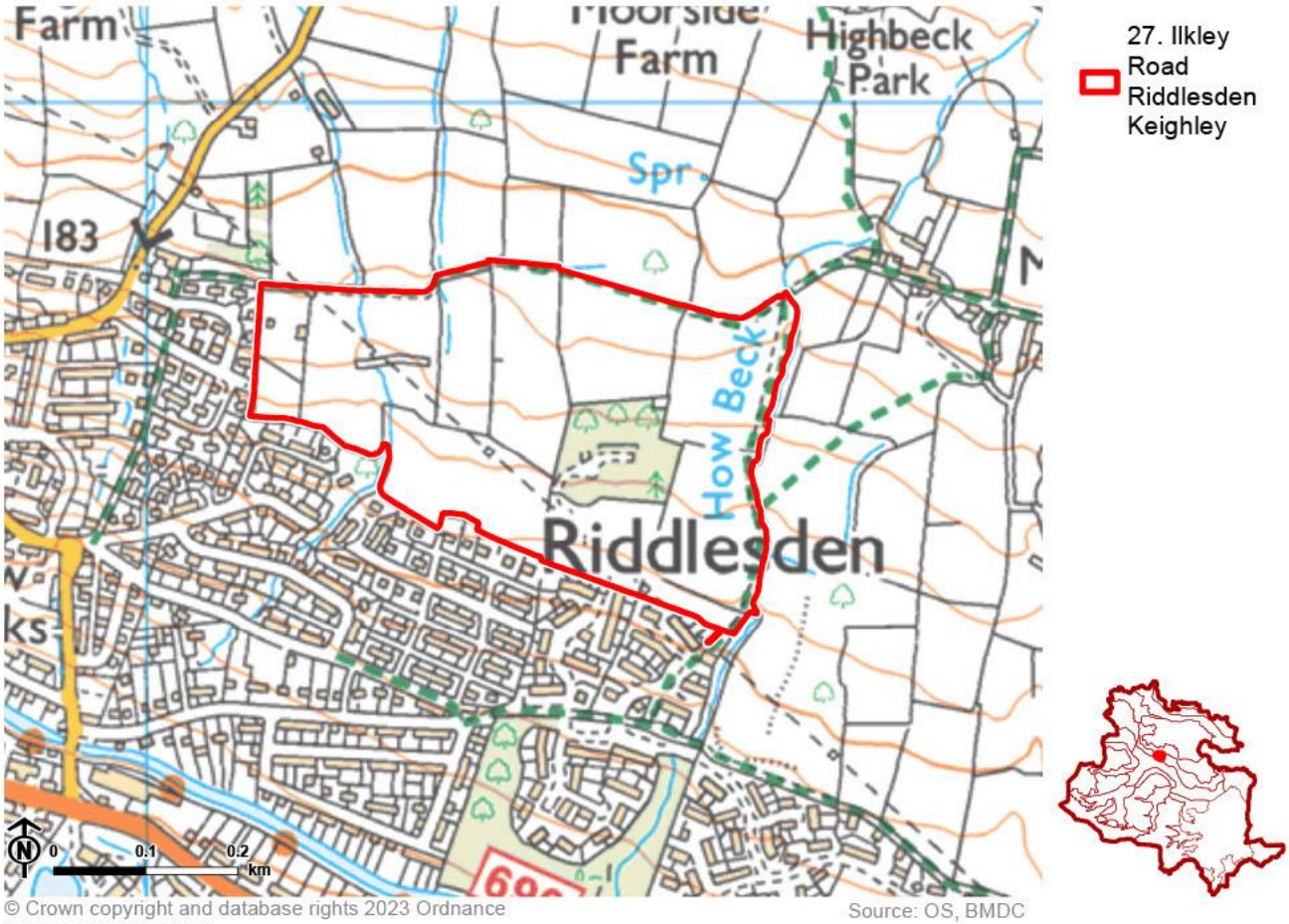
Table 4.52: Criteria and justification for LSA Site 26

Criteria	Description	Rating
Physical and Natural Character	The site is positioned on the lower slopes of the steep Airedale Valley sides. Although shallower than the more elevated slopes to the north, the site encompasses a relatively steep fall from 155 AOD to 136 AOD which is uniform with the exception of a slight cleft in the east, eroded by seasonal water runoff. How Beck runs along the western site boundary. The site contains a number of small to medium scaled pastoral fields defined by drystone walls which are mixed in condition. The field boundaries in the west of the site contain a high proportion of mature boundary trees. The landform, neighbouring water body, pattern of drystone walls and mature vegetation all contribute positively to landscape character.	Moderate – High
Cultural and Historic Character and Associations	A carved rock on the bank of the How Beck is designated as a Scheduled Monument and part of this designation falls within the site. The HLC identifies the site to be post-medieval piecemeal enclosure, with some later boundary alterations. It forms part of an area of wider historic character to the north, though this is marred slightly by its proximity to modern development including a modern steel lattice power line. Although unlisted, a historic aqueduct is located 230m to the north and forms a feature of interest.	Moderate – High
Settlement Form and Edge	The site has a strong rural character which distinguishes it from the settlement of Riddlesden. The How Beck forms a strongly defined boundary feature which contains development to the west. Although the site is surrounded by development on three sides, linking it spatially with the settlement, the site is distinguished from the settlement due to landform. The site spans across many field boundaries creating a distinctive character which would be lost if developed.	Moderate
Settlement Setting	The rural upland character of the site contributes to the setting of Riddlesden. The site contributes to the distinction between Riddlesden and the hamlet/farmstead cluster of West Morton. The surrounding settlement is of late 20th century and early 21st century which does not have strong links to the landscape.	Moderate
Access and Recreation	There are no PRoW passing through the site, but a PRoW runs along the full length of the southern boundary and has a strong visual relationship with the site.	Moderate
Views	Views from the PRoW north of the site, serving the hamlet of West Morton, are limited due to the intervening landform. Views from Riddlesden are generally screened by built form and vegetation, although some properties on the edge of the settlement have direct views of the site. There are direct views of the site from elevated positions on the opposite valley side, including from a number of PRoW; albeit these are some distance away. There are open views of the site from the PRoW on its southern boundary.	Moderate
Perceptual Qualities	The site is generally upland rural in character, however a small-scale overhead electricity line passes through the site which, along with the modern residential development, detracts from perceptual qualities. Noise from the nearby roads and train line are also noticeable which reduce the tranquillity of the site slightly.	Moderate
Overall Sensitivity Rating		**Moderate – High**

Potential Mitigation
Advice should be sought from a historic environment consultant on the extent of a buffer to be applied around the Scheduled Monument. The existing most elevated position of development to both the east and west should be considered, and any proposed development should not exceed this. The current site extent does not respect the existing field boundaries, cutting through the existing fields. Eroding the field pattern will have a negative impact on wider cultural and historic character, and the existing field boundaries on the sites northern edge should be respected and maintained. A planted buffer along the north of the site boundary would soften the development edge which could be formed by retaining field boundaries, and partially screen views of the development from the north. Seek to retain and protect mature trees within the site and introduce supplementary areas tree planting and pockets of green space which are characteristic in the landscape and within adjacent residential areas

LSA Site 27

Figure 4.58: Map of LSA Site 27



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Source: OS, BMDC

Figure 4.59: Photos of LSA Site 27


View of the How Beck from within the eastern section of the site


Mature woodland within the site associated with the former site of the Keighley and Bingley Joint Isolation Hospital

Table 4.53: LSA Site 27 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
27	KY/040, KY/041	D1: Bingley and Baildon Steep Valley Sides	Low-density housing

Table 4.54: Criteria and justification for LSA Site 27

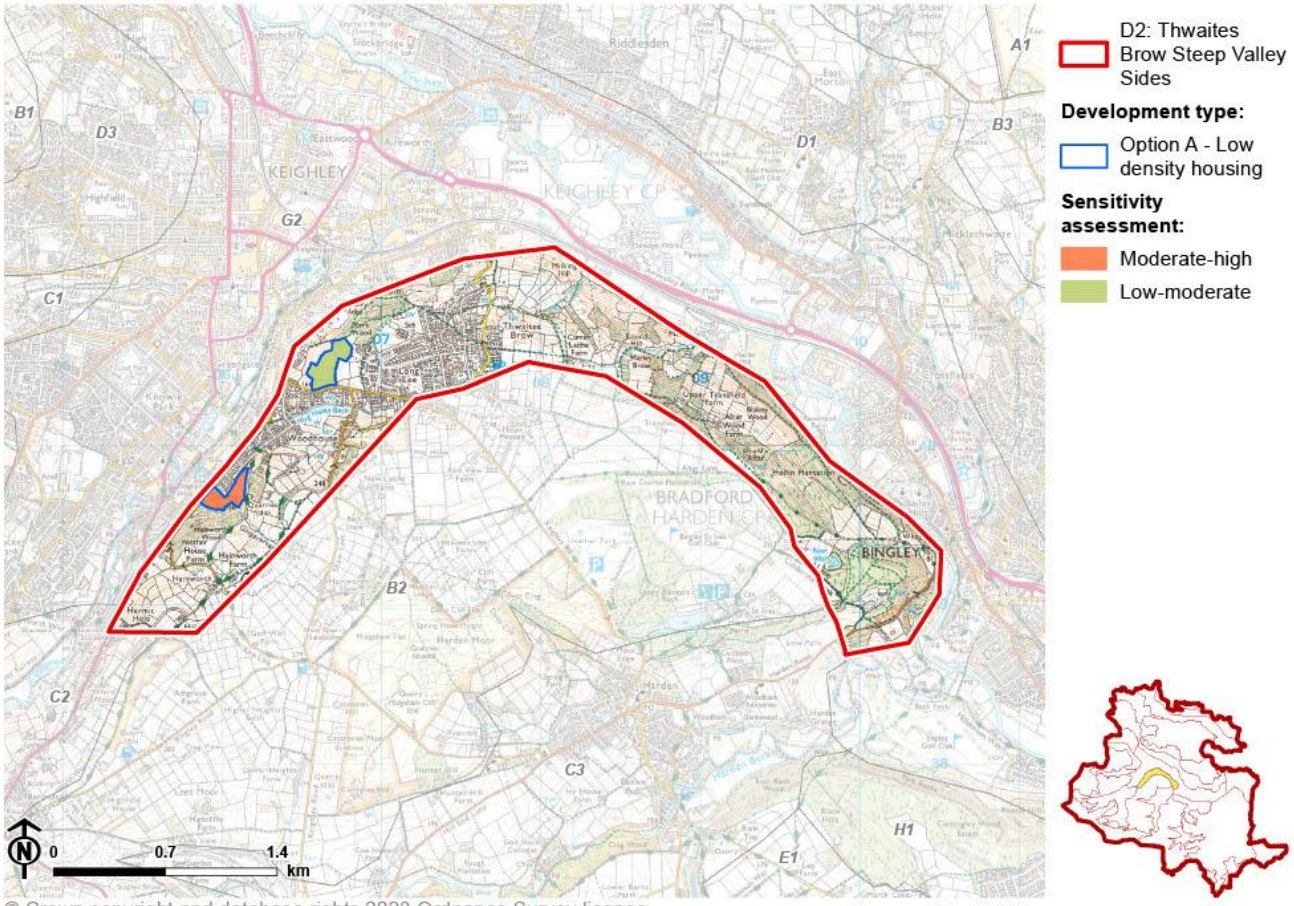
Criteria	Description	Rating
Physical and Natural Character	The site is located on the steep Airedale Valley sides within an open and exposed landscape. The south-facing slopes encompass a level change from 194m AOD to 154m AOD, steep in places and undulating. There are two unnamed becks in the west and How Beck in the east. These watercourses have created gentle undulations in the slope, informing a more varied and interesting topography. Most of the site is composed of pastoral fields delineated by drystone walls in mixed conditions. In the centre of the site, a single field contains a block of mature mixed woodland. There are concentrations of mature riparian vegetation along both the eastern beck and How Beck and a number of mature field and field boundary trees scattered throughout. The distinct topography, the watercourses and the degree of mature vegetation contribute positively to landscape character. In the north of the site the landcover becomes more upland in character.	High
Cultural and Historic Character and Associations	The site forms part of a wider agricultural area to the north which has a strong sense of time-depth and includes Grade II Listed Buildings in West Morton to the north-east and Moorside Farm to the north. There are direct views of these Listed Buildings (agricultural use) from the site and it forms part of their rural setting. A Scheduled Monument is located adjacent to the south-east corner of the site. The HLC identifies the site to be post-medieval piecemeal enclosure, and this is reflected in the small to medium-scale field pattern with irregular boundaries. The wooded field was previously used as a site for the Keighley and Bingley Joint Isolation Hospital from 1897.	Moderate-High
Settlement Form and Edge	The site's strong rural character distinguishes it from the urban area of Riddlesden. Although the existing settlement edge is relatively exposed in places it is softened and integrated by tree cover within the site. Although development of the site would not cross a distinctive settlement boundary feature it would be perceived as an extension of the settlement into the countryside. The north-eastern corner of the site extends substantially into the open countryside and would significantly alter the wider settlement form.	High
Settlement Setting	As with Site 26, the rural upland character of the site contributes to the setting of Riddlesden, although the settlement is orientated in a way that limits its visual relationship with its setting. The site contributes to the distinction between Riddlesden and the hamlet/ farmstead cluster of West Morton. The site makes an important contribution to the rural setting of historic West Morton.	Moderate
Access and Recreation	Two PRoW run along and within the full extent of the site's eastern and northern boundaries. These routes form part of a wider network of PRoW serving the historic farming hamlet of West Morton. The site contributes to the enjoyment of the landscape by people walking along these PRoW.	Moderate
Views	The site is visible from PRoW to the north-east serving the hamlet of West Morton. Views from Riddlesden are generally screened by built form and vegetation, although some properties on the edge of the settlement have direct views of the site. There are clear, direct views of the site from West Morton and scattered farmsteads, roads and PRoW to the north. The site is very exposed when viewed from the southern valley side. There are direct views of the site from elevated positions on the opposite valley side, including from a number of PRoW; albeit from some distance. Topography generally screens views of the	Moderate – High

Criteria	Description	Rating
	site in views from the Open Access Land further away to the north, but the site is anticipated to be discernible from some localised locations.	
Perceptual Qualities	The site has a strong rural, upland character in common with the landscape to the north. The sound of running water in the stream increases the sense of tranquillity of the site and contributes to its rural character, however the noise of nearby roads detracts from this somewhat. A small-scale overhead electricity line and wood pole line passes through the site detracting from perceptual qualities.	Moderate – High
Overall Sensitivity Rating		**High**

Potential Mitigation
The site is located in a prominent position on the steep valley sides in an area of distinctive landscape character. Development should be avoided to the north of the site which is more sensitive, and care should also be taken to minimise impacts on the watercourses which run within and adjacent to the site. Any development should seek to retain and protect mature trees within the site and introduce supplementary areas of tree planting and pockets of green space which are characteristic in the landscape and within adjacent residential areas.

LCA D2: Thwaites Brow Steep Valley Sides

Figure 4.60: Map of LCA D2



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Source: OS, BMDC

LSA Site 28

Figure 4.61: Map of LSA Site 28

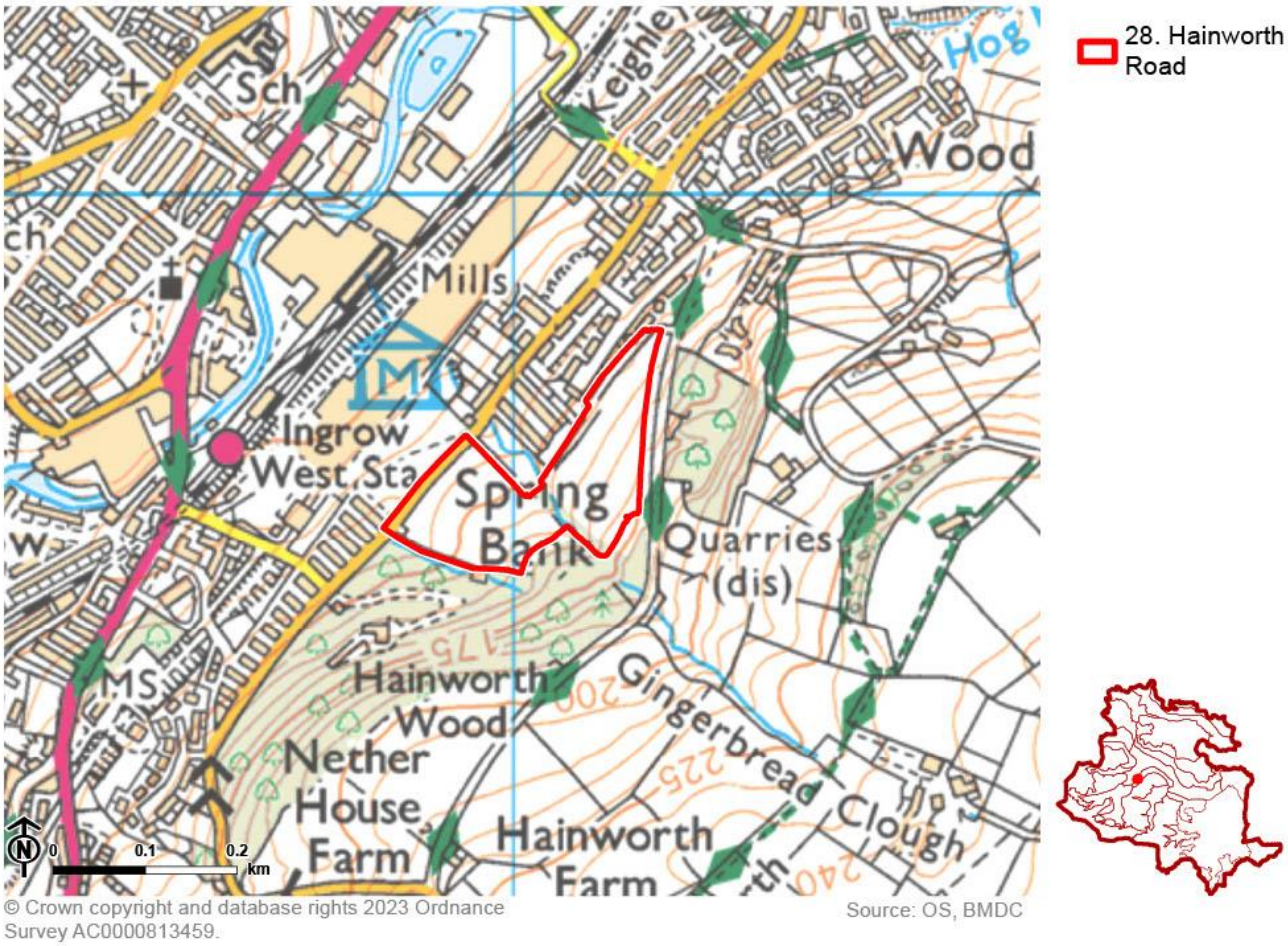


Figure 4.62: Photos of LSA Site 28



View looking north-east from Hainworth Wood Road across the western half of the site bordered by ancient woodland at Hainsworth Wood.



View east from PRoW along Gingerbread Clough across the eastern half of the site towards Hainworth Wood.

Table 4.55: LSA Site 28 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
28	KY26/H	D2: Thwaites Brow Steep Valley Side	Low-density housing

Table 4.56: Criteria and justification for LSA Site 28

Criteria	Description	Rating
Physical and Natural Character	The site comprises steep sloping topography that forms part of the distinctive valley sides of the River Worth. There is a level change from 140m AOD in the west to 170m AOD in the south-east. In the north-east the landform is characterised by gentler slopes. Grazed pasture within the site is bordered by Gingerbread Clough riparian planting to the north and east and ancient and semi-natural woodland at Hainworth Wood to the south, which together form a Local Wildlife Site and are identified as priority habitat for deciduous woodland. The Local Wildlife Site and woodland surround the southern and western half of the site and pass through the site along the brook. Wet grassland and seasonal ponds are present at this location. Drystone walls and post and wire fencing are present in variable condition.	High
Cultural and Historic Character and Associations	The HLC identified the site as piecemeal enclosure, which is reflected in the irregular field pattern present in the site. This and the site's enclosure by ancient woodland create a sense of natural time-depth. This is further enhanced by the presence of drystone walls and adjacent vernacular properties, as well as views towards historic mills. However, the poor-quality drystone walls and presence of a 20th century property in the south of the site detract from this.	Moderate
Settlement Form and Edge	The site lies south-west of Woodhouse, which forms part of the southern edge of Keighley. Gingerbread Clough currently forms the south-west edge of Woodhouse and development of the site would breach this. Although there is continuous development at lower elevations, in the local context this boundary feature dominates the settlement edge. The eastern portion of the site would extend development onto higher elevations and increase the impact on the existing settlement edge. Settlement edges are generally straight and abrupt, although in places they are integrated by trees and vegetation within private gardens and at Gingerbread Clough.	Moderate
Settlement Setting	The site contributes to the open gap between developments on the southern slope of the River Worth and forms part of the distinctive valley side landform. The woodland south of the site is characteristic of the settlement setting. The woodland strip within the site surrounding Gingerbread Clough makes a positive contribution to the settlement setting. The site has a minor role in ensuring a sense of separation between Woodhouse, in the north, and terraced properties off Hainworth Wood Road to the south.	Moderate
Access and Recreation	Whilst there is no PRoW through the site, there is local permissive access at Gingerbread Clough, which provides access to a small portion of the site, providing recreational value. This includes access to nature within the Local Wildlife Site. The site is bounded by the Calder/Aire Link long distance walking route to the south-east which follows the track along Hainworth Road. Intervisibility between this route and the site is limited by the presence of woodland vegetation. There is a formal recreation ground opposite the site, to the north of Hainworth Wood Road.	Moderate – High
Views	The open undeveloped fields are visible in long distance views from higher ground on the opposite side of the valley with the woodland providing a prominent backdrop. The prominence of woodland reduces the contribution of the open fields within views. In the localised context, woodland and housing enclose the site and reduce visibility into it. There are open views into the site from Hainworth Wood Road and the adjacent recreation ground.	Moderate

Criteria	Description	Rating
Perceptual Qualities	Woodland and riparian habitats within and surrounding the site provide a sense of naturalness. The presence of the stream at Gingerbread Clough also creates some local tranquillity in sharp contrast to surrounding urban areas. However, the site is influenced by surrounding development and traffic along Hainworth Wood Road. The site's proximity to Keighley results in higher levels of night blight and lower tranquillity, particularly in the west.	Low – Moderate
Overall Sensitivity Rating		**Moderate - High**

Potential Mitigation
Development should be avoided at the highest elevations to the south to retain some sense of the characteristic steep valley side landform and provide a buffer between the development and the ancient woodland. Natural Flood Management and SuDS should be incorporated, particularly close to Gingerbread Clough to enhance the wetland habitats and improve drainage across the site. Integrating the development with tree belts would soften the distant views towards the site and provide an element of connectivity with the adjoining woodland.

LSA Site 29

Figure 4.63: Map of LSA Site 29

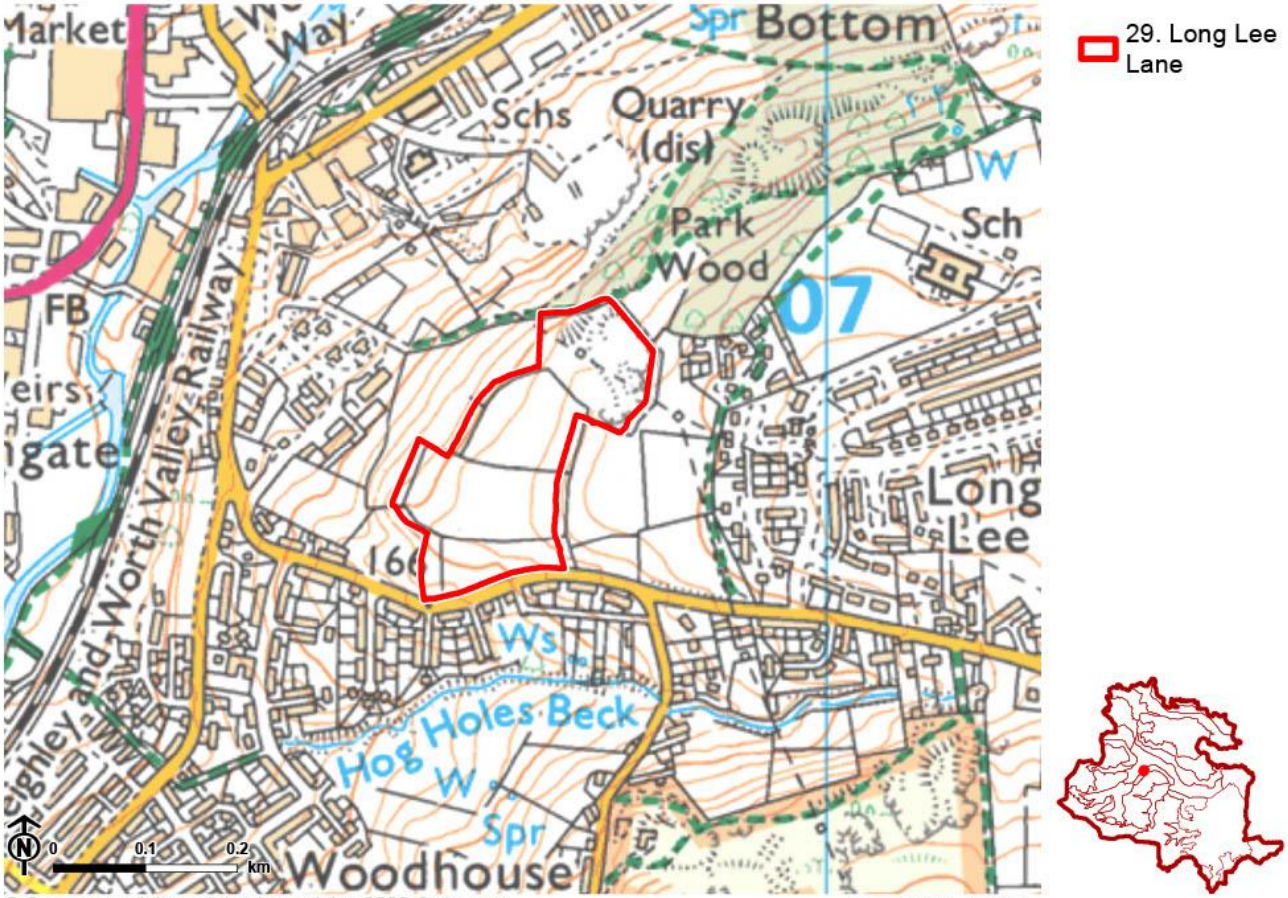


Figure 4.64: Photos of LSA Site 29



View from PRoW on the edge of Park Wood south to the sloped edges of the site where overhead electricity lines cross the site.



Restricted views of the site looking east from Park Lane towards new development at Saddlers Way.

Table 4.57: LSA Site 29 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
29	KY/151	D2: Thwaites Brow Steep Valley Side	Low-density housing

Table 4.58: Criteria and justification for LSA Site 29

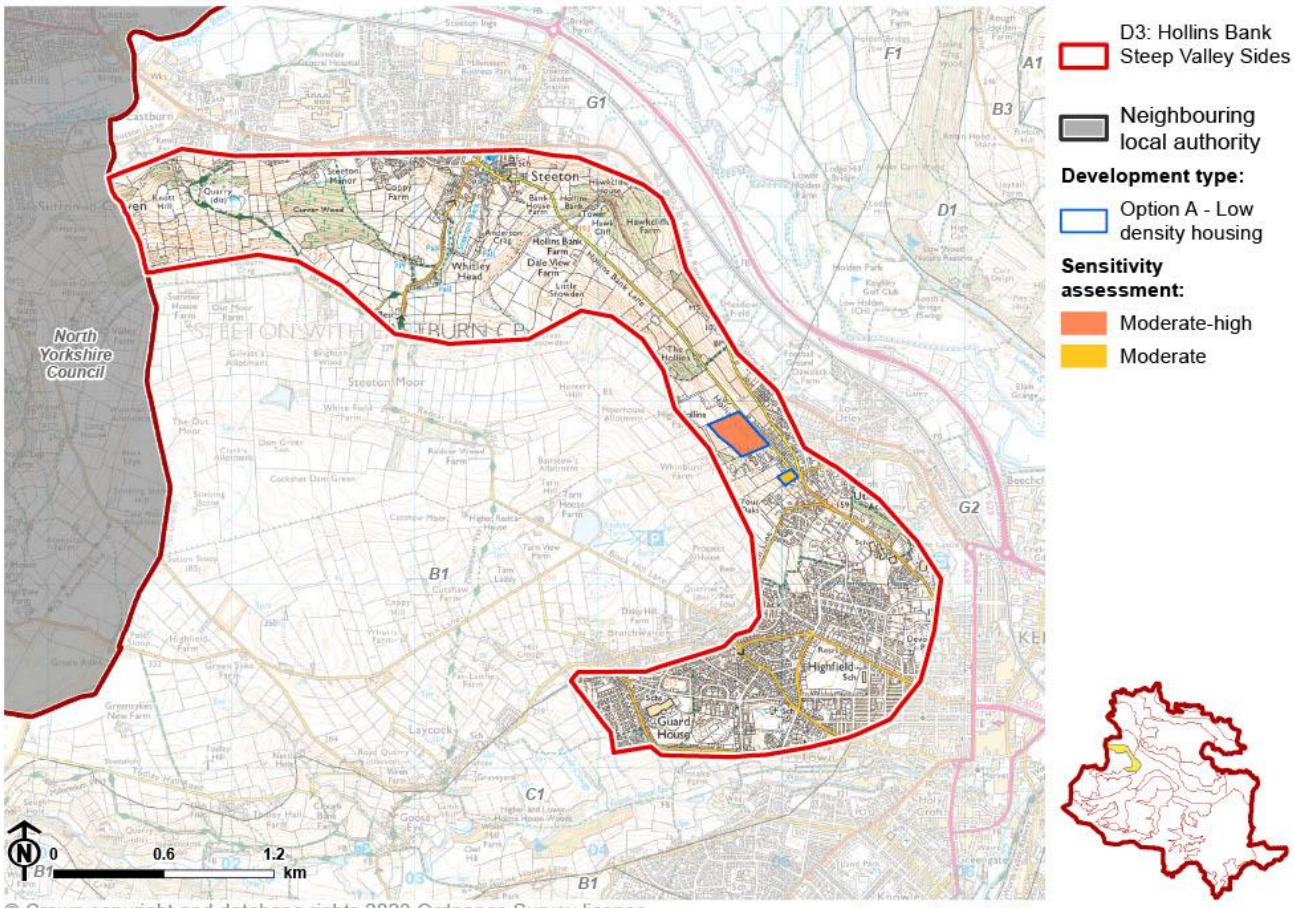
Criteria	Description	Rating
Physical and Natural Character	The site forms part of a localised, elevated, gently rolling plateaux. The site is 190m AOD at its highest point and in the west slopes steeply down to 173m AOD. Rough grassland landcover dominates the series of medium-scale fields, bounded by a mixture of drystone walls of variable condition and post and wire fencing. In the east of the site, young tree growth is associated with new housing developments higher up the slopes. This provides connectivity to Park Wood, which is a Local Wildlife Site and contains Natural and Semi-Natural Ancient Woodland. Mature trees and scrubby vegetation are associated with the distinctively undulating landform which forms part of a disused quarry in the north of the site.	Moderate
Cultural and Historic Character and Associations	The HLC defines the site as predominantly piecemeal enclosure. Drystone walls throughout the site highlight this historic enclosure, although the sense of time-depth is limited by the poor condition of the walls, and supplementation with post and wire fencing. Time-depth is eroded by the presence of 20th and 21st century features which dominate the surrounding settlement. Overhead electricity lines crossing the site and two 20th century tower blocks at Parkwood Rise detract from the sense of agricultural heritage. The northern end of the site forms part of a disused quarry.	Low – Moderate
Settlement Form and Edge	The site is influenced by development on three sides and abuts woodland at Park Wood on the fourth. Although the steep slopes immediately to the west of the site are undeveloped, topography reduces the visibility of these slopes from the site, and high-rise development at Parkwood Rise has a notable influence on the character of the site. In the east, new development stops abruptly sitting at a higher elevation. While the site does form an open gap within the continuum of development, it does not form part of the wider countryside. It is strongly associated with existing development. The current urban edges up to the site are relatively abrupt, although there is an element of softening through tree belts to the east.	Low
Settlement Setting	The location within areas of existing built form reduces the role of the site in contributing to settlement setting. Whilst the site does not detract from the character of the setting, its positive contribution to the setting is limited by its association with surrounding development. The woodland north of the site has a positive contribution to the setting and the site does have a role in retaining views towards this, although these are limited by the elevated topography.	Low – Moderate
Access and Recreation	PRoW are present to the north of the site through Park Wood. This includes a footpath which runs along the northern edge of site connecting settlement edges to Park Wood. Glimpsed views from this towards the site are available through the woodland. Gaps in the fencing north-west of the site and desire lines onto the open ground suggests there may be some informal access onto the site, although there is no legal right of way.	Moderate
Views	The elevated and open nature of the site increases the visual prominence in long distance views from valley sides to the north-west, albeit the views are heavily influenced and dominated by existing development. This reduces the positive contribution of the site in distant views. Steep topography on the outer edges of the site restrict views to the site. Close proximity views across the site from Park Lane are limited by steeply rising land adjacent to the road. Open views of the site are afforded form the edge of the elevated properties to the east.	Low – Moderate

Criteria	Description	Rating
Perceptual Qualities	The site is strongly influenced by its proximity to development at Long Lee. Overhead electricity lines, road traffic noise and intrusion from the built environment greatly reduce the sense of tranquillity across the site. Naturalistic qualities are present, particularly in the north where the site adjoins Park Wood, although poorly maintained post and wire fencing in places along the north-western edge reduce this. Overall the site has a suburban quality and sits within a heavily developed context.	Low
Overall Sensitivity Rating		**Low – Moderate**

Potential Mitigation
Trees could be used to positively integrate development into the site and soften adjacent abrupt built edges. Tree planting throughout the site would provide a visual and ecological connection with Park Wood.

LCA D3: Hollins Bank Steep Valley Sides

Figure 4.65: Map of LCA D3



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Source: OS, BMDC

LSA Site 30

Figure 4.66: Map of LSA Site 30

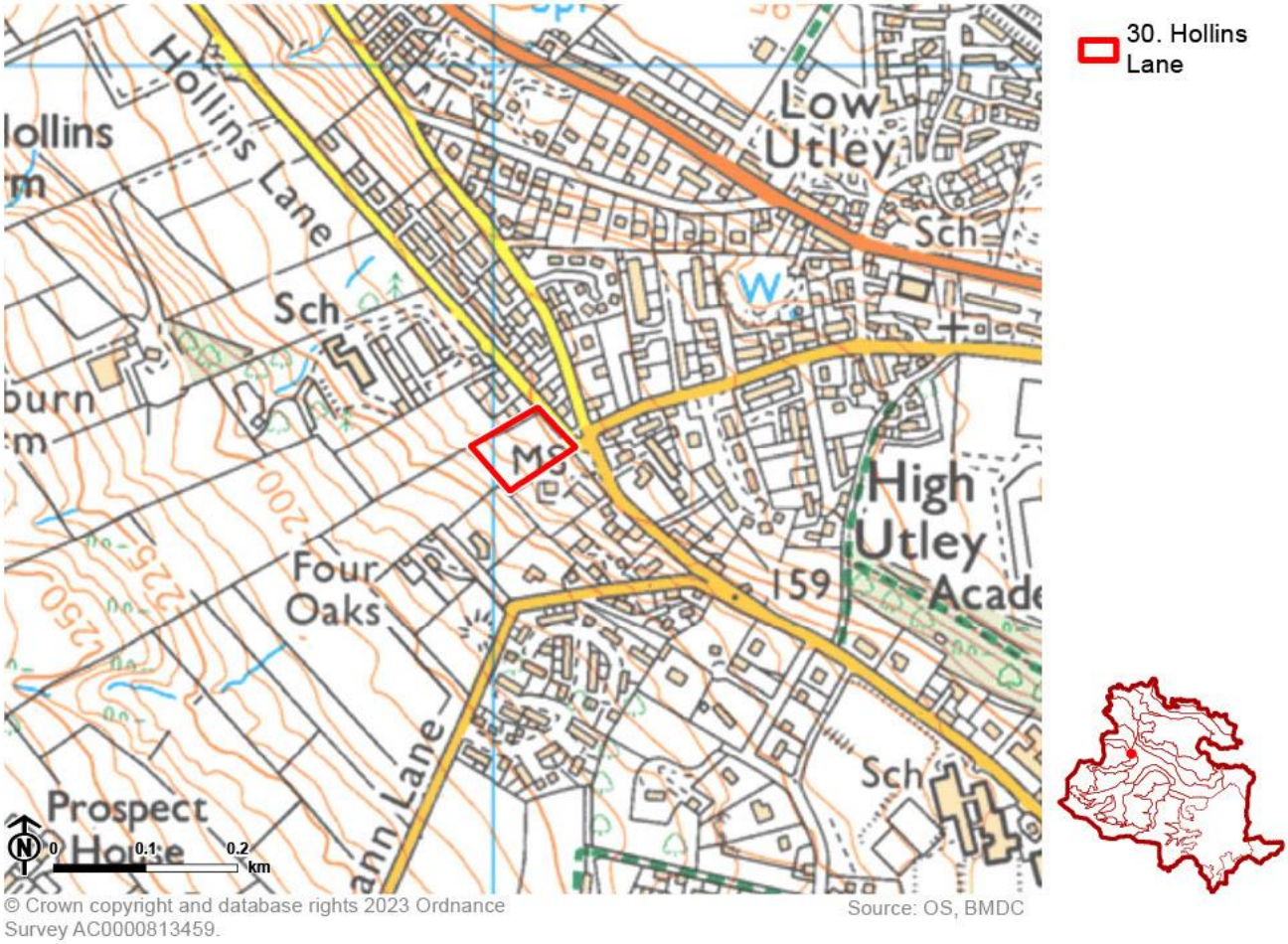


Figure 4.67: Photos of LSA Site 30



View looking south-west from Greenhead Lane, with the site offering a rural backdrop to the settlement.



View south from Hollins Lane with the site in the foreground, adjoining integrated isolated properties.

Table 4.59: LSA Site 30 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
30	KY1/H	D3: Hollins Bank Steep Valley Sides	Low-density housing

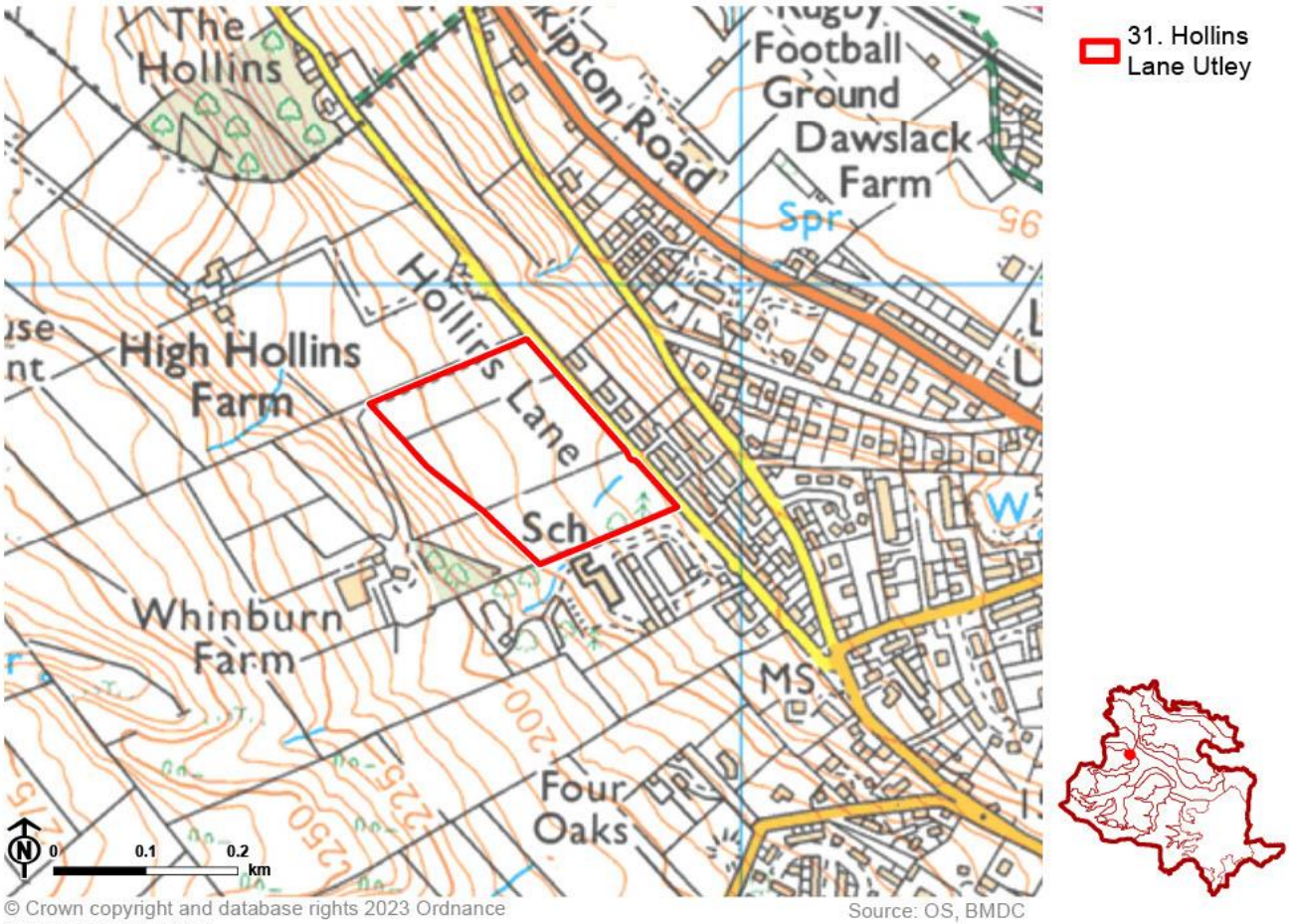
Table 4.60: Criteria and justification for LSA Site 30

Criteria	Description	Rating
Physical and Natural Character	The site forms part of the typically steep valley sides associated with the wide Airedale Valley. Elevation ranges from 150m AOD in the north-east to 168m AOD in the south-west. The landform within the site includes localised undulations within the wider valley slope topography, informing a sense of local distinctiveness. The site comprises rough pasture grassland and scattered trees are present along the site boundary. The regular field pattern is bounded by drystone walls, often in an unmaintained, poor condition.	Moderate
Cultural and Historic Character and Associations	The straight, regular field pattern reflects 18th century surveyed enclosure from former moorland. Field boundaries are defined by drystone walls which provide an element of time-depth, although these are in a state disrepair in places within the site which detracts from this. Post and wire fencing is present along Hollins Lane supplementing the drystone walls. 20th century properties surrounding the site further reduce the historic character, although in places this is limited by tree belts which screen the site's surroundings.	Moderate
Settlement Form and Edge	The site is located south-west of Utley at the junction between Hollins Lane and Spring Gardens Lane. The site is associated with existing development which surrounds it to the north, east and south. This development is integrated into the wider landscape through woodland and shelter belts, which soften the settlement edge. Development of the site would not significantly alter the current settlement edge and would be perceived as infilling rather than an encroachment into the wider landscape.	Low – Moderate
Settlement Setting	The site makes a small but positive contribution to Utley and forms part of its rural setting due to the upward sloping topography. This provides a connection to the distinctive upland valley landscape. The site's location at the junction of several roads enhances its prominence within the settlement. The location at the top of Green Head Lane which runs through Utley ensures the importance of the site in providing a rural backdrop to areas at lower elevations.	Moderate – High
Access and Recreation	There is no public right of access within the site or immediately surrounding it.	Low
Views	The site sits at a high elevation, which affords some intervisibility between the site and the wider landscape, although tree belts and existing built development screen views of the site from across the Aire Valley. The site's positive contribution to views is limited by its association with the surrounding development, and it is perceived as a small break in development. In closer views, the location at the top of Green Head Lane maximises views of the site throughout Utley, where it reinforces the site's connection to the upland landform.	Low – Moderate
Perceptual Qualities	The site has traditional agricultural features including drystone walls and some field trees. The lack of maintenance, including of drystone walls and post and wire fencing along Hollins Lane reduce the scenic qualities associated with this. Despite the proximity of Keighley there is some sense of naturalness in this location, enhanced by the visual connections to the rural upland landscape, however the site is influenced by built development. Well-used local roads and development at Utley which extends into urban development of the Aire Valley detract from the tranquillity.	Low – Moderate
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Consider utilising tree planting to integrate development into the wider settlement. Where possible the existing drystone wall network should be retained and enhanced. If possible, a site line should be maintained through the site towards the steeply rising slope to the west.

LSA Site 31

Figure 4.68: Map of LSA Site 31



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Source: OS, BMDC

Figure 4.69: Photos of LSA Site 31



Historic gates which border the site along the eastern boundary with Hollins Lane.



View from Hollins Lane looking west across the site to High Hollins Farm.

Table 4.61: LSA Site 31 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
31	KY/002	D3: Hollins Bank Steep Valley Sides	Low-density housing

Table 4.62: Criteria and justification for LSA Site 31

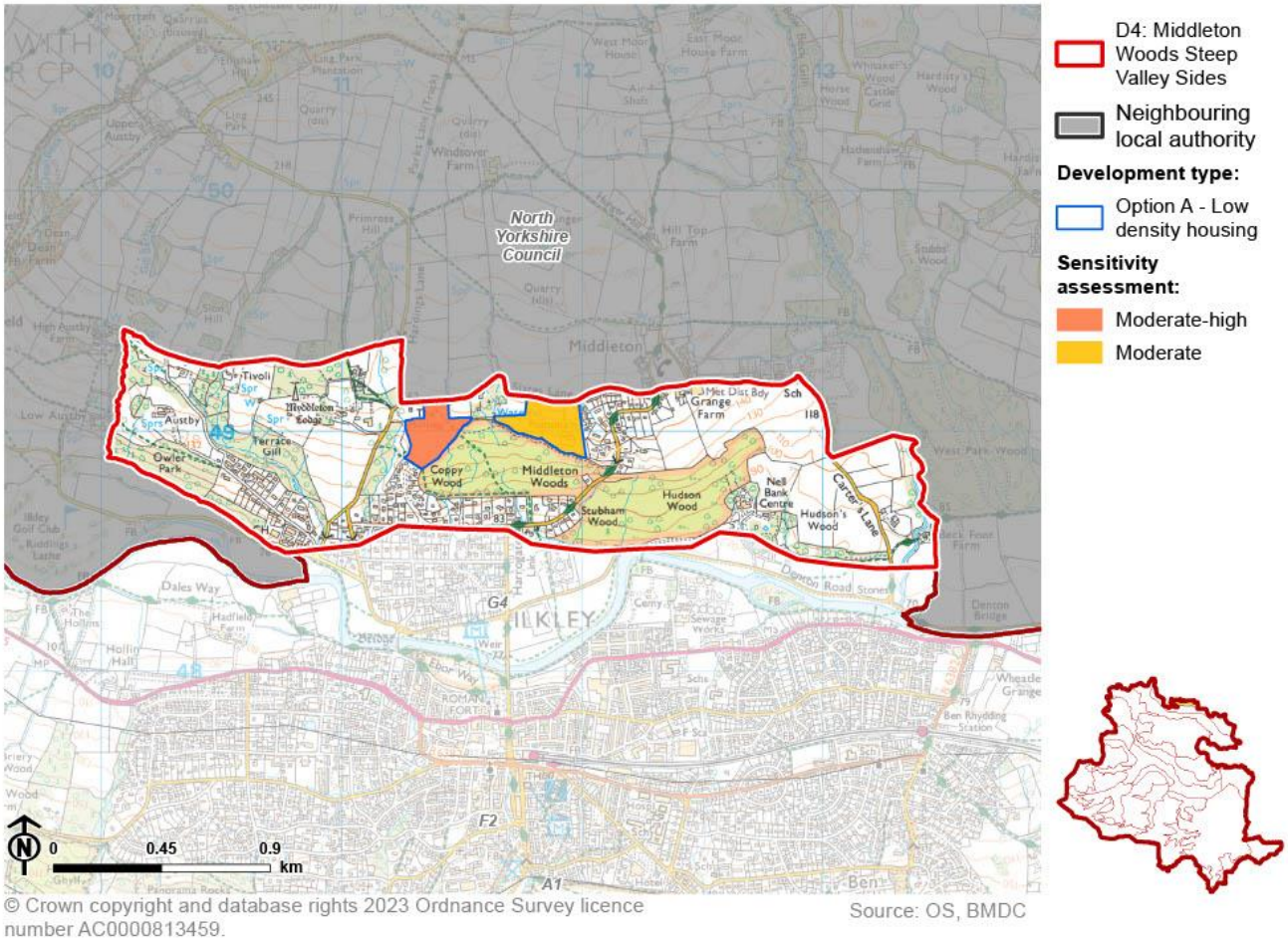
Criteria	Description	Rating
Physical and Natural Character	The site encompasses a gentler part of the slope associated with the wide Airedale Valley. Elevation ranges from 155m AOD in the south-east to 180m AOD in the north-west. The landform within the site is medium scale with drystone walls in a variable state of repair delineating field boundaries. The site comprises three fields of upland pasture. A number of mature trees line the site to the north, east and west. South-west of the site there is a small block of woodland which is identified as priority habitat for deciduous woodland.	Moderate
Cultural and Historic Character and Associations	The site is immediately adjacent to Whinburn Grade II listed park and garden, 19th century gardens and pleasure grounds which reflects local wealth accumulation as a result of the industrial revolution. A historic gateway bordering Hollins Lane extends this historic character into the site. The regular field pattern reflecting 18th century surveyed enclosure and presence of drystone walls provides a sense of time depth. Adjacent 20th century housing and the disrepair to some of the drystone walls detract from this to a small degree.	Moderate – High
Settlement Form and Edge	The site is located west of Utley which falls within the wider settlement of Keighley. The existing settlement edge is straight and abrupt, although there is some integration from street trees. The existing built form lies within the historic road networks, north-east of Hollins Lane. Development of the site would extend the site past this historic feature and onto higher elevations. This would be perceived as a step change into the wider landscape, where there is currently only limited historic development which is well integrated by tree belts. As a result, development would have a poor relationship with the existing settlement form.	High
Settlement Setting	The site forms a rural backdrop to existing settlement due to the upward sloping topography. This has a positive contribution in the settlement setting and provides an element of connectivity to the upland landscape. The gentler slope creates a sense of space south of the site. However, this effect is localised to the edge of the settlement. In addition, street trees along Hollins Lane reduce intervisibility with the site, limiting its contribution to the settlement setting.	Moderate
Access and Recreation	There is no public right of access within the site or immediately surrounding it.	Low
Views	There is some visibility of the site in views from across the Airedale Valley. Whilst the higher elevation offers intervisibility between the site and wider landscape, existing development and tree belts reduce this somewhat and provide an element of enclosure. Close proximity views of the site are available from Hollins Lane and the adjacent private properties. The site makes a positive contribution to these views, framing the steeper slopes up towards the moorland fringe.	Low – Moderate
Perceptual Qualities	The small, intimate scale and rural qualities enhance the sense of place on the moorland fringe. Scenic qualities provided by this are somewhat limited by the poor condition of drystone walls in places. The enclosed character adjacent to a quiet lane enhances the sense of tranquillity, despite the proximity to development at Keighley in the Airedale Valley. There is some disturbance from nearby development, including intermittent distant rail and road noise from the valley which detracts from a natural soundscape.	Moderate

Criteria	Description	Rating
Overall Sensitivity Rating		**Moderate – High**

Potential Mitigation
Historic drystone walls and gateways should be retained and, where necessary, repaired and integrated into new development. Trees and tree belts should be included to help integrate the development into the landscape, prioritising native trees and those along Hollins Lane. This should be designed to provide connectivity to the woodland. If possible, some sight lines to the steeper slopes should be retained. Development should respect the historic and valued adjacent Registered Park and Garden and a buffer from this asset should be considered.

LCA D4: Middleton Woods Steep Valley Sides

Figure 4.70: Map of LCA D4



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Source: OS, BMDC

LSA Site 32

Figure 4.71: Map of LSA Site 32

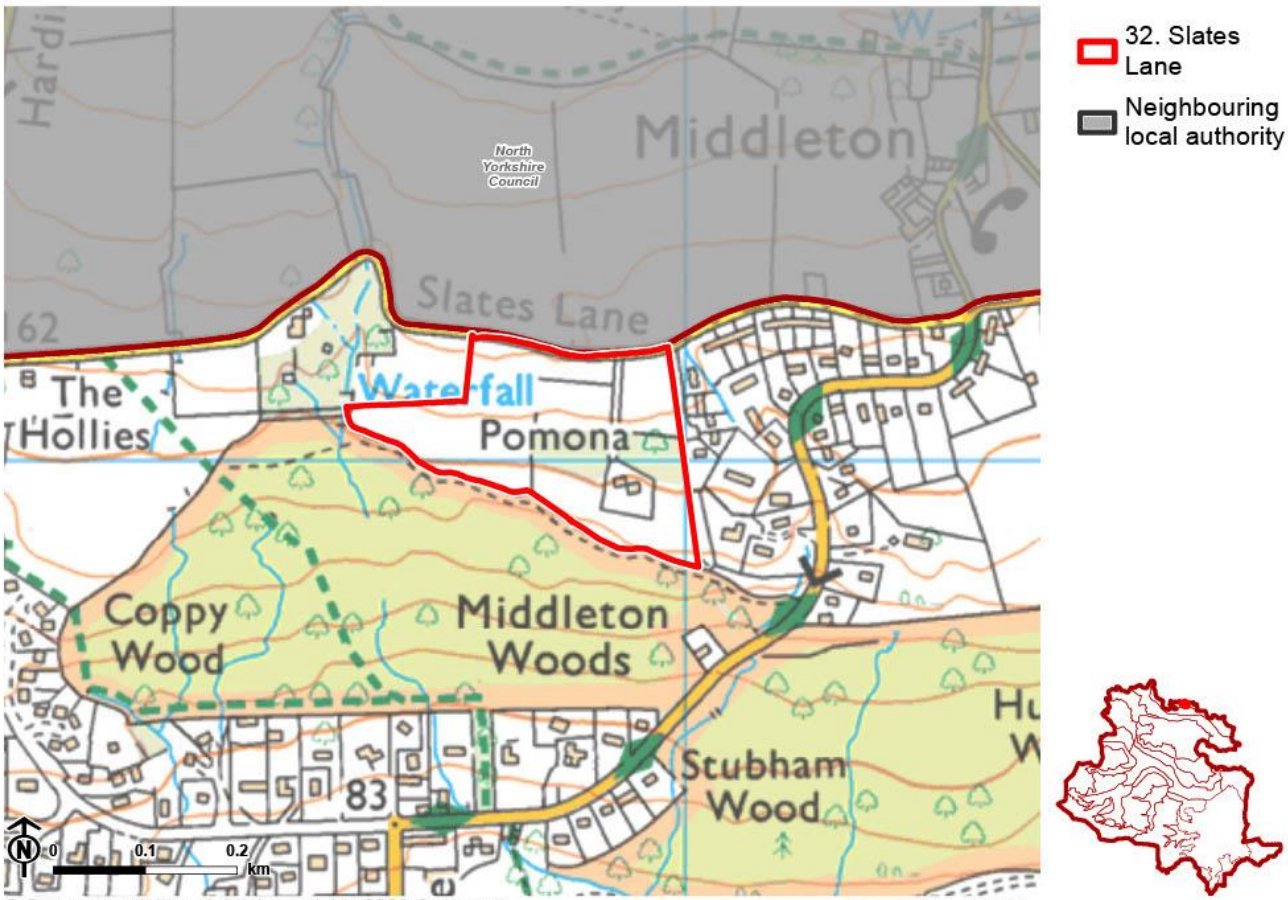


Figure 4.72: Photos of LSA Site 32



View across the site from Slates Lane, looking towards Ilkley Moor in the background.



View across the site from Slates Lane, with Middleton Woods and Ilkley Moor in the background.

Table 4.63: LSA Site 32 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
32	IL/015	D4: Middleton Woods Steep Valley Sides	Low-density housing

Table 4.64: Criteria and justification for LSA Site 32

Criteria	Description	Rating
Physical and Natural Character	The site sits adjacent to the ancient and priority habitat deciduous woodlands of Middleton Woods, on the prominent slopes north of Ilkley. The landform falls from 170m AOD in the north to 140m AOD in the south, with some minor undulations in the west of the site associated with a small watercourse. Comprising a pastoral field with some pockets of deciduous woodland, heavily wooded boundaries lie to the south, east, and west. Overgrown hedgerows provide internal boundaries in the east of the site, and post and barbed wire and mature hedgerows form the northern boundary with Slates Lane. An existing residential property is located in the south-east of the site, well-enclosed by mature deciduous woodland to the south and west and belts of coniferous trees and hedgerows to the north and east.	Moderate
Cultural and Historic Character and Associations	No listed historic features lie within or in proximity to the site. However, two Grade II Listed Buildings to the north-east outside of the site (within Middleton and the Nidderdale AONB (in neighbouring North Yorkshire)) have some intervisibility to site. The site has visible internal boundary loss, resulting in agglomeration of previously regular piecemeal enclosure fields. Traditional field boundaries have been replaced with post and barbed wire fencing or removed altogether. However, the site is in proximity to and has intervisibility with, the ancient Middleton Woods, which lends some sense of time-depth.	Low – Moderate
Settlement Form and Edge	Adjacent to an area of 20th century housing (associated with the hamlet of Middleton) with a somewhat exposed settlement edge, the site is separated from the valley floor settlement of Ilkley to the south by dense woodland. Development on the site would extend settlement further up the valley side and would extend the settlement of Middleton further west across the slope. Development would be perceived as a slight extension into undeveloped countryside, but would be contained to the north by Slates Lane, and would not cross any boundary features.	Moderate
Settlement Setting	The landscape contributes somewhat to the separation between the hamlet of Middleton and the larger settlement of Ilkley to the south. However, development on the site would still leave some sense of separation, as Middleton Woods provides a physical and visual barrier between the settlements. The pastoral nature of the site provides a positive contribution to the rural setting of the settlements and contributes to the sense of transition between the settled valley floor to the south and expansive rural and pastoral fields to the north (Nidderdale AONB).	Moderate
Access and Recreation	There are no PRoW through the site. The promoted Harrogate Link passes within 50m of the site to the east, however there is limited intervisibility due to intervening buildings and woodland. Middleton Woods is adjacent to the south of the site, with informal footpaths throughout, and is a popular recreational location for locals.	Low – Moderate
Views	The site has an open character from the north along Slates Lane, with extensive intervisibility to Ilkley Moor across the Wharfe Valley, as well as the settlement of Ilkley. However, there are limited views from public green spaces or footpaths, and Middleton Woods forms an enclosing feature to the south and west. Topography greatly reduces the visibility of the site from Nidderdale AONB to the north, as does partial screening from mature hedgerows (although seasonality may affect the degree of screening).	Moderate – High

Criteria	Description	Rating
Perceptual Qualities	Some influence of modern development, due to 20th century settlement to the east. However, the area retains a sense of rurality and tranquillity. Coniferous trees/hedgerows are incongruous features within the site.	Moderate
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Locate development along the eastern edge of the site in proximity to the existing settlement edge and associate new development with the existing properties within the site. Traditional hedgerows should be retained and integrated into new development. Trees and tree belts should be included to help integrate the development into the landscape, and any existing vegetation protected and enhanced.

LSA Site 33

Figure 4.73: Map of LSA Site 33

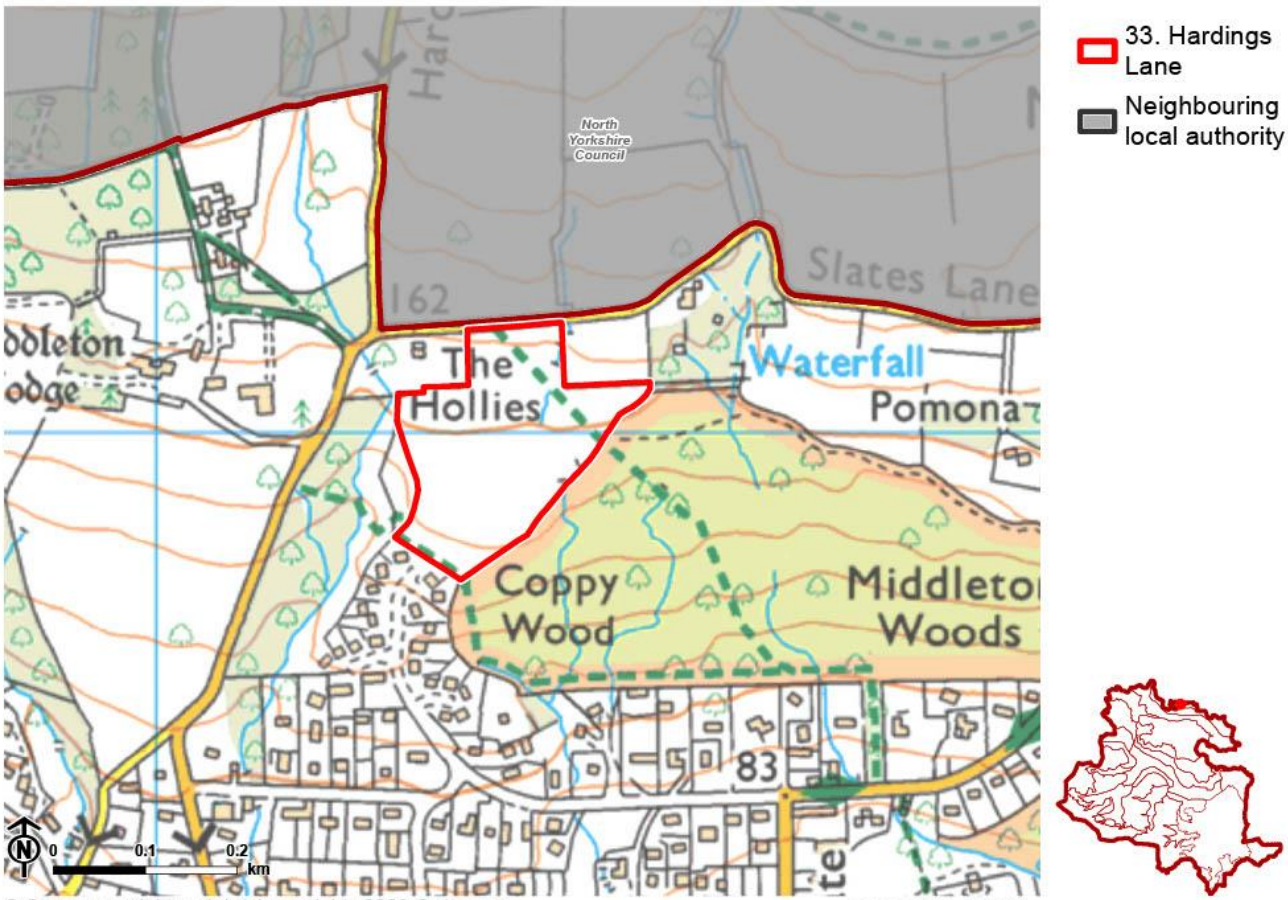


Figure 4.74: Photos of LSA Site 33



View across the site from PRoW at Hardings Lane, looking over the Wharfe Valley and Ilkley Moor in the background.



View across the site from Hardings Lane, with the settlement of Ilkley in the valley below and rising slopes of Ilkley Moor in the background.

Table 4.65: LSA Site 33 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
33	IL/019	D4: Middleton Woods Steep Valley Sides	Low-density housing

Table 4.66: Criteria and justification for LSA Site 33

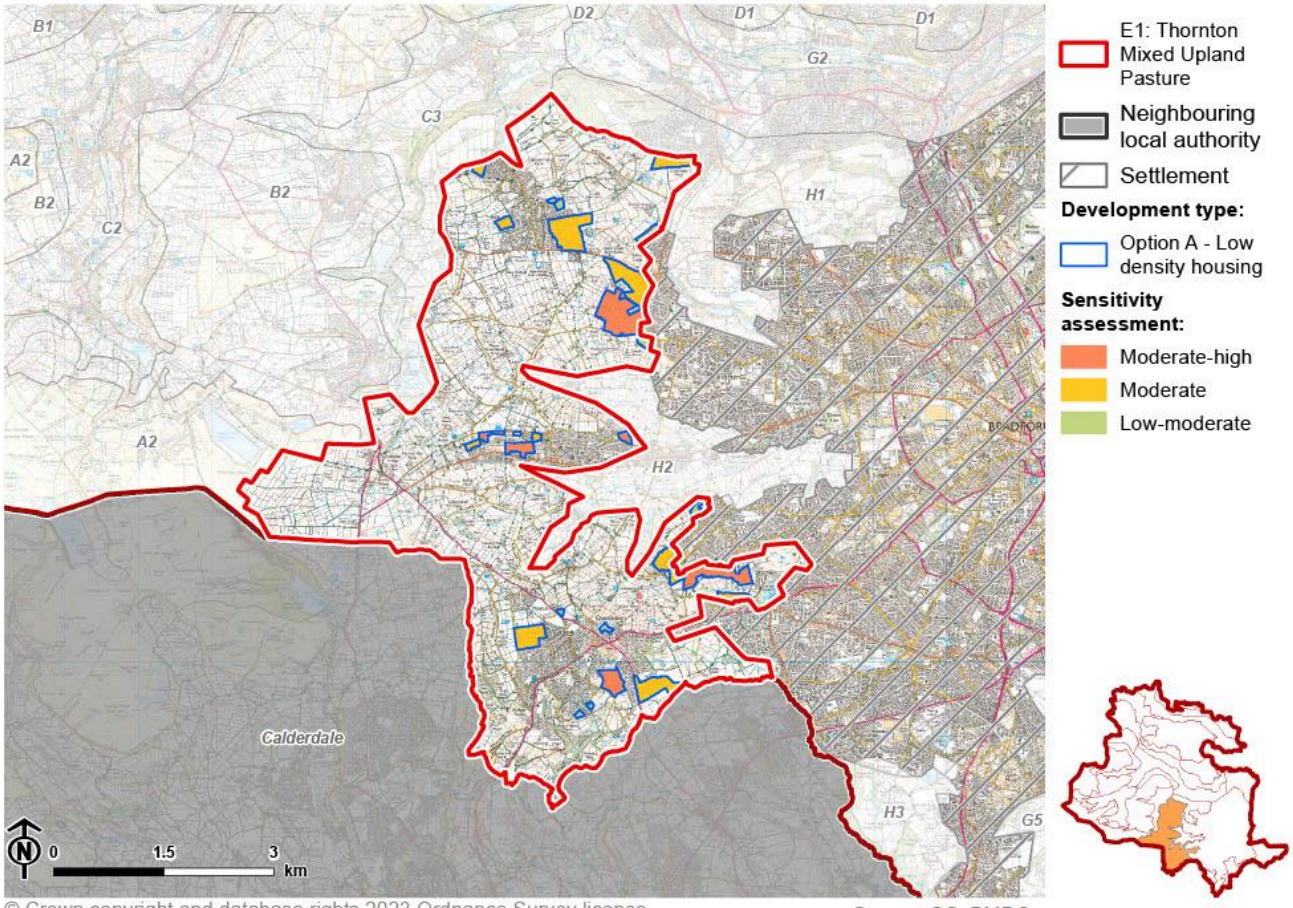
Criteria	Description	Rating
Physical and Natural Character	The site sits adjacent to the north-west of the ancient and priority habitat deciduous woodlands of Middleton and Coppy Wood, on the visually prominent slopes north of Ilkley. The landform smoothly falls from approximately 160m AOD along Hardings Lane to 145m AOD in the south. There are few topographical complexities in the landform. Comprising a pastoral field with semi-improved neutral grassland, heavily wooded boundaries lie to the south, east, and west. Internal hedgerow boundaries have been lost, with two remnant mature in-field trees. Post and barbed wire fencing forms the northern boundary with Hardings Lane, with occasional hedgerow trees.	Moderate
Cultural and Historic Character and Associations	No listed historic features are within or in proximity to the site. The Middleton Conservation Area is located 200m to the south, but with intervening buildings limiting intervisibility. Internal boundary loss across the fields is visible, resulting in agglomeration of previously regular piecemeal enclosed fields, and the loss of traditional and historic drystone walls and hedgerows. The site has intervisibility with the ancient Middleton Woods, which lends some sense of time-depth.	Low – Moderate
Settlement Form and Edge	The modern settlement edge of Ilkley is exposed to the south along Gill Bank Road, with clear intervisibility into the site. Development on this site would have clear connections with the existing settlement edge, but would be perceived as settlement advancement into the countryside, extending Ilkley from the valley floor up the valley side. The edge of Coppy Wood acts as a partial settlement boundary and although this has already been exceeded to an extent by cul-de-sac development on and off Gill Bank Road, further development would be detrimental to settlement form.	Moderate – High
Settlement Setting	The pastoral qualities of the site provide a positive contribution to the setting of Ilkley and contribute to the transition between the settled valley floor to the south and more open rural fields to the north within the Nidderdale AONB.	Moderate
Access and Recreation	A PRoW crosses the site with clear views across the site and to Ilkley Moor to the south, connecting Nidderdale AONB to Middleton Woods. The pastoral nature of the site contributes to the experience along the footpath.	Moderate
Views	The site retains a semi-open character, with extensive views from Hardings Lane across the site to Ilkley Moor across the Wharfe Valley. Topography greatly reduces the visibility of the site from the Nidderdale AONB to the north, and there is partial screening from woodland in views from Middleton and the settlement nearby in the south.	Moderate
Perceptual Qualities	Beyond the northern edge of Ilkley and separated by Middleton Woods, the site contributes to qualities of rurality and tranquillity and is part of the transition from settled valley to the undeveloped and open landscape of Nidderdale AONB.	Moderate – High
Overall Sensitivity Rating		**Moderate – High**

Potential Mitigation
Locate development along the southern edge of the site, away from the more elevated and visually prominent extents to the north. Traditional hedgerows should be retained and integrated into new development. Trees and tree belts should be

Potential Mitigation
included to help integrate the development into the landscape, and any existing vegetation protected and enhanced. Visibility of any development should be minimised in views to and from the Nidderdale AONB and from Ilkley Moor.

LCA E1: Thornton Mixed Upland Pasture

Figure 4.75: Map of LCA E1

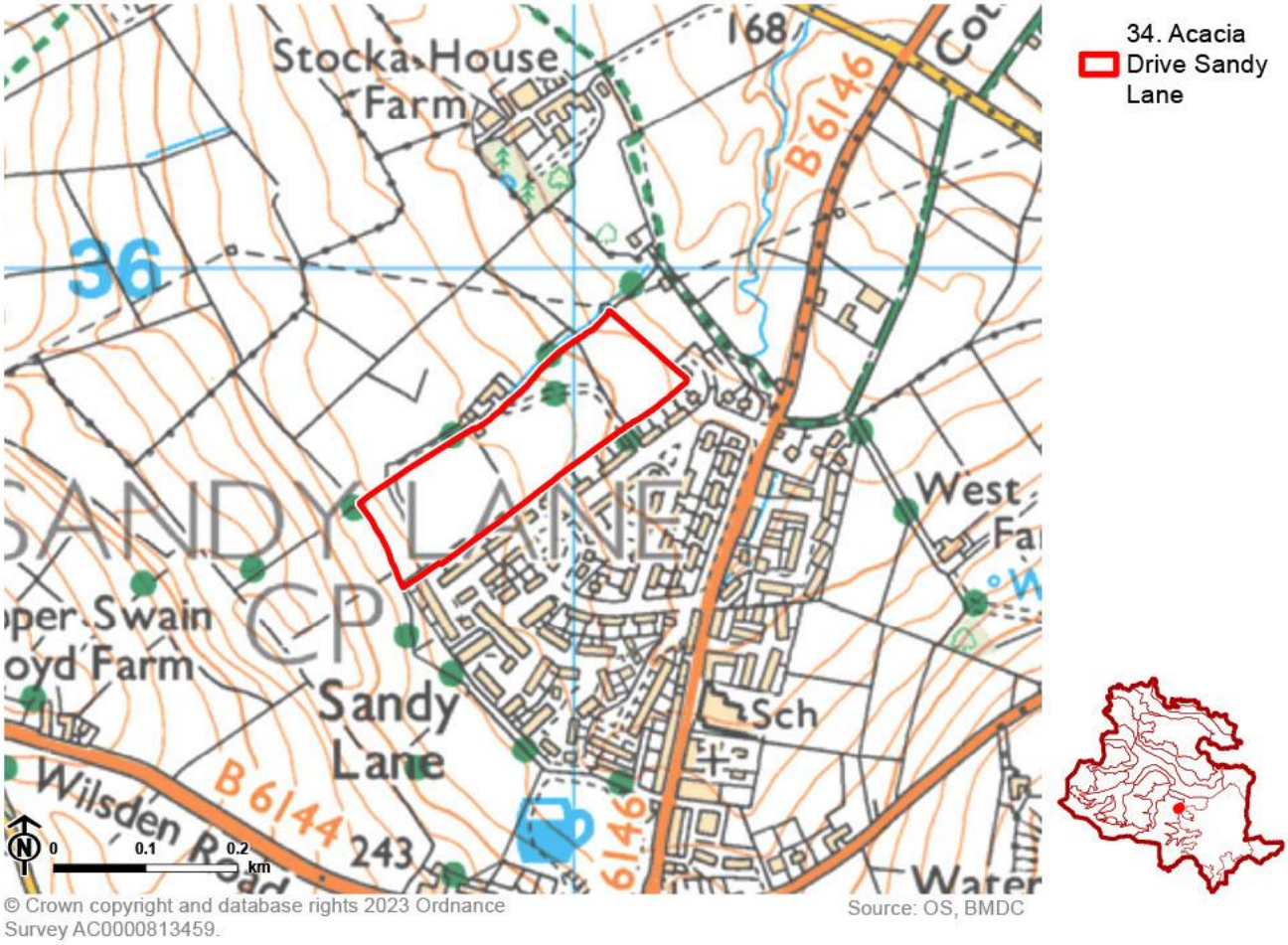


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Source: OS, BMDC

LSA Site 34

Figure 4.76: Map of LSA Site 34



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Source: OS, BMDC

Figure 4.77: Photos of LSA Site 34



View north-east across the site from settlement edge towards Airedale.



View east from Acacia Drive within the site to the settlement edge.

Table 4.67: LSA Site 34 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
LSA 34	NW7/H	E1: Thornton Mixed Upland Pasture	Low-density housing

Table 4.68: Criteria and justification for LSA Site 34

Criteria	Description	Rating
Physical and Natural Character	The site is located on gently sloping ground above the Cottingley Beck valley. The site slopes from south-west to north-east towards the river valley, encompassing a level change of 215m AOD to 190m AOD. Though some hedgerow trees are present along its boundaries, the site is relatively open to adjacent properties and from more elevated fields to the west. The site consists of three small scale fields of semi-improved grassland and rough grazing. Mature and semi-mature trees are found intermittently along the site boundaries. Field boundaries are generally fragmented and in poor condition.	Low – Moderate
Cultural and Historic Character and Associations	The field pattern of the site and surrounding pasture (Swain Royd Hill) are the result of piecemeal enclosure and have suffered from some boundary loss and agglomeration. Drystone walls in very poor condition are found along the site boundary and two field boundaries that cross the site. There are no Listed Buildings in the vicinity of the site, although it has a visual relationship with the historic farmstead along Acacia Drive (Mount Pleasant Farm). The site is strongly influenced by large electricity pylons and modern housing adjacent to its southern boundary.	Low – Moderate
Settlement Form and Edge	The site is located between modern housing at the settlement edge of Sandy Lane and the isolated historic farmstead of Mount Pleasant Farm (converted to residential use). A PRoW runs along the access track to Mount Pleasant Farm which partially contains the site within the wider settlement envelope. The existing settlement edge consists of low density housing which forms a hard edge, despite an intermittent hedgerow boundary. New development within the site would not greatly alter the current form of Sandy Lane, as the site has a relatively strong association with the settlement.	Low – Moderate
Settlement Setting	The setting of Sandy Lane is defined by its location in the Cottingley Beck valley and its containment by surrounding upland pasture. Though the site provides rural qualities at the settlement edge it makes a limited contribution to the landscape character of the area.	Low – Moderate
Access and Recreation	A network of PRoW run adjacent to the site boundaries and through its eastern extent, providing access to the surrounding countryside and higher ground at Swain Royd Hill.	Moderate
Views	The site is relatively enclosed due to the sloping landform, riparian woodland along Cottingley Beck, field boundary trees and existing settlement at Sandy Lane. Visibility of the site is limited from the B6144 or surrounding minor road network. There are close proximity open views into the site from adjacent footpaths, as well as more elevated views from Swain Royd Hill to the west and the footpath/access track to West House Farm on the eastern slopes of the Cottingley Beck valley. There are open, direct views into the site from properties at the western edge of Sandy Lane and Mount Pleasant Farm (residential).	Low – Moderate
Perceptual Qualities	The site is relatively tranquil in nature due to its detachment from the nearby road network. Though the site is continuous with the hinterland of upland pasture to the west of Sandy Lane, its degraded drystone walls, proximity to the existing settlement edge and large scale electricity pylons degrade its overall rural character.	Low – Moderate

Criteria	Description	Rating
Overall Sensitivity Rating		**Low – Moderate**

Potential Mitigation
Historic drystone walls, hedgerows and boundary trees should be maintained and strengthened to help integrate new development into the landscape and mitigate impacts on recreational users of the PRoW network adjacent to, and west of the site. The historic farmstead of Mount Pleasant Farm should remain distinct from any new development.

LSA Site 35

Figure 4.78: Map of LSA Site 35

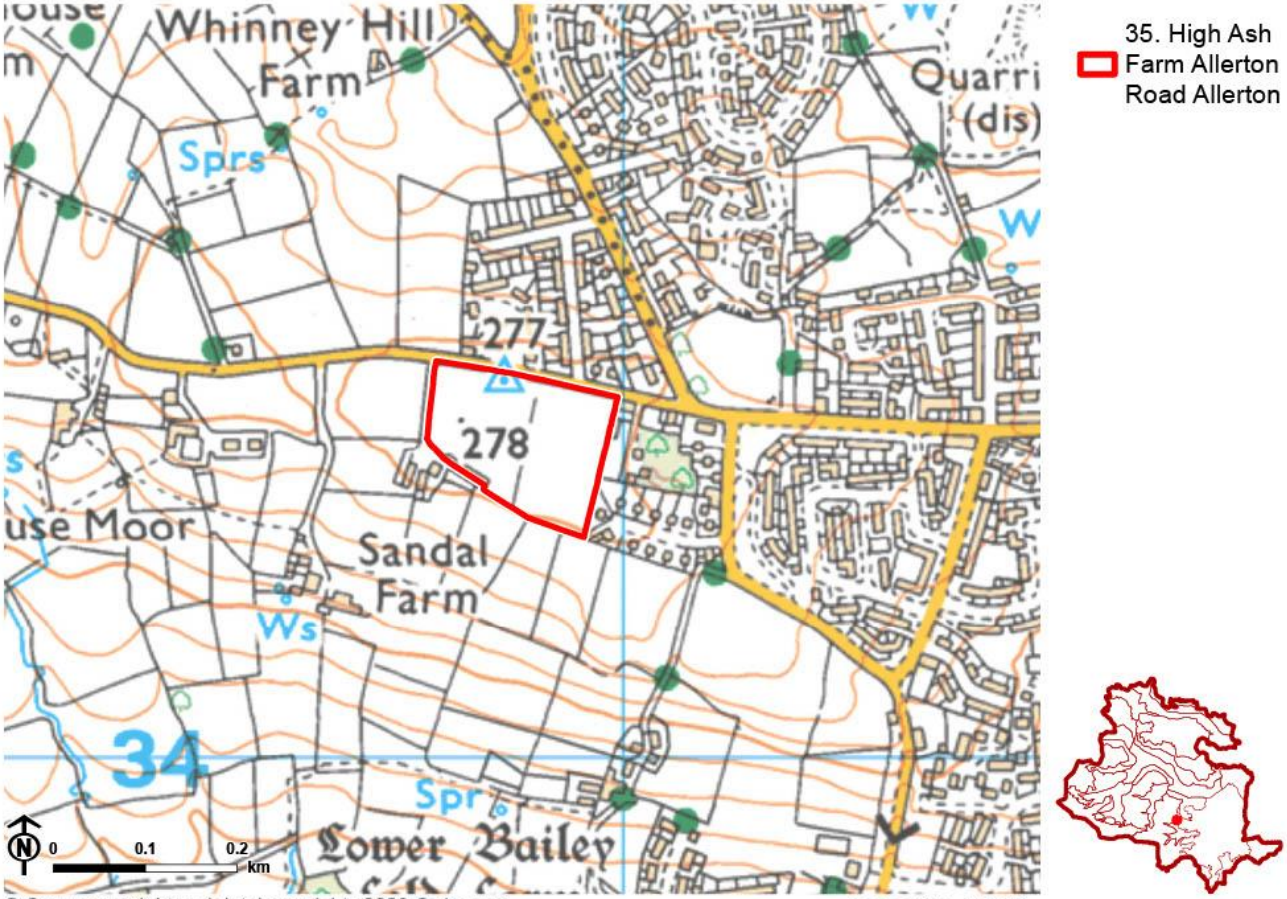


Figure 4.79: Photos of LSA Site 35



View south east across the site from Allerton Road



View looking north-north-west towards site from Clayton, where it is seen on the horizon (highlighted in red)

Table 4.69: LSA Site 35 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
35	NW8/H	E1: Thornton Mixed Upland Pasture	Low-density housing

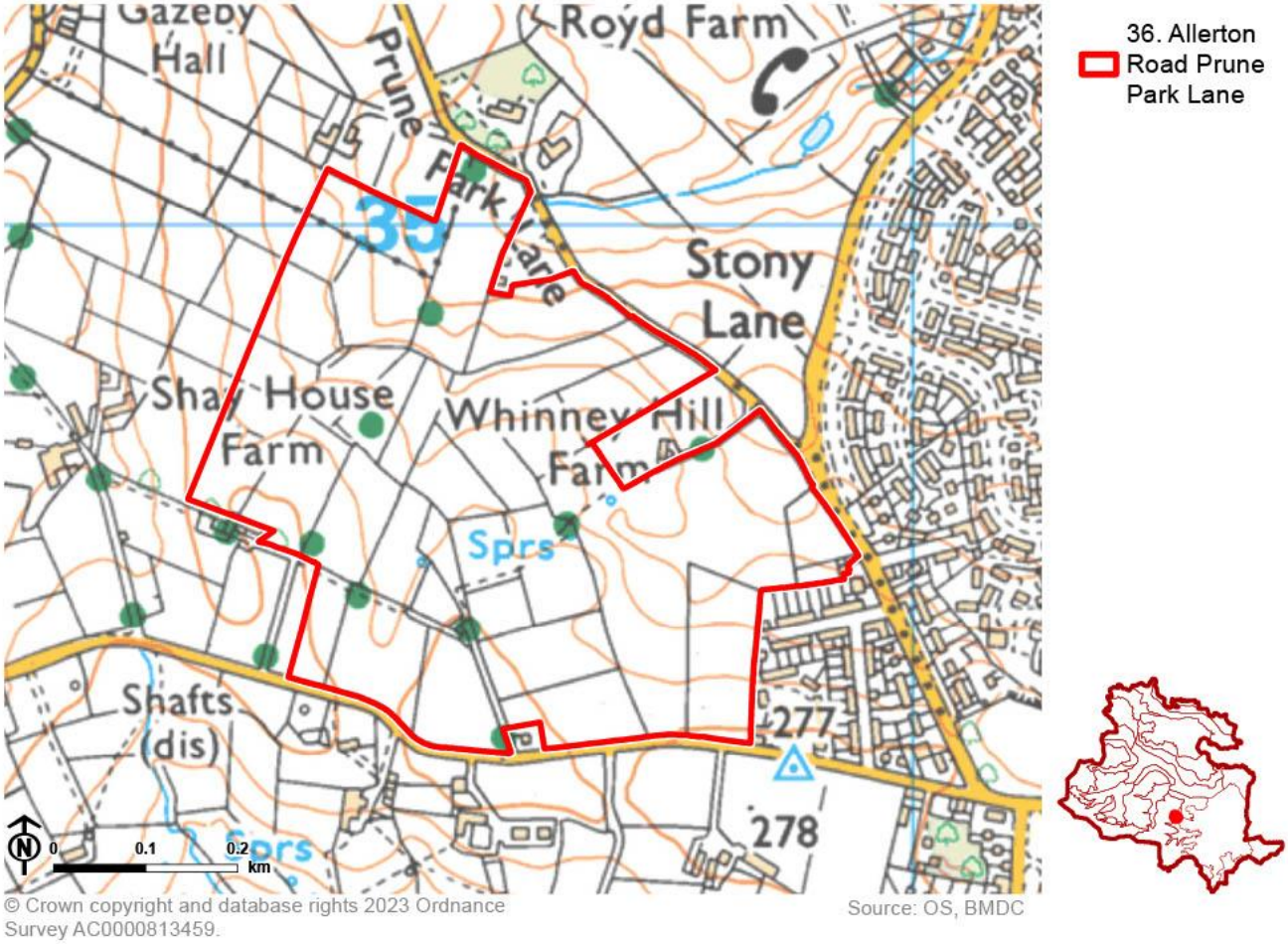
Table 4.70: Criteria and justification for LSA Site 35

Criteria	Description	Rating
Physical and Natural Character	The site is located on relatively flat terrain above the northern slopes of the Pitty Beck valley, encompassing a level change of 278m AOD to 273m AOD. The site sits within is a local high point as reflected by the presence of a trig point directly to the north. Landcover at the site is pasture and horse paddocks which show signs of overgrazing and poaching. There is no tree cover with the exception of some wind-swept boundary trees in adjacent land to the south and east.	Low – Moderate
Cultural and Historic Character and Associations	The site consists of two fields which have become agglomerated due to the removal of part of the intervening drystone wall. The site forms part of a wider area of small to medium sized piecemeal enclosure and strip fields. The field is defined by drystone walls which are generally in poor condition. The foundations of a ruined outbuilding are present at the southern boundary of the site, adjacent to High Ash Farm. There are no Listed Buildings with a direct visual relationship to the site and to the north and east, it is surrounded by modern development.	Low
Settlement Form and Edge	The site is located on the western periphery of Allerton. The site is strongly associated with the existing settlement due to its small size and relationship to surrounding development. There are existing properties on the opposite side of Allerton Road, so development here would not be perceived as a notable advancement into the countryside.	Low – Moderate
Settlement Setting	Due to its small size and poor condition the site makes a minor contribution to the landscape of upland pasture to the west of Allerton. Development here would slightly increase coalescence with Stony Lane to the north and would eliminate the gap between the existing settlement edge and Sandal Farm.	Moderate
Access and Recreation	There is no public right of access within the site or immediately surrounding it.	Low
Views	There are open views over the site from adjacent roads and properties. Within the immediate landscape the site is visible from across the Pitty Beck valley to the south. Due to its elevated location the site it just visible on the skyline in views from areas of high ground to the south, including from Thornton and the edge of Clayton approximately 3km away. As the site is on the brow of the hill intervening topography screens views from the valley floors.	Moderate
Perceptual Qualities	While the site possesses some rural qualities and offers views over the surrounding landscape of upland pasture, it is heavily influenced by infrastructure including properties, roads, streetlights and wood pole overhead electricity lines.	Low – Moderate
Overall Sensitivity Rating		**Low – Moderate**

Potential Mitigation
Retain drystone walls where possible and utilise tree buffers to soften the settlement edge in longer distance views from the south and west.

LSA Site 36

Figure 4.80: Map of LSA Site 36



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Source: OS, BMDC

Figure 4.81: Photos of LSA Site 36



View from Prune Park Lane north-west across site towards Shay House Farm.



View from Prune Park Lane south across site to settlement edge of Stony Lane (adjacent to Allerton Road).

Table 4.71: LSA Site 36 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
36	NW/024, NW10/H	E1: Thornton Mixed Upland Pasture	Low-density housing

Table 4.72: Criteria and justification for LSA Site 36

Criteria	Description	Rating
Physical and Natural Character	The site is located on undulating plateau terrain which slopes unevenly down from south to north towards Stony Lane and the upper western slopes of the Chellow Dene valley. There is a level change of 277m AOD at the southern boundary of the site, to 243m AOD at the northern boundary. Landcover within the site consists of rough grazing and pasture fields defined by drystone walls in mixed condition. There are occasional scrubby and wind-blown boundary trees and areas of seasonal standing water in the north of the site which are positive for biodiversity.	Moderate
Cultural and Historic Character and Associations	The regular to semi-regular small-scale fields within the site are a result of piecemeal enclosure, with little boundary change since 1854. Field boundaries are defined by drystone walls throughout, which are in mixed condition. The Grade II Listed, Moor House and Cliffe View are within <100m of the site to the south and east respectively, though they have no clear visual relationship to it. Though unlisted, the traditional vernacular farmstead of Shay House Farm, set amongst woodland <100m to the west of the site provides a sense of time depth.	Moderate
Settlement Form and Edge	The site is located to the west of existing properties at the southern end of the settlement of Stony Lane. There is no distinct boundary feature between these properties and the site, though the majority of properties in Stony Lane are located in a linear fashion on the eastern side of Stony Lane/Prune Park Lane. Due to the large size of the site, development here would significantly extend the settlement into the undeveloped countryside.	Moderate – High
Settlement Setting	Due to its large size, undulating landform and well-defined drystone walls the site contributes to the rural setting of upland pasture to the west of Stony Lane. Due to the distance of Stony Lane to neighbouring settlements, development here would not notably increase coalescence though it would be at odds with the existing linear form of the settlement, which is located primarily to the east of Stony Lane/Prune Park Lane.	Moderate
Access and Recreation	A PRoW network provides access to the pasture fields west of Stony Lane, including three footpaths which pass through the site.	Moderate
Views	Due to its local elevation the site is visible from west facing properties in Stony Lane, though parts of it are partially enclosed by the undulating landform. There are open, direct views of the site from the PRoW network that traverses it, as well as footpaths to the west that provide access to Back Lane. The varied topography of the site and its immediate context reduce its prominence in the wider landscape. However, it is visible from Stoney Ridge Avenue on the edge of Bradford and it is very distantly visible on the skyline from the northern side of the Airedale valley.	Moderate
Perceptual Qualities	The site possesses upland rural character due to its rigid pattern of drystone walls, undulating landform and surrounding scattered farmsteads. The undulating landform creates a sense of enclosure in places, though longer distance views are afforded over the surrounding landscape of upland pasture from higher elevations. Wood pole overhead lines and a wind turbine are visible on the skyline to the south. Despite proximity to Stony Lane, the site has a sense of remoteness due to its windswept elevation and rural character.	Moderate – High

Criteria	Description	Rating
Overall Sensitivity Rating		**Moderate – High**

Potential Mitigation
Development here would alter the existing linear settlement pattern of Stony Lane and extend into the undeveloped countryside to the west of Stony Lane/Prune Park Lane. However, there are opportunities to sensitively integrate limited development (into the landform and with appropriate vegetation) and soften the settlement edge. It is recommended that any development be restricted to south-eastern extents of site, adjacent to existing properties at southern end of Stony Lane to retain historic field patterns and separation from nearby farmsteads. Utilise landform and vegetation to integrate new development into the landscape. Retain drystone walls where possible.

LSA Site 37

Figure 4.82: Map of LSA Site 37

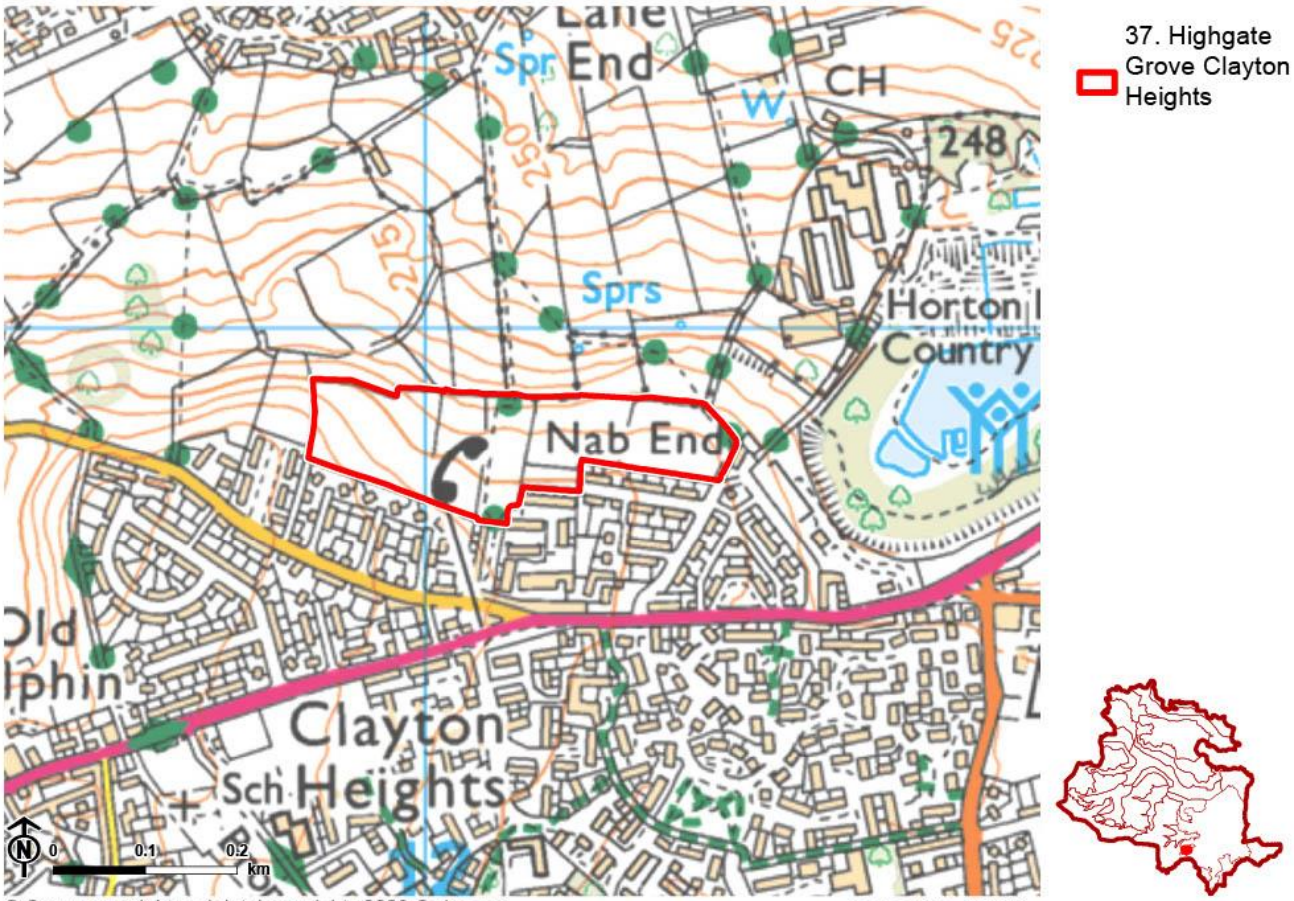


Figure 4.83: Photos of LSA Site 37



View from within site north-east towards the Grade II Listed Thornton View Hospital and Clayton.



View from within site south-west towards settlement edge of Clayton Heights.

Table 4.73: LSA Site 37 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
37	SW6/H, SW/010B	E1: Thornton Mixed Upland Pasture	Low-density housing

Table 4.74: Criteria and justification for LSA Site 37

Criteria	Description	Rating
Physical and Natural Character	The site is located on sloping terrain north of Clayton Heights, where the landform descends steeply northwards to the lower-lying Clayton plateau. The site encompasses a level change from 320m AOD in the south-west to 285m AOD in the north. The slope is prominent and steeper in the west. The site is utilised for pasture which is in very poor condition, with thistles and nettles prevalent within the overgrazed grassland. Drystone walls are similarly in very poor condition. Due to its elevated location and absence of hedgerow trees, the site is open and exposed in nature. There is a small area of broadleaved woodland adjacent to the north-western corner of the site.	Moderate
Cultural and Historic Character and Associations	The site is within <0.5km of Horton Bank Country Park and the Grade II Listed Thornton View Hospital to the north-east (which currently functions as the Jaamiatul Imaam Muhammad Zakaria boarding school). The strong sense of intervisibility with this former 19th century workhouse complex and chimney stack contributes a sense of time depth to the site. This is undermined by the deteriorating character of the site itself. The field pattern at the site is a result of surveyed enclosure but this is highly eroded due to boundary loss. The field pattern is most legible in the eastern half of the site with the remaining presence of drystone walls, though they are in very poor condition. The surrounding 20th century development within Clayton further undermines any historical sense of place.	Low – Moderate
Settlement Form and Edge	The site is located immediately to the north of the exposed, abrupt settlement edge of Clayton Heights. The sloping landform acts as a boundary, with current development restricted to the flatter terrain to the south of the site. Development within the southern section of the site would maintain the settlement's relationship with the plateau, but development in the northern section would represent a step change in settlement form.	Moderate-High
Settlement Setting	The identity of Clayton Heights draws on its elevated position above the settlement of Clayton to the south and the separation provided by the sloping pasture fields. The site provides expansive views over the surrounding landscape and contributes to the clear separation between the two settlements. Though in poor condition, the drystone walls and pasture present at the site contribute to a sense of place for the settlement which is otherwise not very distinctive.	Moderate
Access and Recreation	An extensive PRoW network passes through the pasture land between Clayton Heights and Clayton. A footpath passes through the centre of the site and another adjacent to its eastern boundary although these are not very clearly marked or easily accessible.	Moderate
Views	Due to the elevated location of the site and its open nature, within the immediate context of the site development would be clearly visible from the surrounding PRoW network as well as from a large number of properties at the southern edge of Clayton, where development would appear to spill down from the Clayton Heights plateau down the hillside. Within the wider landscape, due to the site's elevation, there is a direct line of site from large sections of Bradford, but the development of the site is unlikely to noticeably alter these distant views.	Moderate
Perceptual Qualities	The site possesses a degree rural character due to its openness and pastoral land use. However, surrounding development, fly tipping, considerable littering, CCTV cameras and the poor condition of its pasture and drystone walls detract from this. The site possesses	Low – Moderate

Criteria	Description	Rating
	a sense of place informed by its sloping landform, elevated position, and long-distance views over the landscape to the north.	
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Due to the elevated location and sloping landform of the site, opportunities for mitigation are limited. Tree planting would help to integrate development into the landscape though this would require careful planning to respect the surrounding landscape character. Developing just the southern section of the site in line with Highgate Grove would maintain the existing settlement edge preventing encroachment onto the sloping terrain below and would retain the character of Clayton Heights as a 'plateau settlement'.

LSA Site 38

Figure 4.84: Map of LSA Site 38

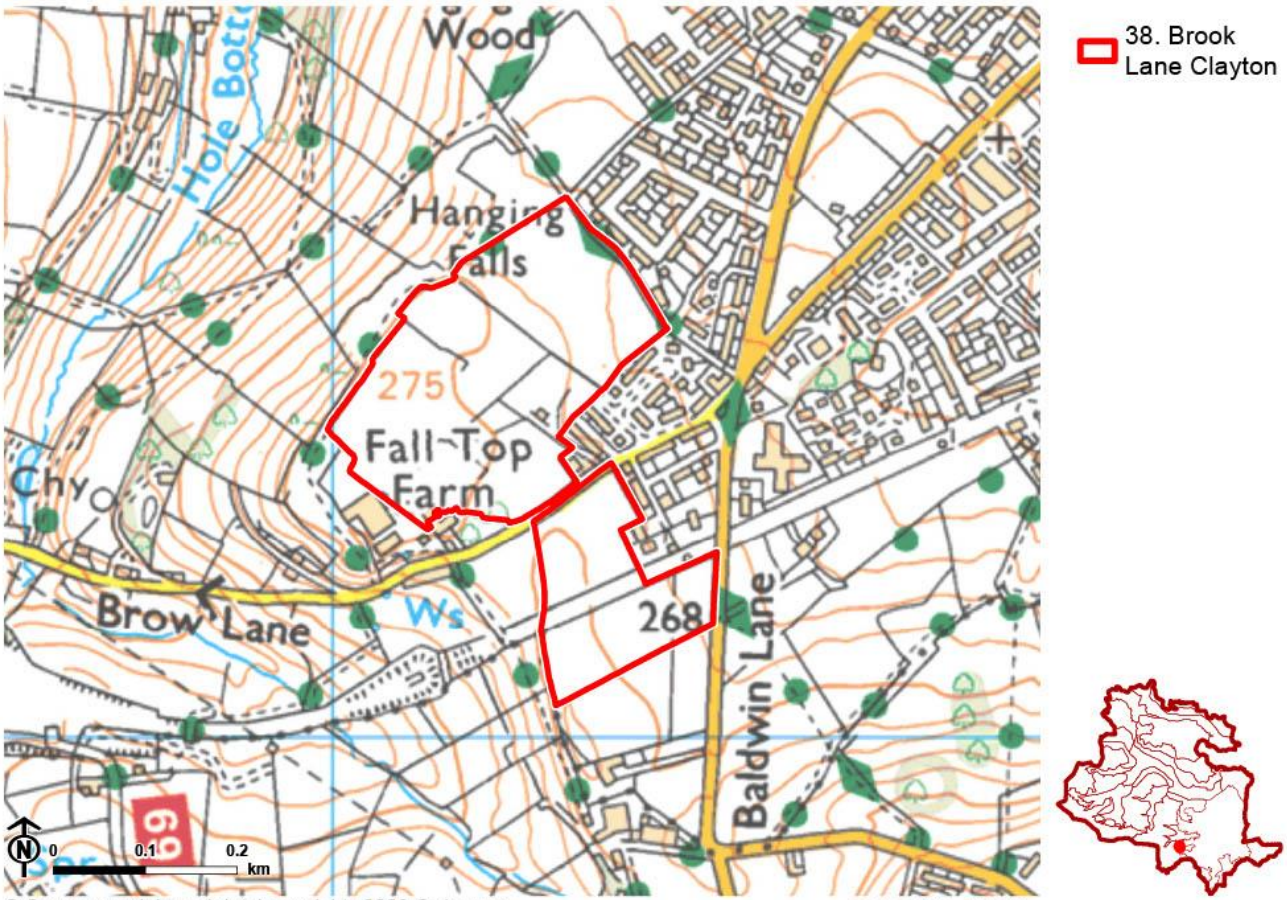


Figure 4.85: Photos of LSA Site 38



View north-east from PRoW at edge of site towards Allerton.



View over site from PRoW south-east of Baldwin Lane, illustrating the good condition and strong grid pattern of drystone walls.

Table 4.75: LSA Site 38 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
38	SW18/H, SW22/H, SW3/H, SW4/H	E1: Thornton Mixed Upland Pasture	Low-density housing

Table 4.76: Criteria and justification for LSA Site 38

Criteria	Description	Rating
Physical and Natural Character	The site is located on relatively flat ground at the western edge of the Clayton plateau, above the steep valley side of Hole Bottom Beck. Level changes across the site range from 280m AOD in its northern extents to 262m AOD in its southern extents. Immediately north-west of the site boundary, the landform falls away dramatically into the incised valley of Hole Bottom Beck. Although the topography of the site itself is relatively uniform, its immediate context to the north-west is highly distinct and as such increases the sensitivity of the site. The site is utilised for upland pasture with no tree cover present aside from a small grouping adjacent to Fall Top Farm.	Moderate
Cultural and Historic Character and Associations	The northern half of the site is located on the site of Fall Top Quarries which were established prior to 1854 and restored to pasture during the second half of the twentieth century. Field patterns in the southern half of the site are a result of surveyed enclosure moorland. The former route of the Bradford and Thornton Railway, which opened in 1878 and closed in 1963, is apparent in a narrow, linear field pattern adjacent to the settlement edge. Drystone walls are present throughout and are in very good condition.	Moderate
Settlement Form and Edge	The existing settlement edge of Clayton is hard, with no obvious containing features. The development of the site may be perceived as a slight extension into the undeveloped countryside; however, it has a good association with the existing settlement and would fit with the existing form of Clayton.	Low – Moderate
Settlement Setting	The identity of Clayton draws on its plateau location above the Hole Bottom Beck and Clayton Beck valleys and its surrounding landscape of upland pasture. The site contributes to the rural setting to the west of Clayton though development here would not significantly increase the size of the current settlement.	Low – Moderate
Access and Recreation	A well-used public footpath skirts the edge of the Clayton plateau adjacent to the northern and western site boundaries and the Brontë Way long distance walking route runs adjacent to the eastern boundary. An extensive PRoW network traverses the Pinch Beck and Hole Bottom Beck valleys (including NCN 69) from which the northern extents of the site are clearly visible.	Moderate – High
Views	There are open views across the site from adjacent footpaths, roads and dwellings at the western edge of Clayton. Due to the elevated nature of the site at the western edge of the Clayton plateau, the internal part of the site is reasonably contained from the surrounding landscape to the north, while its northern boundary above Hole Bottom Beck is exposed and visible from a wide area. The site is prominent in views from higher ground to the south in the vicinity of Clayton Heights and Queensbury.	Moderate – High
Perceptual Qualities	The site possesses a strong sense of place due to its location at the western edge of the Clayton plateau and the extensive views it affords over the surrounding landscape of upland pasture, small-scale valleys and elevated moorland. It is relatively tranquil due to its elevated location and distance from any major roads. Well maintained drystone walls and pasture fields enhances its rural qualities, as does its proximity to the rough, upland character landcover on the steep slopes below it.	Moderate-High
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
It is important to understand that this site contains contrasting sensitivity. Much of the interior of the site is of lower sensitivity, but the exposed north-western boundary is highly sensitive due to its elevation, exposure and visibility. Development should be restricted to the southern extents of the site while respecting existing field boundaries and the course of the former Bradford and Thornton railway. Development should be avoided in the northern extent of the site, keeping it well away from the plateau edge so as not to detract from the distinctive, steep landform around Hanging Falls and so not to introduce built development to the skyline above the Hole Bottom Beck valley.

LSA Site 39

Figure 4.86: Map of LSA Site 39

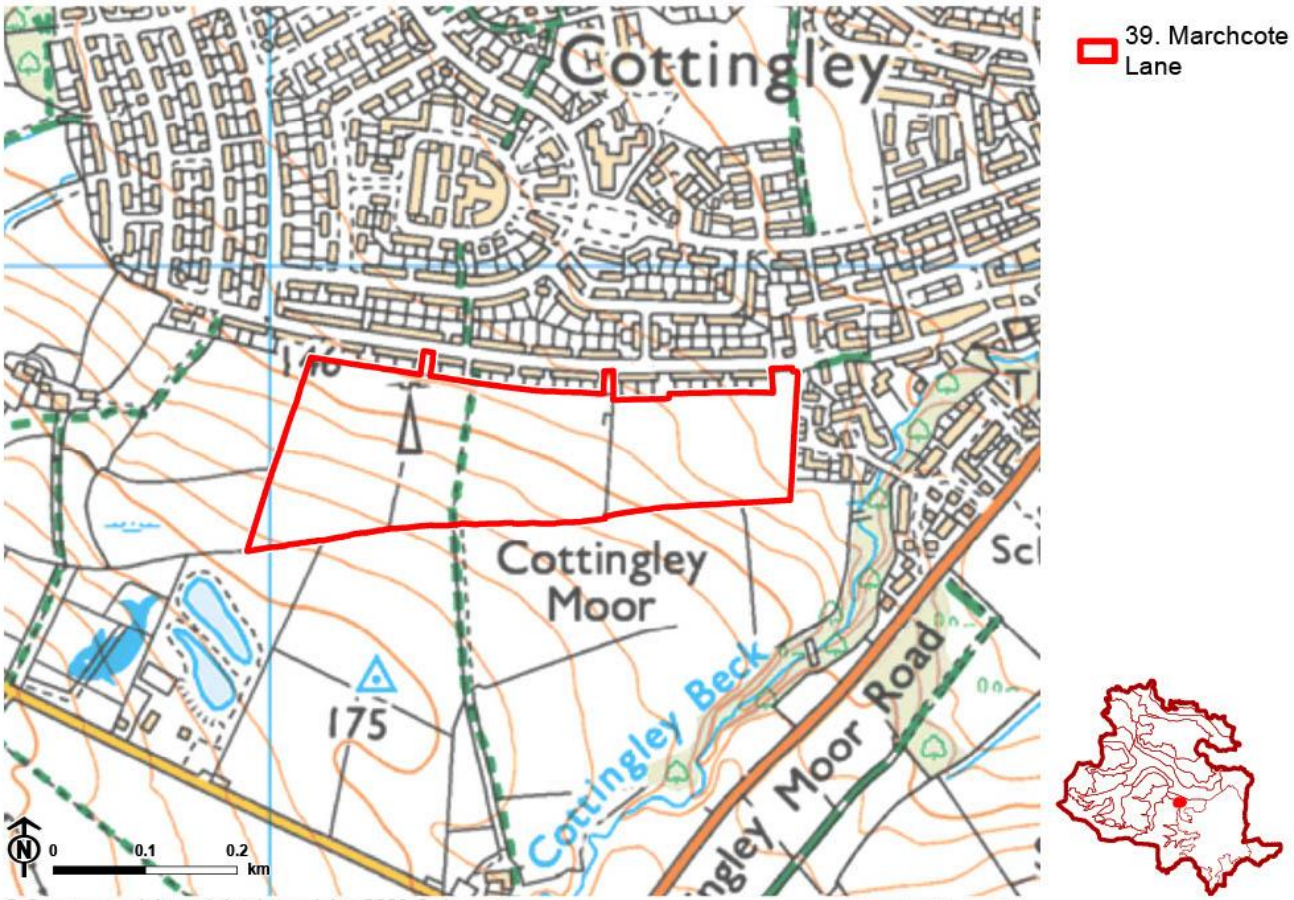


Figure 4.87: Photos of LSA Site 39



Views south-west across site from the settlement edge of Cottingley.



View south over site towards Cottingley Moor from the PRoW that passes through its centre.

Table 4.77: LSA Site 39 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
39	CO1/H	E1: Thornton Mixed Upland Pasture	Low-density housing

Table 4.78: Criteria and justification for LSA Site 39

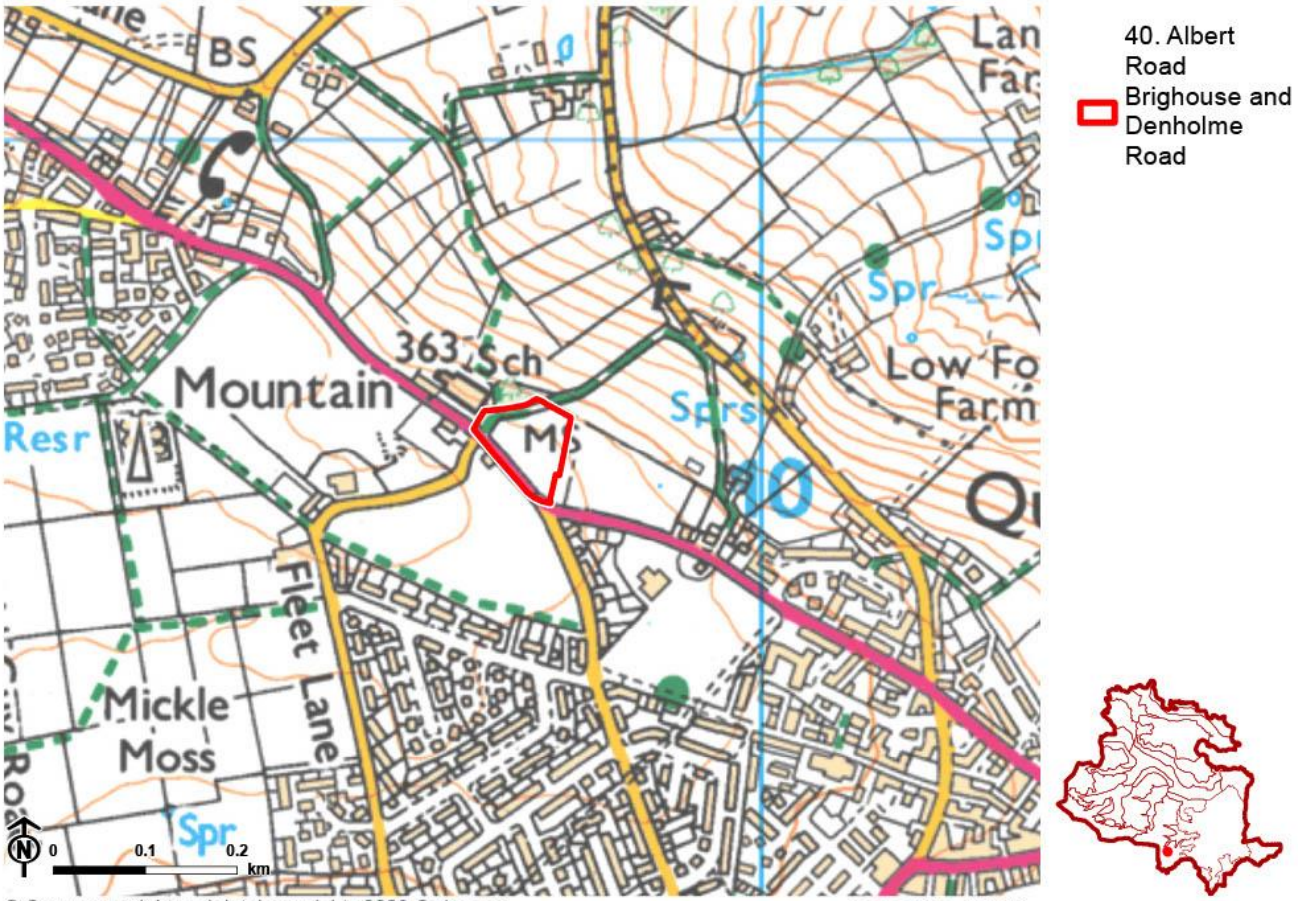
Criteria	Description	Rating
Physical and Natural Character	The site is located on sloping terrain at Cottingley Moor, on the southern side of the Airedale valley. The landform slopes uniformly south-west to north-east, encompassing a level change of 172m AOD to 130m AOD. Landcover comprises pasture with intermittent mature field and boundary trees. Priority riparian woodland habitat at Cottingley Beck is located <100m to the south-east of the site.	Moderate
Cultural and Historic Character and Associations	The field pattern within the site is a result of a wider pattern of surveyed and piecemeal enclosure across Cottingley Moor, which has been subject to some agglomeration and boundary removal. Fields are defined by drystone walls which are in variable condition. Partial views of the site are available from the Grade II Listed Stock-a-Close farmhouse <300m to the west of the site. The relationship of the site with neighbouring modern development detracts from its historic character.	Low – Moderate
Settlement Form and Edge	The site is associated with the southern periphery of Cottingley. The sloping landform of the site which marks the beginning of Cottingley Moor largely defines the existing settlement edge, though a strip of properties south of March Cote Lane has pushed development onto land contiguous with the site. Despite this, full development of the site would be perceived as a notable advancement into the countryside and lead to asymmetry at the settlement edge.	Moderate - High
Settlement Setting	Due to the sloping landform and semi-natural qualities of the site it provides a prominent rural backdrop to the southern edge of Cottingley. The site contributes to a perceived gap between Cottingley and outlying properties on Cottingley Moor, such as Stock-a-Close farmhouse.	Moderate
Access and Recreation	A PRoW passes through the centre of the site, providing access to Cottingley Moor and Cottingley Beck. Farview Fishery is located adjacent to the south-western corner of the site.	Low – Moderate
Views	The site is prominent from the southern edge of Cottingley due to its sloping landform and elevation. It is also visible from the surrounding PRoW network which provides access to higher ground on Cottingley Moor. Intervening topography, built form and woodland screen views from much of the wider landscape, though some partial longer distance views are available from the north.	Moderate
Perceptual Qualities	The site possesses some rural qualities due to its sloping landform, semi-natural features, drystone walls and its continuity with the wider landscape of Cottingley Moor. However, due to its proximity to the settlement edge of Cottingley it is also influenced by modern infrastructure such as properties, roads, streetlights, overhead electricity lines and a telecommunications mast.	Moderate
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
If development were to occur here, it should be restricted to the lower, northern extents of the site. Drystone walls should be retained where possible and existing tree belts should be maintained and enhanced to screen views from the PRoW network

Potential Mitigation
and nearby Listed Buildings, including Stock-a-Close farmhouse. The PRoW passing through the centre of the site should be retained or a suitable alternative route suggested.

LSA Site 40

Figure 4.88: Map of LSA Site 40



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Source: OS, BMDC

Figure 4.89: Photos of LSA Site 40


View from PRoW on Harp Lane across site to the A644.


View from PRoW on Harp Lane across site illustrating longer distance views towards Bradford.

Table 4.79: LSA Site 40 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
40	QB1/H	E1: Thornton Mixed Upland Pasture	Low-density housing

Table 4.80: Criteria and justification for LSA Site 40

Criteria	Description	Rating
Physical and Natural Character	The site is located on sloping terrain on the Mountain/Queensbury Plateau above a series of small-scale valleys that converge on Hole Bottom Beck. The landform slopes gently from south-west to north-east with a level change of 364m AOD to 356m AOD. Landcover at the site consists of unmanaged rough pasture with intermittent hedgerows at its boundaries.	Low – Moderate
Cultural and Historic Character and Associations	The site is an area of former surveyed enclosure which is partially bounded by a degraded drystone wall. A sandstone quarry is shown on the 1854 OS map. Historical aerial imagery from 2002 shows buildings and a car scrap yard in the land immediately to the east which has since been demolished. There are no Listed Buildings in the vicinity of the site, although there is a Listed milestone on the pavement adjacent to the site. The site has no particular sense of historic character.	Low-Moderate
Settlement Form and Edge	The site is located on the north-western periphery of Queensbury and is associated with the existing settlement as it is located within the wider settlement envelope. Foxhill Primary School and the adjacent Harp Lane acts as a boundary feature, so the development would not be perceived as advancement into the countryside, although it would reduce the open space on the edge of the settlement.	Low – Moderate
Settlement Setting	Though the site contributes to a sense of openness at the edge of the settlement, it is not in keeping with the wider rural setting of upland pasture to the north-east, or the amenity grassland at Foxhill Park, immediately to the west.	Low
Access and Recreation	A bridleway runs immediately north of the site along Harp Lane and a PRoW adjoins Harp Lane and the bridleway from the north. Foxhill Park is located immediately to the west of the site.	Low – Moderate
Views	The site has some enclosure due to boundary vegetation though there are views across it from adjacent roads, properties and parkland. Due to its elevated location, the site affords long distance views across the landscape to the east towards Bradford. It is not prominent in the wider landscape due to its small size, surrounding topography and built form.	Low – Moderate
Perceptual Qualities	The site has some semi-natural qualities due to surrounding tree cover and hedgerows. However, its proximity to surrounding development and the busy A644 diminish any sense of tranquillity. From the A644 the landscape is experienced as sub-urban in character and the site forms part of this wider sense of place.	Low – Moderate
Overall Sensitivity Rating		**Low – Moderate**

Potential Mitigation
Due to the small size of the site and its partial enclosure by surrounding vegetation, development here would require little mitigation. Existing hedgerows could be maintained, and boundary tree planting reinforced to filter views from the adjacent bridleway on Harp Lane.

LSA Site 41

Figure 4.90: Map of LSA Site 41

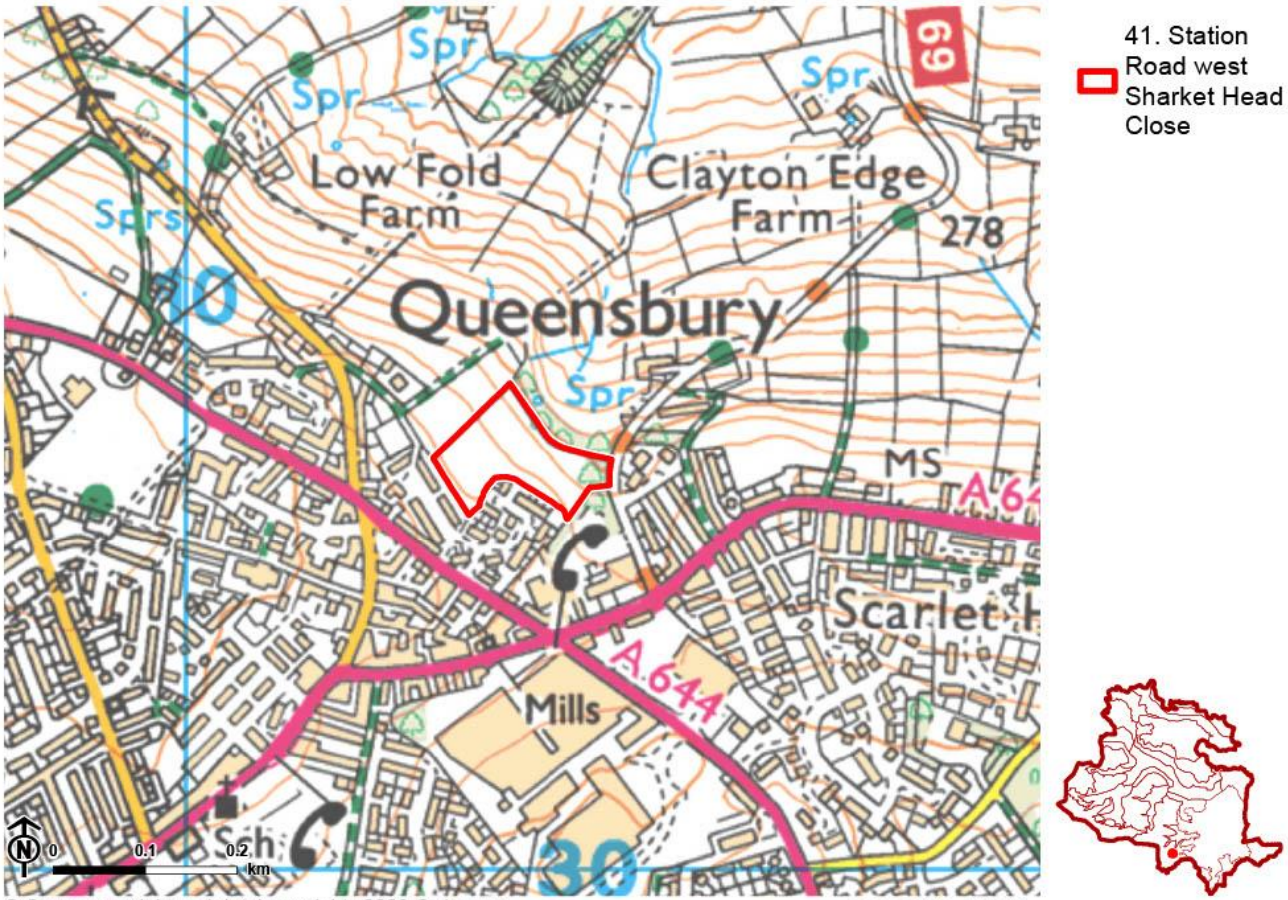


Figure 4.91: Photos of LSA Site 41



View east from adjacent PRoW into the site to the A644.



Long distance views north from adjacent PRoW to Thornton and Allerton.

Table 4.81: Site LSA 41 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
41	QB6/H	E1: Thornton Mixed Upland Pasture	Low-density housing

Table 4.82: Criteria and justification for LSA Site 41

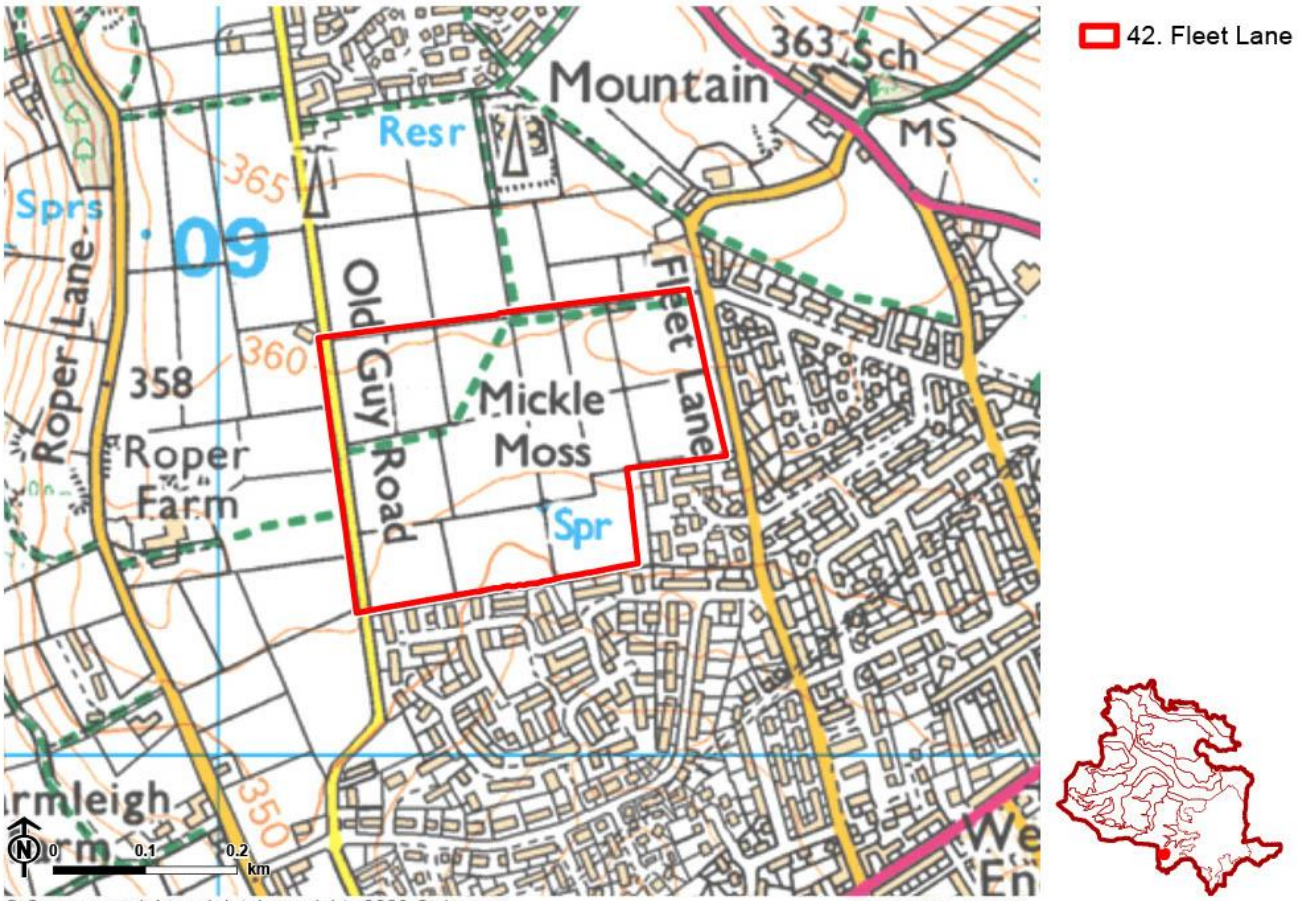
Criteria	Description	Rating
Physical and Natural Character	The site is located on sloping terrain on the Queensbury Plateau, above a series of small-scale valleys that converge on Hole Bottom Beck. The landform slopes gently down from south-west to north-east with a level change of 342m AOD to 324m AOD. Landcover at the site is unmanaged grassland in poor condition used for horse pasture. A band of mature broadleaved woodland is located adjacent to the northern and eastern boundary of the site.	Low – Moderate
Cultural and Historic Character and Associations	The site is commensurate with a historical pasture field associated with piecemeal enclosure of former moorland. It is defined by drystone walls in degraded condition, with the exception of fencing where it abuts properties at Sharket Head Close. The Queensbury Conservation Area and a number of Listed Buildings are in close proximity to the east, south and west of the site, though due to intervening woodland and built form intervisibility is limited.	Moderate
Settlement Form and Edge	The site is located on the northern periphery of Queensbury. The site is strongly associated with the existing settlement, located within the wider settlement envelope as it is surrounded by development to the south and east, and more widely to the west. Woodland and a small watercourse immediately to the north acts as a boundary feature, as such development would not be perceived as advancement into the countryside.	Low
Settlement Setting	Though the site possesses some rural and semi-natural features at the northern edge of Queensbury, it is locally influenced by surrounding development and screened by woodland in views from the north, so it does not significantly contribute to the wider setting of the settlement.	Low – Moderate
Access and Recreation	A PRoW passes within <150m of the site to the north-west. National cycle route 69 travels along Station Road, adjacent to the eastern boundary of the site.	Low – Moderate
Views	The site is open to views from adjacent properties and the nearby PRoW. However, it has some enclosure from adjacent woodland and is not visually prominent within the wider landscape. Views from National cycle route 69 are heavily filtered by vegetation along Station Road.	Low – Moderate
Perceptual Qualities	The site possesses some rural qualities such as drystone walls, and broadleaved woodland immediately to the north provides a sense of enclosure. However, the proximity of adjacent properties detracts from this as does the poor condition of the pasture and drystone walls.	Low – Moderate
Overall Sensitivity Rating		**Low – Moderate**

Potential Mitigation
The most sensitive element of the site is its proximity to the Queensbury Conservation Area. However, intervisibility is negligible due to intervening built form and tree cover. If development were to occur here, the shelter belt of trees at the eastern and northern boundaries of the site should be retained to maintain existing screening from the adjacent Queensbury Conservation Area, and in longer distance views to the north. Additional planting could also be utilised to integrate the western edge of the development with the existing broadleaved shelterbelt (including in views from the adjacent PRoW). The

Potential Mitigation
historic drystone wall boundary should be retained, and restored where in degraded condition. Built form should use local materials, e.g. light sandstone to ensure it adheres with the wider character.

LSA Site 42

Figure 4.92: Map of LSA Site 42



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Source: OS, BMDC

Figure 4.93: Photos of LSA Site 42



View north from western boundary of site towards settlement edge of Mountain and large telecommunication masts.



View east across site towards surrounding settlement in Queensbury.

Table 4.83: LSA Site 42 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
42	QB7/H	E1: Thornton Mixed Upland Pasture	Low-density housing

Table 4.84: Criteria and justification for LSA Site 42

Criteria	Description	Rating
Physical and Natural Character	The site is located on relatively flat ground at Mickle Moss on the Queensbury plateau. The elevation ranges from 362m AOD to 350m AOD. Landcover at the site is upland pasture and rough grazing. It is open to the surrounding landscape and no tree cover is present.	Low – Moderate
Cultural and Historic Character and Associations	Field patterns at the site are distinctive and rectilinear in nature, defined by drystone walls (many in a state of disrepair). The field pattern is a result of the surveyed enclosure of former moorland, with little boundary loss since 1854, although the landscape pattern is undermined to some degree by the poor condition of the drystone walls. The field pattern is very distinctive to a certain time period, creating a degree of time depth.	Moderate
Settlement Form and Edge	The site is located at the northern edge of Queensbury and abuts existing development between Old Guy Road and Fleet Lane. The existing settlement edge is not clearly defined by a landscape feature and is open to the site. While the development of the site may be perceived as an extension into the undeveloped countryside it would not notably alter the character of the settlement edge. The proposed site does not extend beyond the existing northern most extent of Queensbury on the eastern side of Fleet Lane, so the settlement edge would not be dramatically altered due to development.	Low – Moderate
Settlement Setting	The site contributes to the rural setting of Queensbury due to its well-defined field boundaries and drystone walls. It makes a contribution to the legible gap in development between Queensbury and the settlement of Mountain to the north, although a small degree of separation would still be retained if the site were developed.	Moderate-High
Access and Recreation	A PRoW network is located within and in the vicinity of the site, providing access to Mickle Moss. A public footpath runs adjacent to the northern boundary of the site and another traverses its north-western corner. Queensbury Cricket Club is located immediately to the west, with open views across the site.	Moderate
Views	Due to the exposed nature of the site, there are open views across it from the surrounding PRoW network and a number of adjacent properties to the east, south, and more distantly, to the north. The site is also visible from the surrounding road network, including Fleet Lane, Old Guy Road and Roper Lane. Due to the elevated, interior plateau location of the site and screening by existing development it is not visually prominent within the wider landscape.	Low-Moderate
Perceptual Qualities	Due to its elevated location and the long-distance views afforded to the west, the site possesses a sense of exposure, with upland rural qualities owing to its pasture fields and historic drystone walls. However, the site is also heavily influenced by modern development including adjacent housing estates, roads, and numerous vertical structures, including electricity pylons and three large telecommunications towers to the north.	Low – Moderate
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Sensitive elements of the site include the distinctive rectilinear field pattern and the presence of PRoW. Retain existing drystone walls where possible. In this exposed plateau location woodland could be perceived as out of character and should

Potential Mitigation
therefore not be used in the location to soften development. It is recommended that any new development be limited to the to the southern extent of the site to retain the undeveloped gap between Queensbury and Mountain and avoid impinging on the PRoW network.

LSA Site 43

Figure 4.94: Map of LSA Site 43

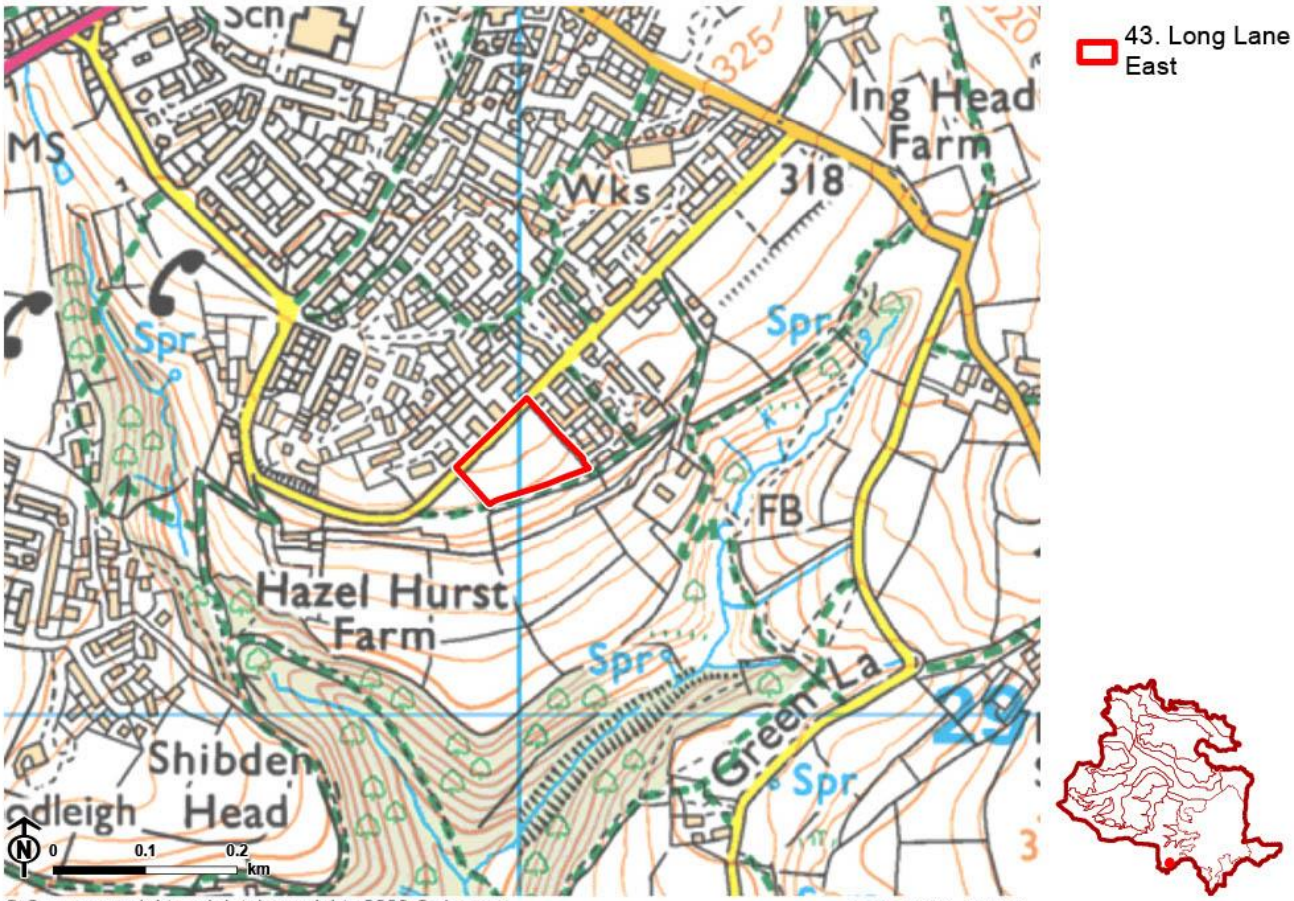


Figure 4.95: Photos of LSA Site 43



View south across the site to the incised valley of Shibden Dale.



View towards the site from Jackson Hill Lane to the south-east illustrating its prominent location at the edge of Queensbury.

Table 4.85: LSA Site 43 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
43	QB9/H	E1: Thornton Mixed Upland Pasture	Low-density housing

Table 4.86: Criteria and justification for LSA Site 43

Criteria	Description	Rating
Physical and Natural Character	The site is located on gently sloping terrain above the incised valley of Shibden Dale. The landform slopes evenly north-west to south-east from 318m AOD to 308m AOD. Landcover at the site is pasture with some limited hedgerow vegetation along its boundaries.	Moderate
Cultural and Historic Character and Associations	The field pattern at the site is a result of the piecemeal enclosure of former moorland, with little boundary loss since 1854. It is defined by a drystone wall which is degraded in places. On its north-eastern boundary it shares varied suburban style boundaries with properties on Pendle Court.	Low – Moderate
Settlement Form and Edge	The site is located on the southern periphery of Queensbury. While the existing settlement edge is primarily defined by Long Lane, some development has occurred south of this road, adjacent to the site to the north-east. As such, development at the site would not be perceived as new advancement into the countryside, with the steeper landform to the south acting as a coherent boundary.	Low – Moderate
Settlement Setting	The site contributes to the rural setting of upland pasture surrounding Queensbury, allowing long distance views from the edge of the settlement over the dramatic landform of Shibden Head towards Calderdale. However, the site is more closely associated with the settlement to the north than the open countryside to the south due to its proximity to Long Lane and development on Pendle Court along with the notable level change to the south.	Moderate - Low
Access and Recreation	A PRoW runs adjacent to the southern boundary of the site, providing access to the incised, wooded valley of Shibden Dale below. The long-distance views and character of the landscape to the south ensure these paths are relatively well used.	Moderate
Views	The site is open to surrounding properties, roads and PRoW. It is largely screened by built form in the wider landscape, particularly to the north, east and west, though longer distance views are available along Green Lane, Paw Lane and Jackson Hill Lane to the south-east, as well as PRoW in their vicinity.	Low-Moderate
Perceptual Qualities	While the site is influenced by surrounding properties and roads, the long-distance views it affords over the landscape to the south lend it a notable sense of place at the edge of the Queensbury Plateau and the District.	Moderate
Overall Sensitivity Rating		**Low - Moderate**

Potential Mitigation
The most sensitive elements of the site are its elevated location above Shibden Dale and the adjacent PRoW which provide access into this wooded valley from Queensbury. Negative impacts could be mitigated through tree planting on the southwestern and south-eastern site boundaries to help soften the settlement edge in longer distance views from the south-east (as per adjacent development) and mitigate impacts on recreational users of the PRoW. Drystone walls should be retained and enhanced where possible.

LSA Site 44

Figure 4.96: Map of LSA Site 44

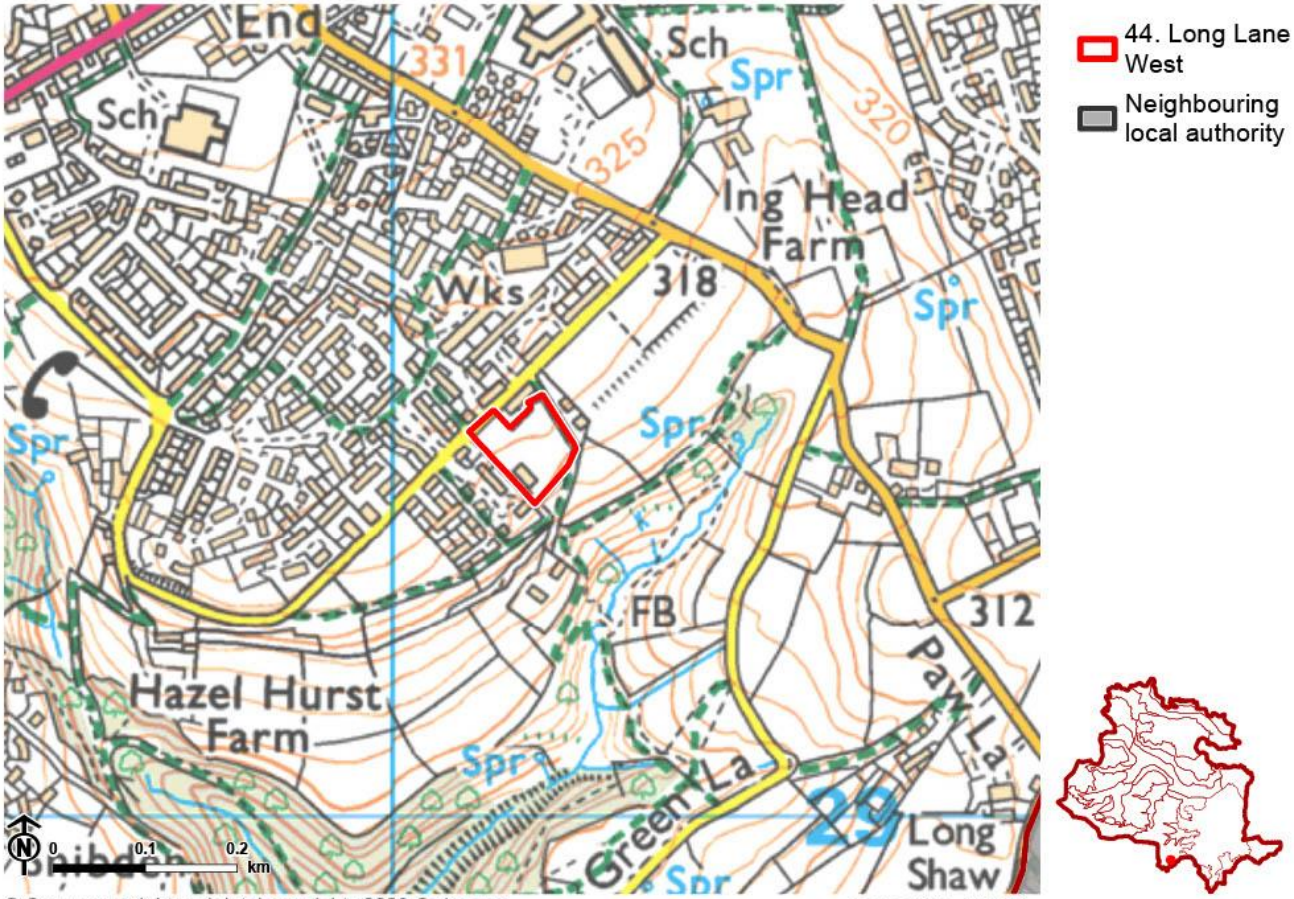


Figure 4.97: Photos of LSA Site 44



View south across the site over the head of Shibden Dale.



View towards the site from Jackson Hill Lane to the south-east illustrating its prominent location at the edge of Queensbury.

Table 4.87: LSA Site 44 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
44	QB8/H	E1: Thornton Mixed Upland Pasture	Low-density housing

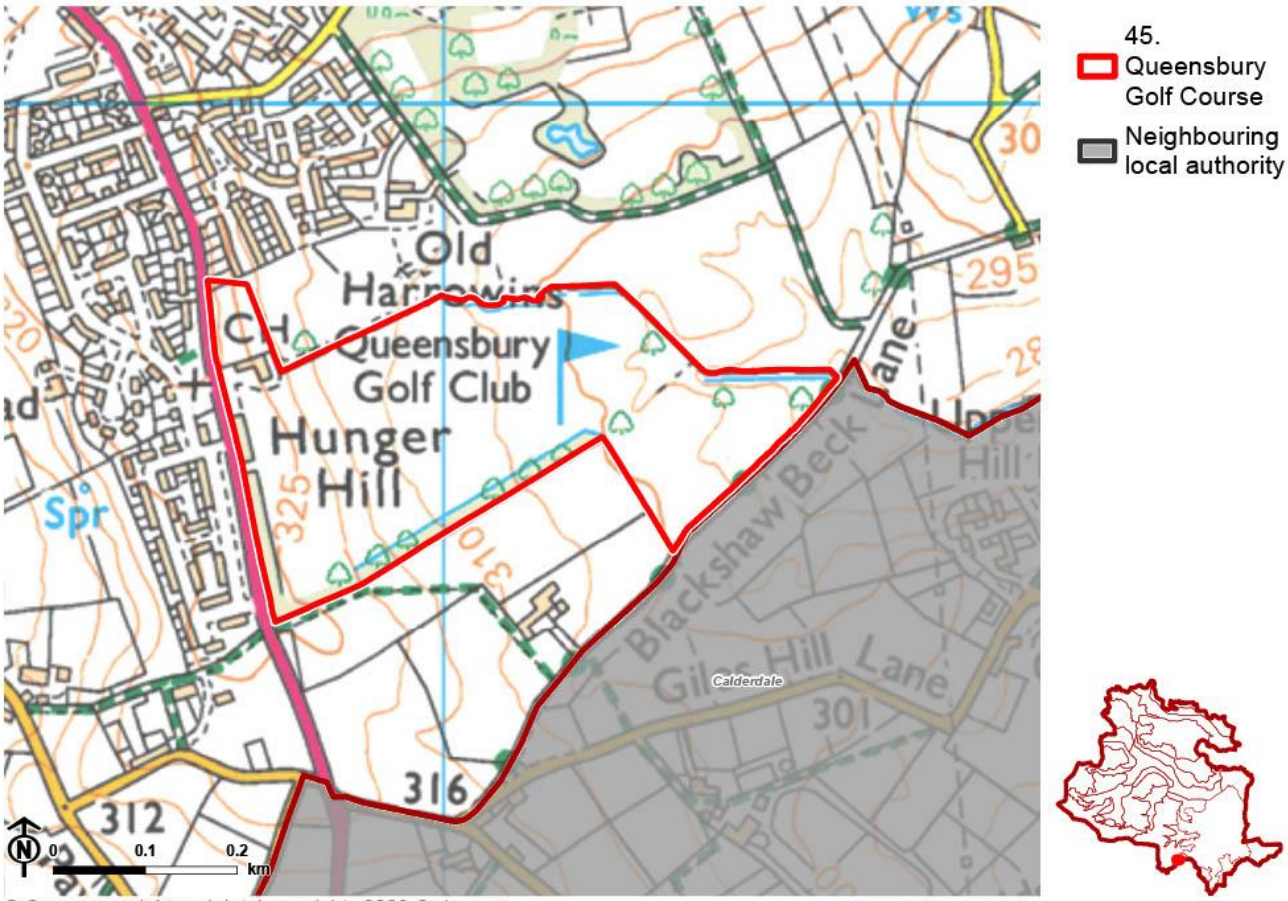
Table 4.88: Criteria and justification for LSA Site 44

Criteria	Description	Rating
Physical and Natural Character	The site is located on gently sloping terrain above the incised valley of Shibden Dale. The landform slopes evenly north-west to south-east from 320m AOD to 311m AOD. Landcover at the site is pasture which shows signs of overgrazing and poaching. The site houses two small agricultural buildings which are slightly dilapidated in appearance.	Low
Cultural and Historic Character and Associations	The field pattern at the site is a result of the piecemeal enclosure of former moorland, with little boundary loss since 1854. The majority of its drystone wall boundary has been lost and replaced with fencing. The site is surrounded to the west, north and east by modern development and to the north-east by peri-urban land use in the form of a well-maintained sports pitch. As a result the sense of time depth is low.	Low
Settlement Form and Edge	The site is located on the southern periphery of Queensbury. While the existing settlement edge is primarily defined by Long Lane, some development has occurred south of this road, flanking the site on three sides. As such, development at the site would not be perceived as new advancement into the countryside, with the steeper landform to the south acting as a coherent boundary.	Low – Moderate
Settlement Setting	The site contributes to the rural setting of upland pasture surrounding Queensbury, allowing long distance views from the edge of the settlement over the dramatic landform of Shibden Head towards Calderdale. However, the site is more closely associated with the settlement to the north than the open countryside to the south due to its proximity to Long Lane and development on Pendle Court along with the notable level change to the south.	Low – Moderate
Access and Recreation	A PRoW runs adjacent to the eastern and southern boundary of the site, providing access to the incised, wooded valley of Shibden Dale below including the Shibden Head Local Wildlife Site.	Moderate
Views	The site is open to surrounding properties, roads and PRoW. It is largely screened by built form in the wider landscape, though longer distance views are available along Green Lane, Paw Lane and Jackson Hill to the south-east, as well as PRoW in their vicinity.	Low – Moderate
Perceptual Qualities	The site possesses long distance views over the landscape to the south which lend it a notable sense of place at the edge of the Queensbury Plateau and the District. However, due to the poor condition of the pasture, dilapidated agricultural buildings and close development on three sides of the site, this sense of place is less well expressed than at Site 43, despite its proximity.	Low – Moderate
Overall Sensitivity Rating		**Low – Moderate**

Potential Mitigation
The most sensitive elements of the site are its elevated location above Shibden Dale and the adjacent PRoW which provide access into this wooded valley from Queensbury. Tree planting could be utilised to help soften the settlement edge in longer distance views from the south-east (as per adjacent development) and mitigate impacts on recreational users of the PRoW.

LSA Site 45

Figure 4.98: Map of LSA Site 45



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Source: OS, BMDC

Figure 4.99: Photos of LSA Site 45



View north into the site from the corner of the A644 and adjacent PRoW



View looking north-east across the site from PRoW to the south of the site, partially screened by vegetation

Table 4.89: LSA Site 45 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
45	QB/050	E1: Thornton Mixed Upland Pasture	Low-density housing

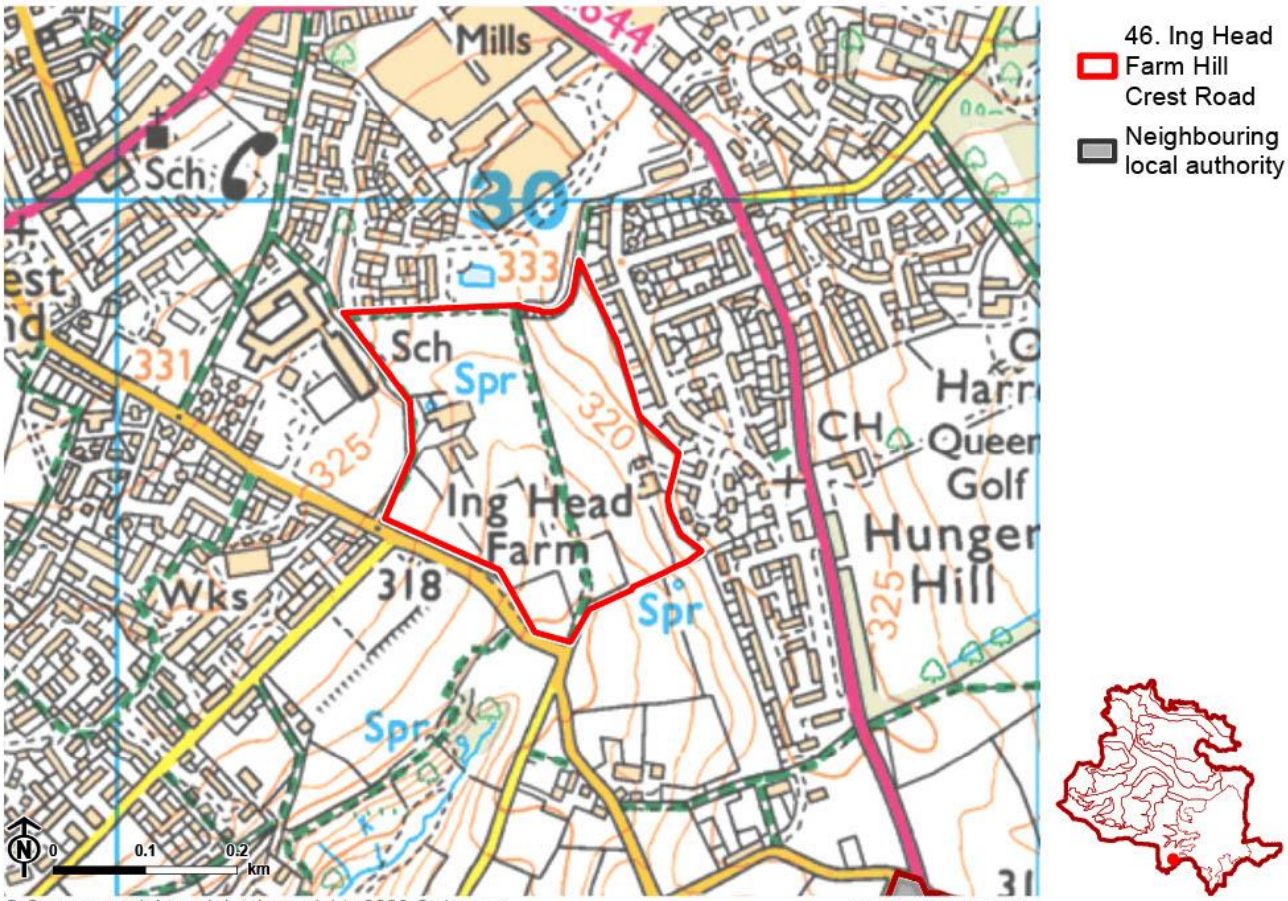
Table 4.90: Criteria and justification for LSA Site 45

Criteria	Description	Rating
Physical and Natural Character	The site comprises the undulating terrain of Queensbury Golf Course, on the eastern slopes of Hunger Hill. The landform slopes west to east from 329m AOD to 285m AOD. Landcover at the site is defined by its use as a golf course, consisting of amenity grassland, fairways, sand bunkers, strips of broadleaved woodland and mature field trees. The internal boundaries of the golf course are lined with deciduous woodland which are of value to biodiversity.	Moderate
Cultural and Historic Character and Associations	The golf club was established in 1923, representing a long-standing parkland feature and 'landscape of leisure' at the edge of the settlement. The golf course acts as an extension of the parkland setting of Foster Park to the north, which is the former private parkland of Littlemoor, a mansion built during the period 1854-94. The site boundary respects the former surveyed enclosure of moorland, though the internal boundaries have been lost. A tall brick wall lines the western boundary of the site, adjacent to Brighouse Road.	Low-Moderate
Settlement Form and Edge	The site is located at the southern periphery of Queensbury. While parts of the site are located within the wider envelope of the settlement, development here would increase its extent into the less developed countryside east of Brighouse Road and also erode the parkland setting of Foster Park to the north.	Moderate
Settlement Setting	Due to its undulating landform, parkland qualities and semi-natural features the site contributes to the rural setting south of Queensbury, softening the settlement edge and integrating it into the landscape. It sits within a wider settlement gap between Queensbury and Shelf, but represents a small proportion of this gap which is characterised by undulating topography limiting intervisibility between the settlements.	Moderate
Access and Recreation	A PRoW runs adjacent to the southern boundary of the site. The golf course is privately accessible for recreation.	Moderate
Views	Much of the site is screened in views from adjacent roads and properties by woodland within its boundaries. The woodland is prominent in views from PRoWs to the north and south, though the interior of the site is not readily visible in the wider landscape. The heavily wooded nature of the site provides an important soft, green edge to the southern edge of the Queensbury, evident in views from Brighouse Road and Blackshaw Beck Lane to the south.	Moderate
Perceptual Qualities	Due to its enclosed nature and parkland qualities, the site is tranquil in nature and provides a notable parkland setting to the southern edge of Queensbury which is in keeping with the wider landscape of surrounding pasture fields and Foster Park to the north.	Moderate – High
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Mature broadleaved trees along the site boundaries and in its interior provide a soft green edge to the settlement and in combination with Foster Park to the north, provide a parkland setting to this corner of the settlement. This tree cover should be retained to help integrate any new development into the landscape. Concentrate new development within the western section of the site, maintaining distance from and a buffer to the more sensitive Foster Park to the north.

LSA Site 46

Figure 4.100: Map of LSA Site 46



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Source: OS, BMDC

Figure 4.101: Photos of LSA Site 46



View from within the site north towards the Grade II Listed Black Dike Mill Complex.



View from Ing Head Farm east across site to settlement edge of Queensbury.

Table 4.91: LSA Site 46 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
46	QB/025, QB/051	E1: Thornton Mixed Upland Pasture	Low-density housing

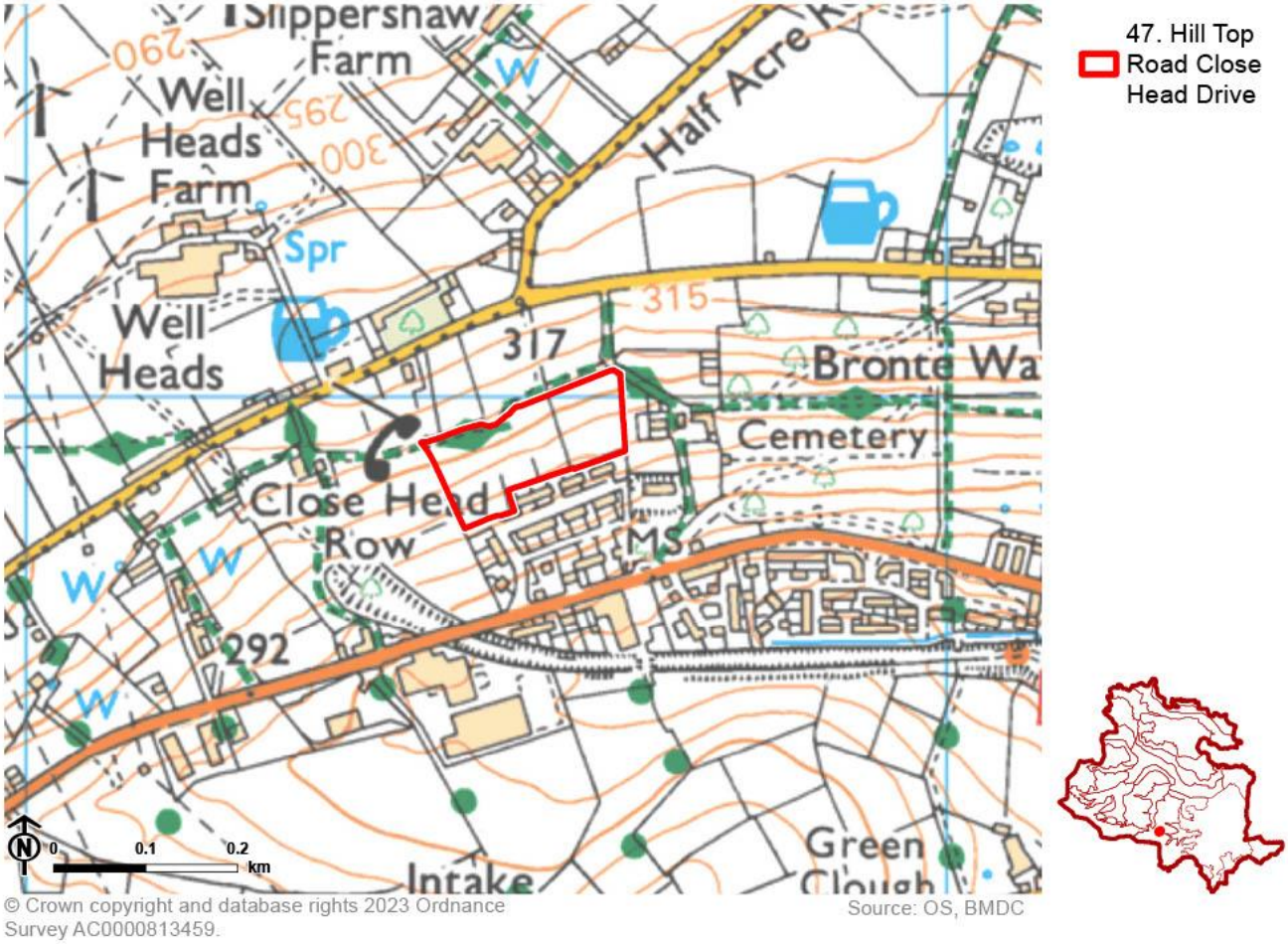
Table 4.92: Criteria and justification for LSA Site 46

Criteria	Description	Rating
Physical and Natural Character	The site is located on sloping terrain and forms the head of the incised valley of Shibden Dale. The landform is distinctive and slopes towards the centre of the site to form a shallow basin, encompassing a level change of 331m AOD to 296m AOD as it drops towards Shibden Dale. Landcover comprises two medium sized pasture fields with scattered mature field trees running along the drystone wall that separates them, and intermittent boundary trees to the north, east and west. There is a copse formed by field trees in the south of the site. Two farmsteads are located within the site.	Moderate
Cultural and Historic Character and Associations	Field patterns at the site are a result of the piecemeal enclosure of former moorland, with some boundary loss since 1854. Fields are defined by drystone walls which are in good condition and characteristic within the landscape. There are two vernacular farmsteads within the site though they are surrounded by modern outbuildings. Queensbury Conservation Area is located approximately 100m to the north and there is a strong visual connection between the site and the Grade II Listed Black Dyke Mill complex vernacular mill buildings and tall stone chimney particularly within the southern part of the site. There is a sense of time depth associated with this site which contrasts with modern development to the north-west and east erodes historic character to a small degree.	Moderate – High
Settlement Form and Edge	The site is located at the southern periphery of Queensbury where the existing settlement edge is contained to higher ground above the site and partially integrated by boundary trees, particularly to the east of the site. Though the site is within the existing settlement envelope, development here would encroach somewhat into the undeveloped valley, appearing to spill onto the sloping landform below the existing settlement edge.	Moderate-High
Settlement Setting	Due to its sloping landform, pasture fields and tree cover, the site makes an important contribution to the setting of upland pasture to the south of Queensbury, at a point where the landform starts to slope steeply towards the incised, wooded valley of Shibden Dale. It does not contribute to a gap between settlements.	Moderate
Access and Recreation	The local PRoW network runs adjacent to the northern and western boundaries of the site and passes through its centre, providing access to the Local Wildlife Site of Shibden Dale to the south and the wider countryside beyond from the settlement of Queensbury.	Moderate – High
Views	Though partially enclosed by landform and tree cover the site is visible from surrounding properties, roads and PRoW. It is largely screened by built form in the wider landscape, though longer distance views are available from along Green Lane and Paw Lane to the south. The southern parts of the site have a strong visual connection with the Grade II Listed Black Dyke Mill complex. The site frames views up the valley to the striking form of the mill building, providing it with a rural setting within specific views.	Moderate
Perceptual Qualities	While the site is influenced by surrounding properties and roads and also a single wind turbine to the south, its enclosed landform, rural qualities, vernacular built form and some long-distance views it affords over the landscape to the south lend it a notable sense of place at the edge of the Queensbury Plateau and the District.	Moderate
Overall Sensitivity Rating		**Moderate-High**

Potential Mitigation
The site lies close to the Queensbury Conservation Area and Grade II Listed Black Dyke Mill complex, therefore any development proposals should carefully consider this context. Development should be sensitively integrated with the sloping topography. Mature trees within the site and perimeter drystone walls should be retained and consideration of a buffer from the PRoW to reduce impacts on the experience of people accessing the countryside to the south. Access through the site to Shibden Dale should be considered, retained and strengthened.

LSA Site 47

Figure 4.102: Map of LSA Site 47



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Source: OS, BMDC

Figure 4.103: Photos of LSA Site 47



View from PRoW (Bronte Way) along northern boundary of the site to the south-west.



View from PRoW (Brontë Way) along northern boundary of the site to the south-east.

Table 4.93: LSA Site 47 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
47	TH9/H	E1: Thornton Mixed Upland Pasture	Low-density housing

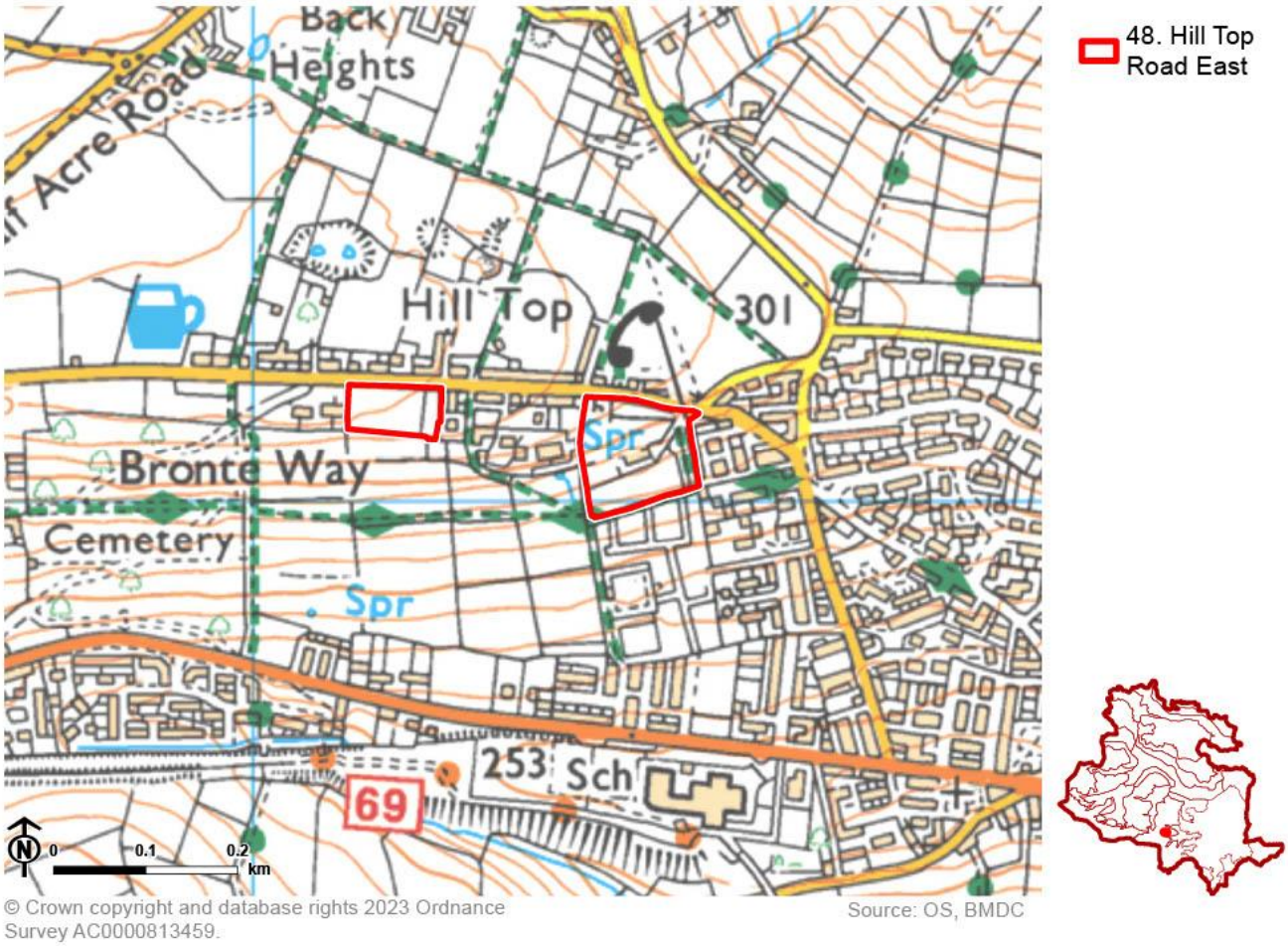
Table 4.94: Criteria and justification for LSA Site 47

Criteria	Description	Rating
Physical and Natural Character	The site is located on steeply sloping terrain on the northern valley side of Pinch Beck. The landform slopes north to south from 304m AOD to 287m AOD. Landcover at the site consists of small square or rectilinear pasture fields in poor condition with very occasional boundary trees. The site is also utilised for agricultural storage.	Low – Moderate
Cultural and Historic Character and Associations	The field pattern at the site is a result of 19th century surveyed upland enclosure resulting in a rigid pattern which is characteristic of the context of Thornton. Field boundaries are largely extant and defined by drystone walls, which are in variable condition. There are no Listed Buildings in the vicinity of the site although there are visual links to the historic Thornton Cemetery. The proximity of 20th century development on Close Head Drive and Ash Tree Avenue reduces time depth within the site.	Low – Moderate
Settlement Form and Edge	The site is located towards the north-western extents of Thornton village, on pasture fields behind existing development on Close Head Drive and Ash Tree Avenue. As such, it has a strong relationship with the settlement of Thornton. The existing northern settlement edge is relatively exposed, with limited vegetation to provide screening and integration from the open fields to the north.	Moderate
Settlement Setting	The identity of Thornton as a settlement draws on its proximity to the surrounding landscape of upland pasture and surrounding small-scale valleys such as Pinch Beck. Due to its relatively small size and the poor condition of its pasture and drystone walls, the site makes a limited contribution to the distinctiveness of Thornton.	Low – Moderate
Access and Recreation	A PRoW runs adjacent to the northern boundary of the site, which also acts as a section of the Brontë Way long distance walking route. The undeveloped land contributes to the rural setting and arrival into Thornton along the Brontë Way.	Moderate – High
Views	Some localised views of the site are partially restricted by surrounding development and mature boundary trees. The site is however, open to views from the surrounding PRoW network, including the Brontë Way, and from properties immediately to the south. The sloping landform limits visibility from Well Heads Road to the north. Due to the elevated location of the site, it is prominent in longer distance views to the south of the Pinch Beck valley.	Moderate
Perceptual Qualities	While possessing some rural qualities and offering long distance views to the south, the site is influenced by adjacent development and the poor condition of its pasture and sections of its drystone walls and also the use of the site for agricultural storage. Large electricity pylons and wind turbines form prominent vertical elements on the skyline to the south-west.	Moderate
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Retain drystone walls. Utilise tree planting to soften any new development from the adjacent Brontë Way and Well Heads Road to the north, as well as to soften the existing settlement edge and to protect and enhance the wooded character of the settlement.

LSA Site 48

Figure 4.104: Map of LSA Site 48



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Source: OS, BMDC

Figure 4.105: Photos of LSA Site 48



View north-west across site from adjacent PRoW (Bronte Way).



Longer distance views to the Pinch Beck Valley looking south-east from the site.

Table 4.95: LSA Site 48 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
48	TH4/H, TH5/H	E1: Thornton Mixed Upland Pasture	Low-density housing

Table 4.96: Criteria and justification for LSA Site 48

Criteria	Description	Rating
Physical and Natural Character	The site is split into two parts (west and east) and is located on sloping terrain below Hill Top, on the northern valley side of Pinch Beck. The landform slopes north to south from 308m AOD to 283m AOD. Landcover comprises rough pasture, scrub and a small and narrow belt of woodland, which surrounds a property at the centre of the east part of the site.	Moderate
Cultural and Historic Character and Associations	Edge House Farm is located within the eastern parcel of the site, which was developed in the mid-19th century. Three distinct small buildings are laid out in an 'L' shape. Only one building remains from this arrangement and drystone walls are in variable condition. The property is not listed. There is a high density of Grade II Listed Buildings along Hill Top Road immediately to the north-west. Intervisibility between these buildings and the eastern parcel is limited due to the sloping landform and woodland. There is clear intervisibility between the western parcel of the site and listed buildings along Hill Top Road to the northeast.	Moderate
Settlement Form and Edge	The site is strongly associated with Thornton and is located within the existing settlement form between the B6145 and Hill Top Road. The site is abutted by linear development to the north and west, and east. A group of pasture fields extend to the south-west of the site towards Thornton Cemetery. Development on the site would not be perceived as an extension of Thornton into the countryside.	Low – Moderate
Settlement Setting	The eastern parcel of the site is located at the northern periphery of Thornton, just inside the settlement edge. The overgrown pasture distinguishes it somewhat from the series of pasture fields in better condition to the immediate south-west. The poorer condition of this part of the site and the fact it consists of a property and surrounds rather than an open field, reduces its contribution to the identity of Thornton. The western parcel of the site comprises the northern section of two small scale fields which have a relationship with the fields to the south and provide a break in the settlement form. Development in this parcel would be perceived as infill and would not alter the settlement extent or greatly alter the setting.	Low – Moderate
Access and Recreation	A PRoW runs adjacent along the easternmost and southern boundary of the site. The southern section of the PRoW forms part of the Brontë Way long distance walking route. The site is located within an area that has a strong network of PRoW but makes a limited contribution in terms of enjoyment of the wider countryside. The west part of the site makes a small contribution to the landscape setting of Thornton Viaduct which is recreationally valued by walkers as well as cyclists on National cycle route 69.	Moderate
Views	The site is enclosed to the north by built form at the edge of the settlement and woodland surrounding the property in the east. Close proximity views are available from surrounding properties and the adjacent PRoW including from the Brontë Way. Due to the elevated location of the site, it can be seen in some longer distance views to the south of the Pinch Beck valley, but it forms a small component in these views. The west part of the site is visible from the Grade II listed Thornton Viaduct which is also the route of National cycle route 69 (which is off road in this location). Development may be seen on the skyline from here, but it would relate to adjacent properties that are already visible on the skyline in combination with trees.	Moderate

Criteria	Description	Rating
Perceptual Qualities	A small and narrow belt of woodland in the east part of the site contributes to a sense of local enclosure and tranquillity. The eastern site contains a property sitting within varied landcover and is therefore perceived as an overgrown and poorly managed private residency, rather than an open field. The character is therefore more in keeping with the settlement than the rigid field pattern to the south-west. The west part of the site is more open and is slightly more influenced by borrowed views of the wider countryside to the south; albeit it is surrounded on three sides by residential properties.	Low – Moderate
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Retain drystone walls where possible. Retain woodland and mature trees within the site and utilise tree planting at southern boundary to protect and enhance the wooded character of the settlement. Any development here should also carefully consider the proximity of the site to a number of Listed Buildings along Hill Top Road and the use of vernacular style architecture should be considered. Development in the west part of the site should be carefully planned and designed so as to not draw attention or detract from views from Thornton Viaduct.

LSA Site 49

Figure 4.106: Map of LSA Site 49

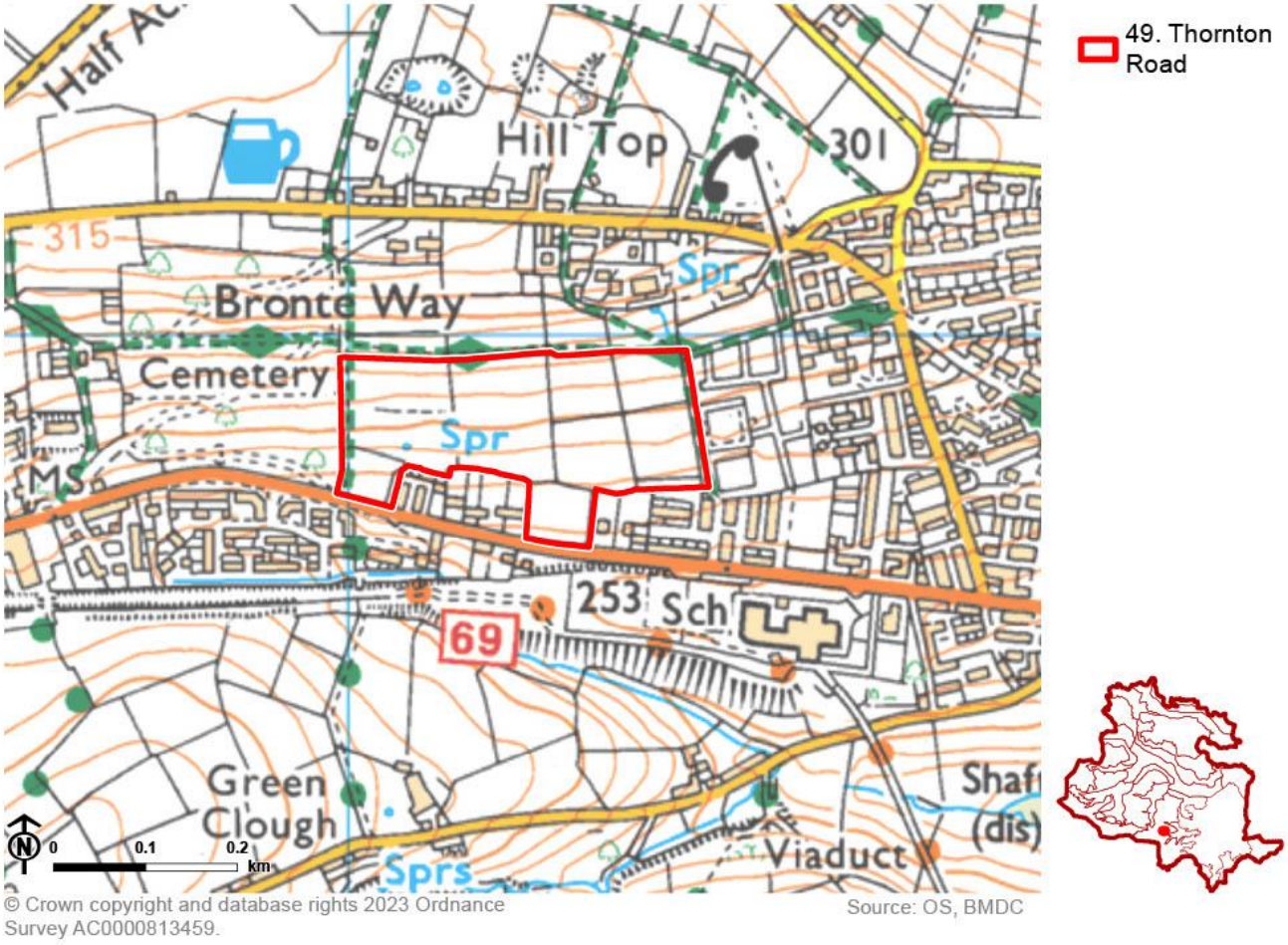


Figure 4.107: Photos of LSA Site 49



View south across the site to the Pinch Beck Valley from PRoW along northern boundary (Bronte Way).



View north-west across site from PRoW along eastern boundary (Bronte Way).

Table 4.97: LSA Site 49 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
49	TH2/H	E1: Thornton Mixed Upland Pasture	Low-density housing

Table 4.98: Criteria and justification for LSA Site 49

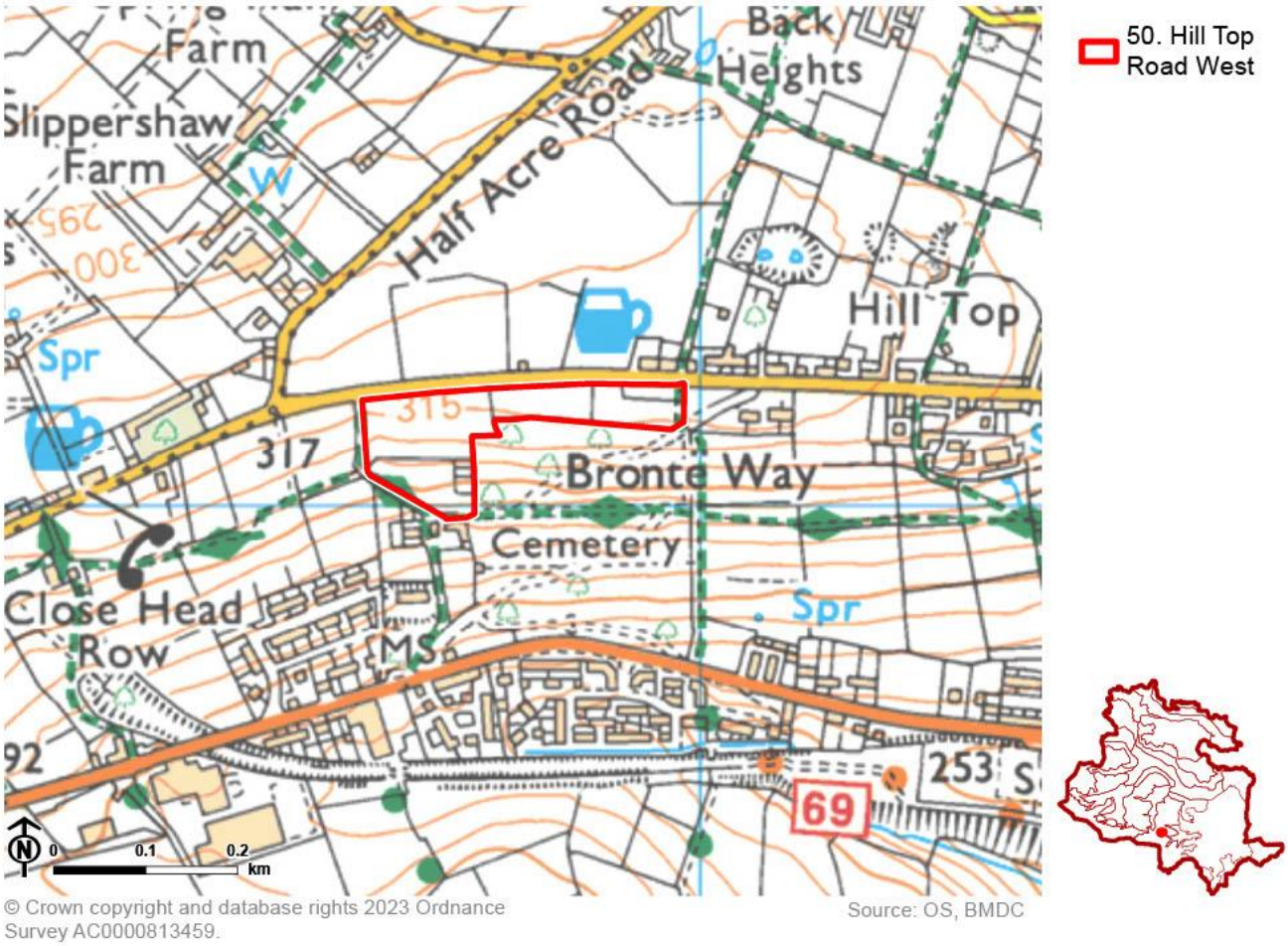
Criteria	Description	Rating
Physical and Natural Character	The site is located on steeply sloping terrain on the northern valley side of Pinch Beck. The landform slopes evenly north to south encompassing a level change of 288m AOD to 257m AOD. The site comprises small fields of upland pasture. Historic drystone walls delineate the majority of the fields. There are mature field boundary trees to the east, south and west, as well as occasional field trees amongst the pasture.	Moderate
Cultural and Historic Character and Associations	The site is an area of surveyed upland pasture, with largely extant 19th century field boundaries. Field boundaries are defined by drystone walls and are in relatively good condition, lending a sense of time depth to the landscape. There are a number of Grade II Listed buildings <250m to the north of the site, either side of Hill Top Road. The site has strong visual links to church spires and historic chimneys within Thornton and settlements across the Clayton Beck Valley. The site makes a contribution to the wider rural landscape setting of the Grade II Listed Thornton Viaduct.	Moderate
Settlement Form and Edge	The site is located in the western extents of Thornton village, on pasture fields that separate existing development along the B6145 and Hill Top Road. As such, the site lies within the existing settlement envelope. The existing settlement edge is well integrated into the landscape by tree cover. Development of the site would be perceived to be a slight advancement into the countryside but would not represent a step-change in settlement form.	Moderate
Settlement Setting	The identity of Thornton as a settlement draws on its proximity to the surrounding landscape of upland pasture and surrounding small-scale valleys such as Pinch Beck. The site has a strong upland pasture character and makes a positive contribution to the distinctiveness of Thornton, helping to break up development in its western extents as the land cover transitions to more extensive areas of upland pasture. Development here would fill in this gap and increase coalescence of existing built form between the B6145 and Hill Top Road.	Moderate
Access and Recreation	The Brontë Way long distance walking route runs adjacent to the northern boundary of the site. Other PRoW include footpaths at the eastern and western boundaries of the site. National cycle route 69 runs close to the southern boundary of the site before it crosses Thornton Viaduct. The site contributes to the landscape setting of Thornton Viaduct which is recreationally valued by walkers as well as cyclists. Thornton Bowling Club is located immediately east of the site.	Moderate – High
Views	The site is open to views from the surrounding PRoW network, including the Brontë Way, and from properties to the north and south. Due to the elevated location of the site, it is prominent in longer distance views from the southern extents of the Pinch Beck valley, including the historical landmark and popular viewpoint of Thornton Viaduct which is used by walkers and cyclists on National cycle route 69. It is prominent in views from the edge of Clayton and from the main road from Queensbury. The undeveloped land contributes to the rural setting and arrival into Thornton along the Brontë Way.	High
Perceptual Qualities	Despite surrounding development, the site possesses semi-natural character due to the presence of mature trees and vegetation. Drystone walls and a distinctive field pattern lend the site a rural character, which is accentuated by longer distance views available over the Pinch Beck valley and surrounding upland pasture. Large electricity pylons and	Moderate – High

Criteria	Description	Rating
	wind turbines form prominent vertical elements on the skyline in the distance to the south-west.	
Overall Sensitivity Rating		**Moderate – High**

Potential Mitigation
Retain existing field boundary trees and external drystone walls where possible. Restricting development to the south-eastern part of the site between existing properties along the B6145 would help to retain views of Thornton Viaduct from the Brontë Way. In particular, retain the two north-eastern small fields and the land in line with them to the west. This will ensure the retention of a strip of open land to maintain a degree of rural context for the Brontë Way.

LSA Site 50

Figure 4.108: Map of LSA Site 50



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Source: OS, BMDC

Figure 4.109: Photos of LSA Site 50



View south across site from northern boundary over Pinch Beck Valley.



View west along site and Hill Top Road from northern boundary.

Table 4.99: LSA Site 50 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
50	TH11/H, TH10/H, TH1/HC	E1: Thornton Mixed Upland Pasture	Low-density housing

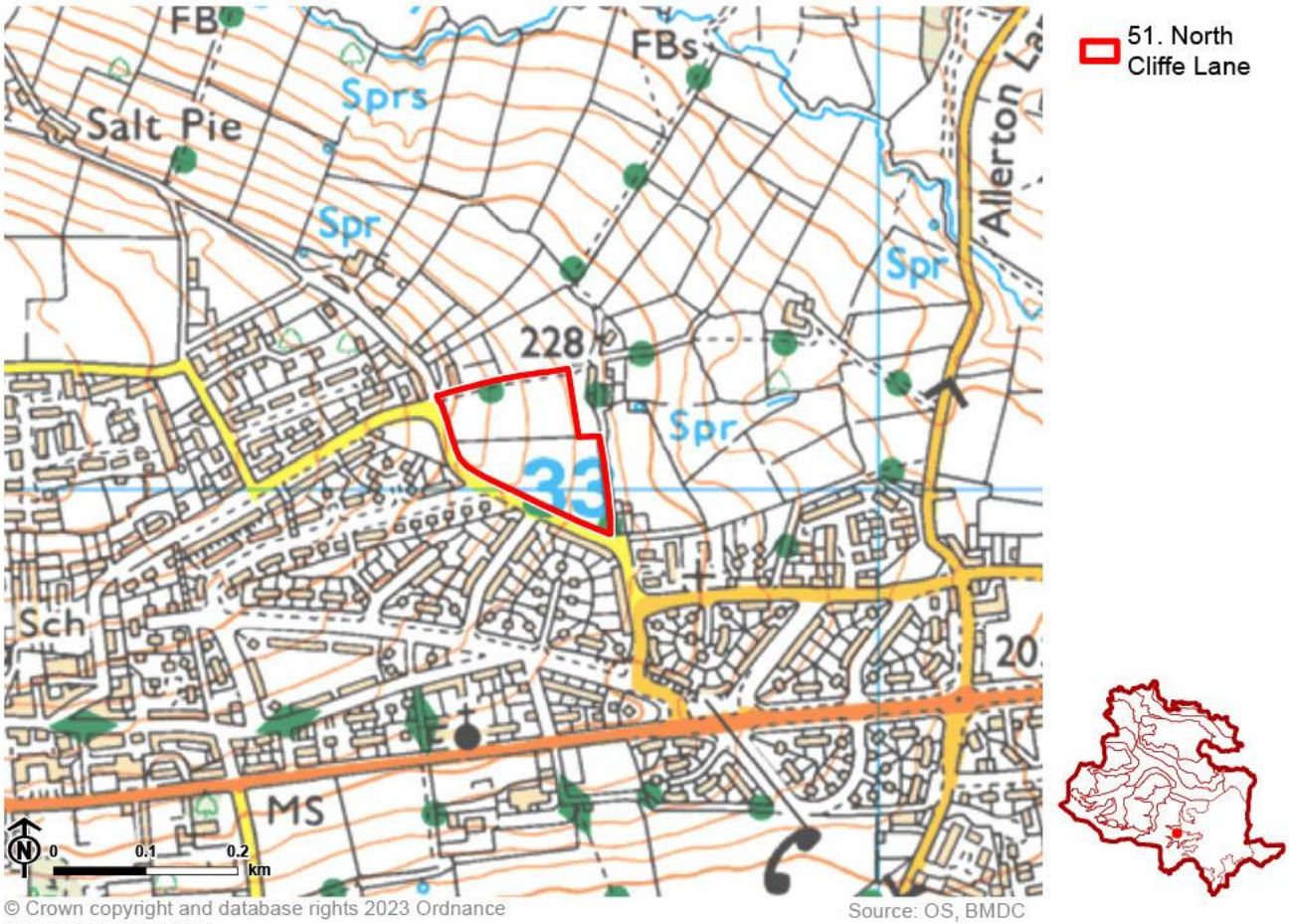
Table 4.100: Criteria and justification for LSA Site 50

Criteria	Description	Rating
Physical and Natural Character	The site is located on sloping terrain on the northern valley side of Pinch Beck. The landform slopes evenly north to south encompassing a level change of 317m AOD to 298m AOD. Landcover at the site is predominantly pasture, comprising a number of linear fields enclosed by drystone walls. The site is enclosed by mature broadleaved trees and hedgerows to the east, south and west. Some of the trees fall within the site boundary to the south.	Moderate
Cultural and Historic Character and Associations	The extant field pattern at the site is a result of 19th century surveyed upland enclosure. The field pattern is defined by drystone walls which are in relatively good condition. The site abuts the northern extents of Thornton Cemetery (late 19th to early 20th century in origin). A cluster of Grade II Listed Buildings are located on Hill Top Road immediately to the north-east of the site though intervisibility is limited due to tree cover.	Moderate
Settlement Form and Edge	Existing development along Hill Top Road is linear and well-integrated into the landscape by tree cover. Development here would be perceived as an extension into the undeveloped countryside and compromise the sense of arrival at the historic northern extents of the settlement along Hill Top Road, represented by the high density of Listed Buildings.	Moderate – High
Settlement Setting	The site is located at the northern periphery of Thornton, to the west of the settlement core, where development starts to give way to a more extensive area of upland pasture. The site contributes to this wider setting of upland pasture, which is accentuated by longer distance views available from the site to the south.	Moderate – High
Access and Recreation	A PRoW runs adjacent to the eastern, western and southern boundaries of the site. The PRoW at the south-west boundary also serves as a section of the Brontë Way long distance walking route. The upland agricultural character of the site contributes to the experience of walkers on the Brontë Way.	Moderate – High
Views	The site is partially enclosed due to mature boundary trees and hedgerows, limiting views from some sections of the surrounding PRoWs. However it is open in views from Hill Top Road immediate to its northern boundary and its western extents are visible in some longer distance views from the southern side of the Pinch Beck valley. The undeveloped land contributes to the rural setting and arrival into Thornton along the Brontë Way as well as the rural setting of Thornton Cemetery.	Moderate
Perceptual Qualities	The site possesses some semi-natural character due to the presence of mature trees, which also contribute to a sense of enclosure and tranquillity. Drystone walls lend the site a rural character, which is accentuated by longer distance borrowed views over the Pinch Beck valley and surrounding upland pasture. Large electricity pylons and wind turbines form distant vertical elements on the skyline to the south-west.	Moderate – High
Overall Sensitivity Rating		**Moderate – High**

Potential Mitigation
Any development should seek to respond to the existing linear form of development along Hill Top Road, which would also maintain some distance from the Brontë Way and Thornton Cemetery to the south. Historic drystone walls and boundary trees should be retained and enhanced. The impact of development would be further reduced if development was limited to the two eastern fields of site closest to existing development.

LSA Site 51

Figure 4.110: Map of LSA Site 51



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Source: OS, BMDC

Figure 4.111: Photos of LSA Site 51



View of the site from North Cliffe Lane immediately west of the site



View looking south-west towards the site from within Allerton

Table 4.101: LSA Site 51 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
51	TH/022	E1: Thornton Mixed Upland Pasture	Low-density housing

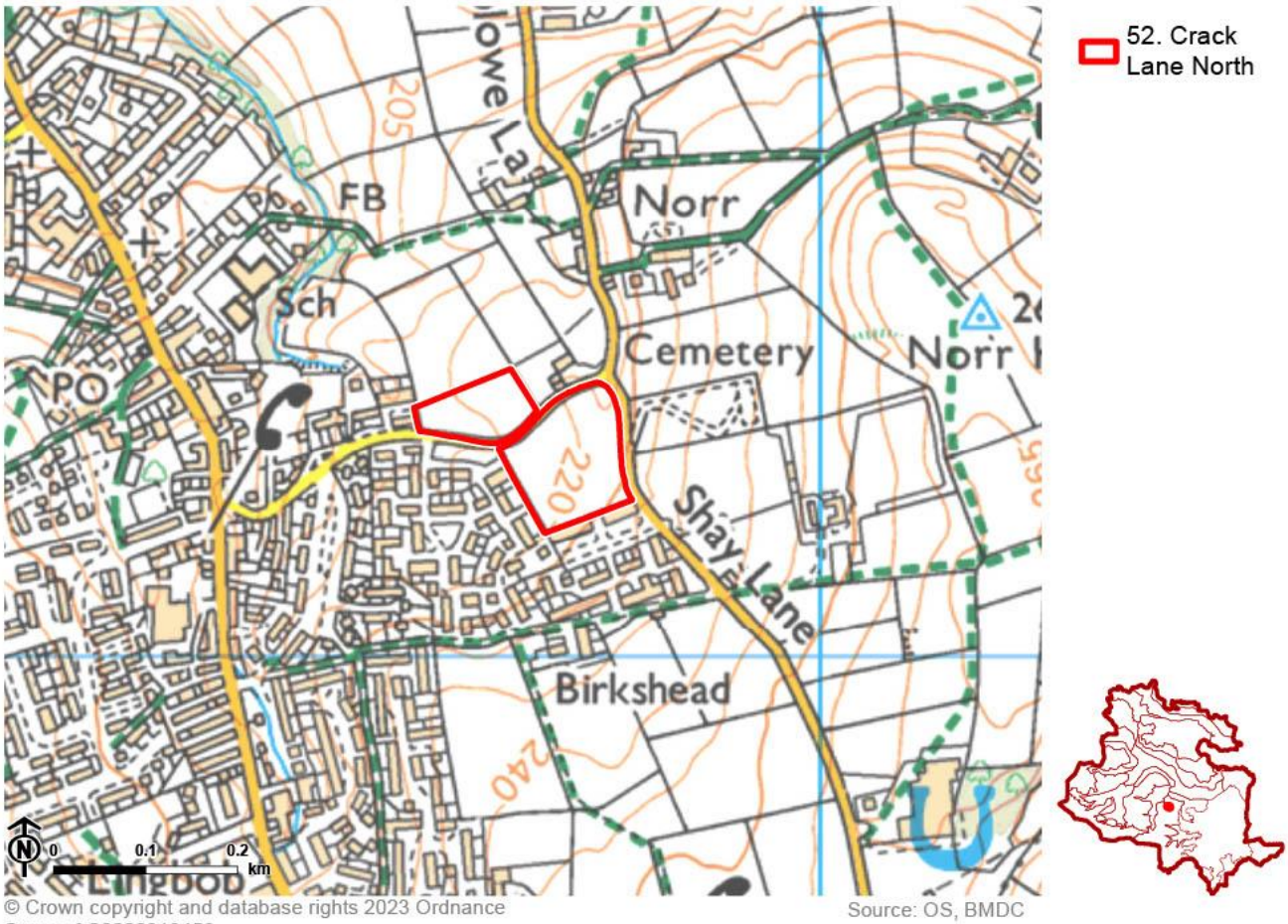
Table 4.102: Criteria and justification for LSA Site 51

Criteria	Description	Rating
Physical and Natural Character	The site is located on the upper extents of the southern side of the Pitty Beck valley. The landform slopes evenly west to east encompassing a level change of 251m AOD to 231m AOD. The site consists of two fields defined by a mix of drystone walls and wood post fences. There are intermittent mature boundary trees around the periphery of the site, many of which are concentrated within a raised and shrubby field bank on the western boundary.	Low-Moderate
Cultural and Historic Character and Associations	The field pattern at the site is a result of strip enclosure, with little boundary change since 1854. Field boundaries are mainly defined by characteristic drystone walls which are in relatively good condition. The site contributes to the setting of the adjacent Grade II Listed Buildings of Grandage Gate Farm and Upper Hoyle Ing Farm. The field pattern and farm building to the east create a sense of time depth within the site. Development to the west is partially screened by boundary trees, but modern development on the south detracts slightly from this sense of time depth.	Moderate – High
Settlement Form and Edge	The site is located on the northern periphery of Thornton. The existing settlement edge is defined by North Cliffe Lane, with only occasional farmsteads located beyond, in the Pitty Beck valley. The existing settlement edge is softened by trees along the site boundary and in adjacent pasture fields, as well as within private gardens. While the site has some association with Thornton, development here would be perceived as an extension of the settlement into the rural hinterland of the Pitty Beck valley, crossing the boundary defined by North Cliffe Lane.	Moderate – High
Settlement Setting	The site contributes to the setting of upland pasture surrounding Thornton and provides a gap between the existing settlement edge and outlying historic farmsteads in the Pitty Beck valley. Development of the site would reduce that sense of separation.	Moderate
Access and Recreation	PRoWs run adjacent to the northern and eastern boundaries of the site and there is an extensive PRoW network to the north providing access to the Pitty Beck valley.	Moderate
Views	Close proximity views are available over the site from adjacent properties, roads and PRoWs. Due to surrounding topography and built form the site is not prominent in the wider landscape though some longer distance views are available from elevated terrain on the northern side of the Pitty Beck valley.	Moderate
Perceptual Qualities	Despite surrounding development and a wood pole overhead line crossing the southern extents of the site, it possesses semi-natural character due to the presence of mature trees and hedgerows which partially enclose the site along North Cliffe Lane. Drystone walls lend the site a rural character, which is accentuated by the proximity of vernacular farmsteads. Longer distance views are available towards upland pasture and woodland in the Pitty Beck valley which transitions to the built form of Allerton and the Bradford city basin.	Moderate – High
Overall Sensitivity Rating		**Moderate – High**

Potential Mitigation
If development were taken forward here it should be limited to the western extents of the site adjacent to North Cliffe Lane and existing development at Sapgate Lane/Cliffe Lane. This would help to maintain the gap between the settlement edge and the Grade II Listed Grandage Gate Farm and Upper Hoyle Ing Farm and minimise the extension of development into the rural hinterland of the Pitty Beck valley.

LSA Site 52

Figure 4.112: Map of LSA Site 52



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Source: OS, BMDC

Figure 4.113: Photos of LSA Site 52



View east across site to Wilsden Cemetery from Crack Lane.



View north from Crack Lane across site and along settlement edge of Wilsden to Harden Back Valley in the distance.

Table 4.103: LSA Site 52 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
52	WI2/H, WI/003	E1: Thornton Mixed Upland Pasture	Low-density housing

Table 4.104: Criteria and justification for LSA Site 52

Criteria	Description	Rating
Physical and Natural Character	The site is located on gently sloping terrain on the eastern side of the shallow Wilsden Beck valley. The landform falls south-east to north-west from 230m AOD to 212m AOD. Landcover at the site is silage grassland and the site contains a lone mature field boundary tree. The site feels relatively enclosed by development and vegetation around its periphery.	Low – Moderate
Cultural and Historic Character and Associations	The field pattern at the site is a result of piecemeal enclosure, much as depicted on the OS 1st Edition map of 1854. Fields are defined by drystone walls which are in relatively good condition. Wilsden Cemetery (opened in 1922) is located immediately to the east of the site. The Wilsden Conservation Area boundary is located <100m to the west of the site though intervisibility is limited by built form. The degree of surrounding development, particular the business units to the south limits the degree of time depth.	Low-Moderate
Settlement Form and Edge	While Wilsden has traditionally developed in a linear fashion following Wilsden Beck, the settlement has since extended out to the sides. The site relates to the modern settlement edge sitting within the wider settlement envelope. To the far west the settlement boundary is more integrated due to tree cover and some properties being set back from the road. The edge of the settlement to the south west and south east is abrupt, in particular the business units.	Low – Moderate
Settlement Setting	Due to its small size and surrounding development the site makes little contribution to the landscape of upland pasture that functions as a rural backdrop to Wilsden, though it does create a gap between the existing settlement edge and Wilsden Cemetery and an outlying property.	Low – Moderate
Access and Recreation	No PRoW pass through, or adjacent to the site.	Low
Views	Though the site is open to adjacent roads and properties, it is relatively enclosed by built form and mature trees surrounding Wilsden Cemetery in longer distance views. The northern most field is less enclosed due to steeper more elevated landform and as such there are some distant views to Harden Moor. The site is relatively screened from elevated PRoW on Norr Hill due to woodland surrounding Wilsden Cemetery.	Low – Moderate
Perceptual Qualities	The site possesses some rural qualities due to its well-defined drystone walls running along narrow winding country lanes and surrounding trees, particularly north of Crack Lane where pasture fields extend along the settlement edge of Wilsden. However, the southern part of the site is more greatly influenced by modern development, including roads, streetlights and adjacent properties and larger business units to the south of the site.	Moderate
Overall Sensitivity Rating		**Low – Moderate**

Potential Mitigation
Retain dry stone walls and utilise tree planting to soften the settlement edge. Ensure that the mature boundary tree on the northeast corner of the site is retained and appropriately protected during development. Consider potential visibility of

Potential Mitigation
development from PRoW that converge on Norr Hill to the east. The northern part of the site is more highly sensitive than the southern part. Retain some sense of separation between the settlement and outlying property and seek to maintain some open views to the north.

LSA Site 53

Figure 4.114: Map of LSA Site 53

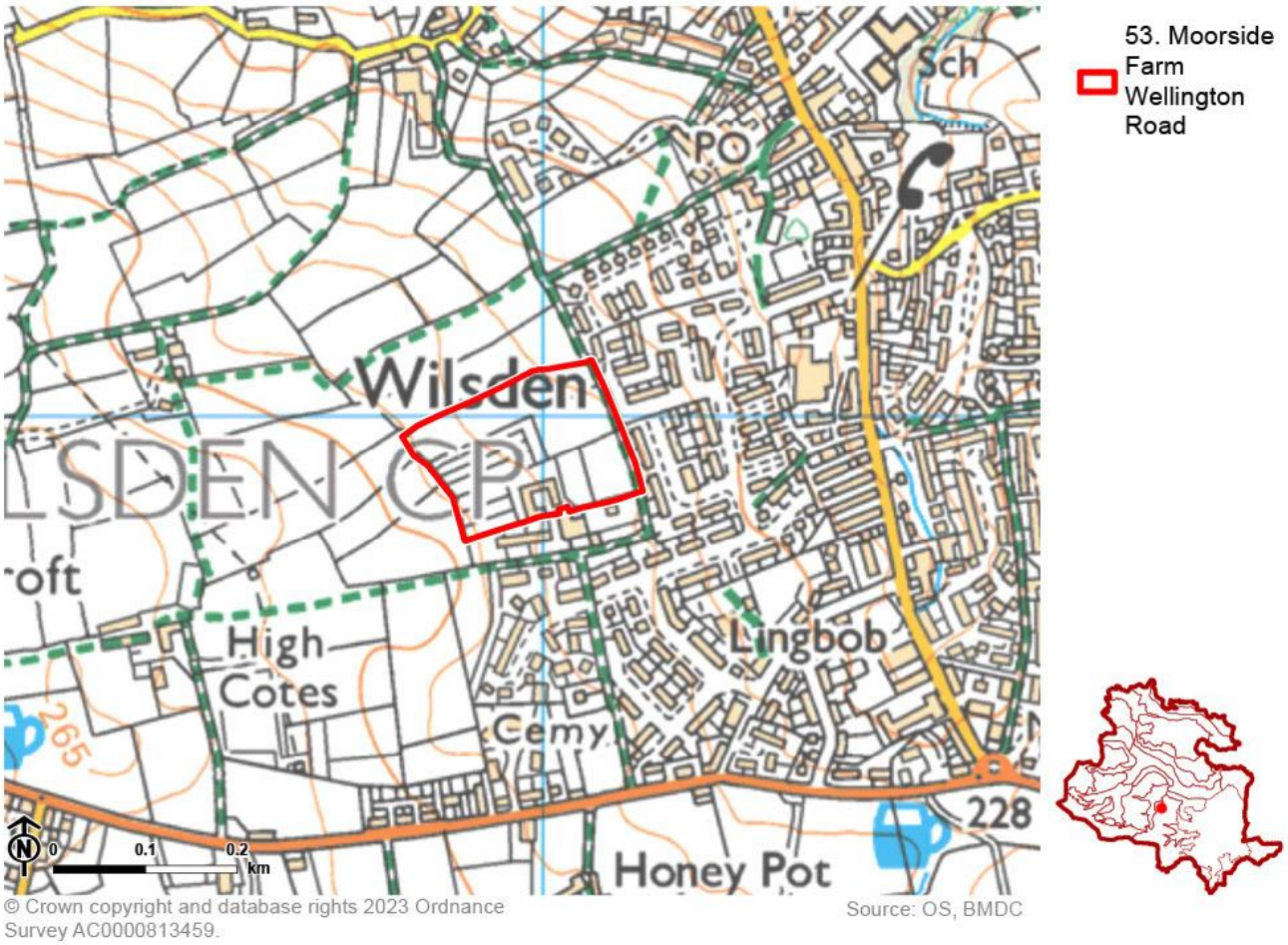


Figure 4.115: Photos of LSA Site 53



View west across the site from PRoW along eastern boundary, adjacent to settlement edge.



View north-west across site from PRoW along eastern boundary to surrounding pasture fields and nearby PRoW.

Table 4.105: LSA Site 53 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
53	WI3/H	E1: Thornton Mixed Upland Pasture	Low-density housing

Table 4.106: Criteria and justification for LSA Site 53

Criteria	Description	Rating
Physical and Natural Character	The site is located on the upper western side of the shallow river valley of Wilsden Beck. The landform is very gently sloping and falls west to east from 245m AOD to 234m AOD. Landcover comprises paddocks and a riding stable and ancillary buildings. Fields are defined by post and rail fences and there are very limited field boundary trees around the periphery of the site and surrounding the sand paddock.	Low
Cultural and Historic Character and Associations	The field pattern in the north of the site is a result of strip enclosure, though drystone walls within the site have been lost. The area of the site which houses Moorside Farm was first developed circa 1854. The retained drystone walls are in relatively good condition. Fields have been further split up into elongated paddocks defined by post and rail fences. This erodes the historic character of the area. The Wilsden Conservation Area is located approximately 150m to the east of the site though there is no intervisibility due to built form.	Low-Moderate
Settlement Form and Edge	The site is associated with Wilsden due to adjacent development to both the south and east and the fact that the riding stable in the centre of the site is accessed via Wellington Road to the south. As such, if the site were to be developed, it would only partially be perceived as an extension of the settlement into the countryside. The existing settlement edge is softened by boundary trees and garden vegetation.	Low – Moderate
Settlement Setting	Due to its field pattern and drystone walls the site makes some contribution to the setting of upland pasture to the west of Wilsden, although 'horsiculture' character, built form and the sub-division of fields lessen the value of the site in comparison with neighbouring fields. Development here would not notably decrease the gap to outlying farmsteads or nearby settlements.	Low – Moderate
Access and Recreation	PRoWs pass close, or adjacent to, the northern, eastern and southern boundaries of the site which connect the settlement of Wilsden to the wider countryside. There is an extensive PRoW network in the wider area of upland pasture to the west.	Moderate
Views	The site is open to views from adjacent properties, roads and PRoWs which also have views of a pylon line further to the west. Due to surrounding topography, the site is not prominent in views from the wider landscape, though some longer distance views are available from the PRoW network to the west.	Moderate
Perceptual Qualities	The site possesses some rural qualities due to its drystone walls and association with the wider extent of upland pasture to the west. However, it is influenced by surrounding modern properties, roads, streetlights and the large riding stables and ancillary structures and internal timber post and rail fences. A pylon line is visually prominent to the west of the site.	Low-Moderate
Overall Sensitivity Rating		**Low-Moderate**

Potential Mitigation
Retain drystone walls where possible, particularly along the site boundaries. Utilise carefully positioned tree planting to soften the settlement edge in views from the nearby PRoW network.

LSA Site 54

Figure 4.116: Map of LSA Site 54

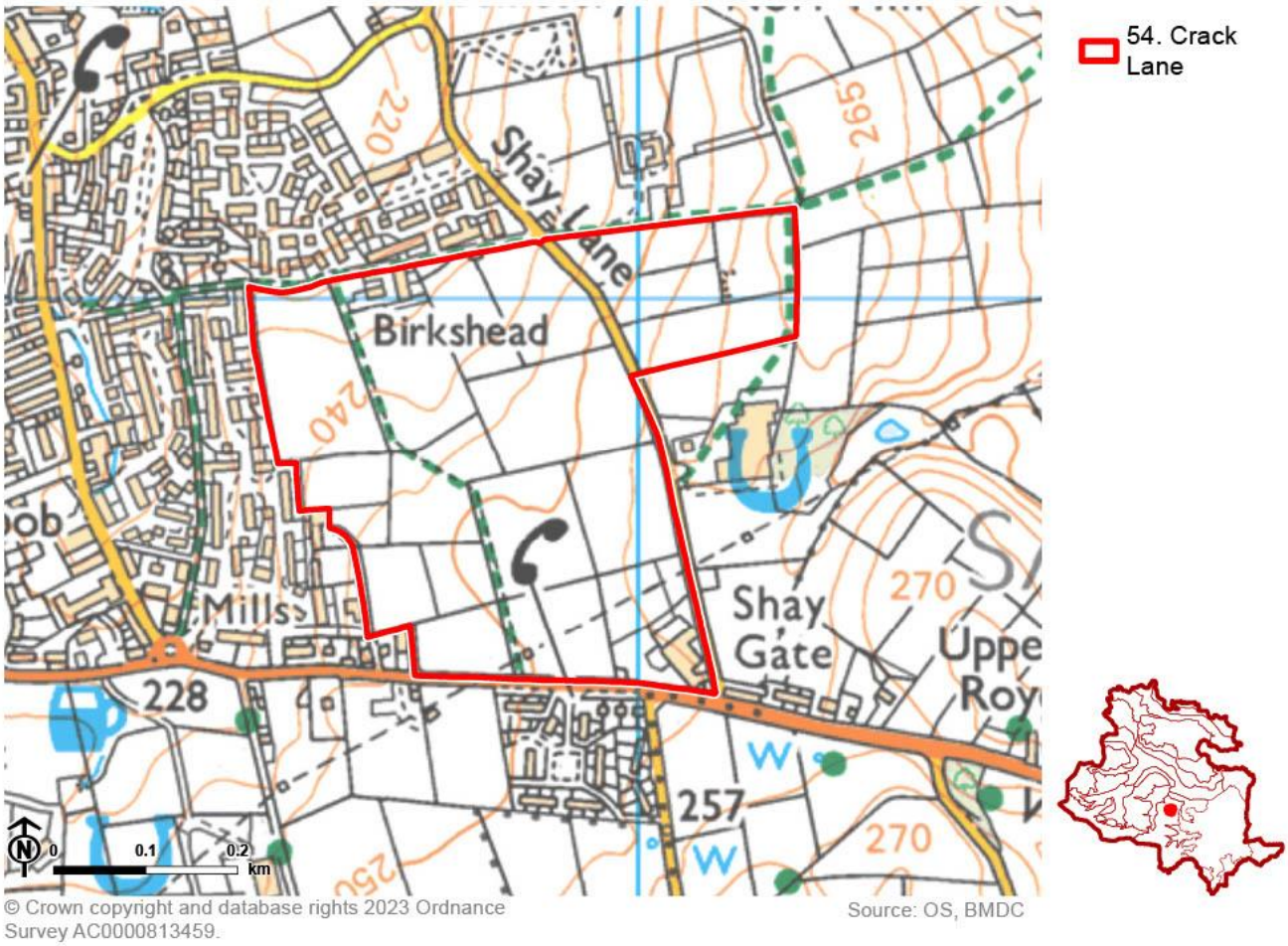


Figure 4.117: Photos of LSA Site 54



View west from Shay Lane across site to settlement edge of Wilsden.



View north-east across eastern extents of site towards PRoW adjacent to Northfield Hall.

Table 4.107: LSA Site 54 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
54	WI/006, WI/010, WI/018	E1: Thornton Mixed Upland Pasture	Low-density housing

Table 4.108: Criteria and justification for LSA Site 54

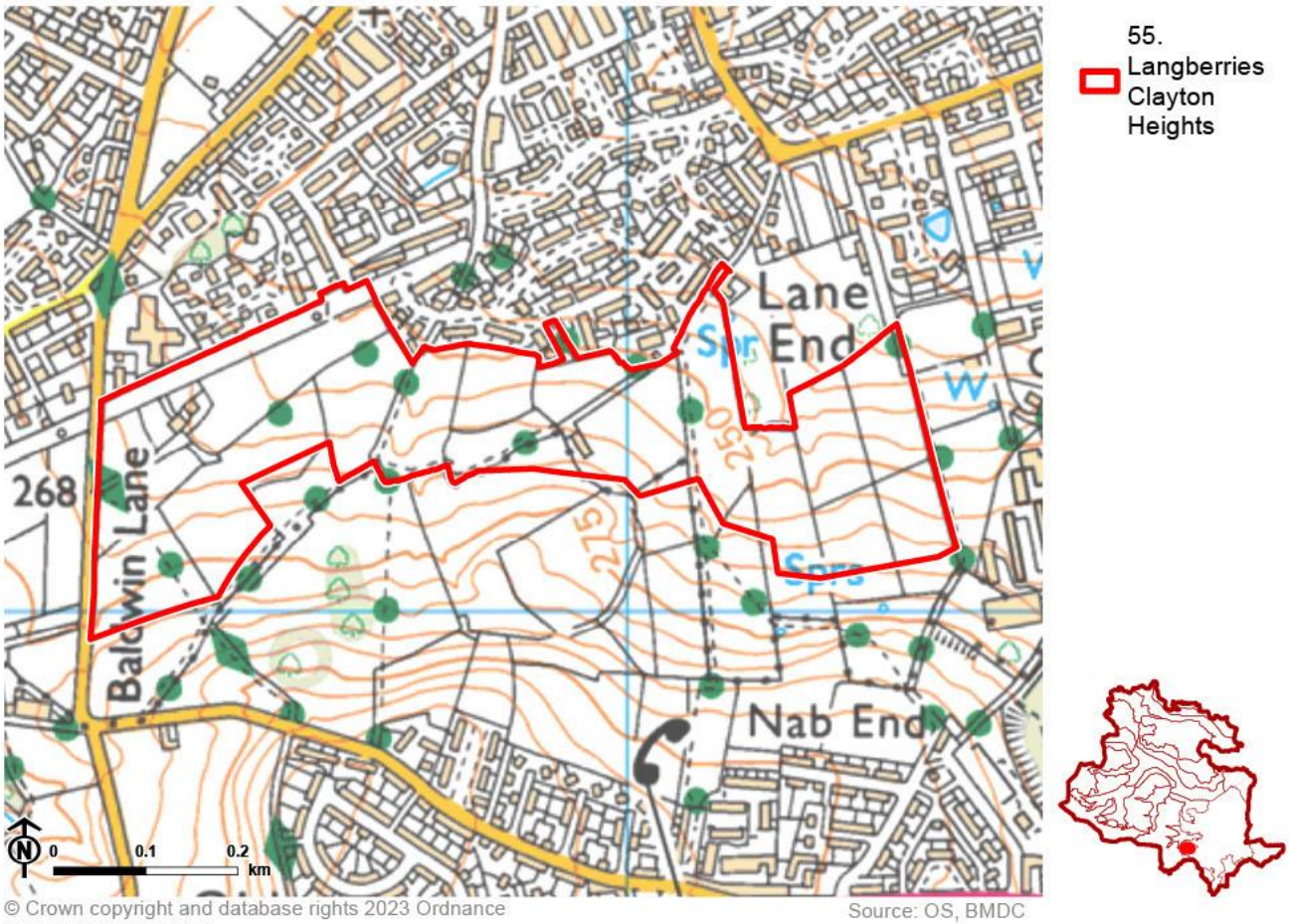
Criteria	Description	Rating
Physical and Natural Character	The site is located on gently sloping terrain on the shallow valley side of Wilsden Beck. The site falls from the south-east to north-west towards Wilsden, encompassing a level change of 268m AOD to 229m AOD. Despite the scale of the site, it is not very topographically diverse. Landcover at the site comprises pasture fields defined by drystone walls and horse paddocks defined by post and rail fences. A riding stables and two residential properties lie within the site to the south east along with a small row of terraces to the north. There is little tree cover at the site aside from very occasional windswept boundary trees, which combined with the sloping landform, lends the site a feel of openness and exposure.	Low-Moderate
Cultural and Historic Character and Associations	The rectilinear field pattern of the site is a result of piecemeal enclosure with little boundary loss since 1854. Field boundaries are defined by drystone walls which are in relatively good condition, despite some localised degradation. There is a Scheduled Monument immediately to the east of the site (late prehistoric enclosed settlement 150m north of Shaygate Farm, Wilsden). Wilsden Conservation Area is located <250m to the west of the site. Views of the site are screened by built form from the core of the Conservation Area. The Wilsden Conservation Area Assessment notes that “The open countryside provides an important setting for Wilsden Conservation Area”. The dominance of overhead electricity lines both within the site and in views detracts from the sense of time depth.	Moderate
Settlement Form and Edge	The site is located at the south-eastern corner of Wilsden and it sits at a higher elevation than the majority of the settlement. While the existing settlement edge is fairly open in nature (with little tree cover) it appears to be somewhat contained by the steeper landform that slopes down away from the site. The traditionally linear form of Wilsden which has emerged alongside Wilsden Beck, would be less coherent if this large site were to be fully developed, as it would lead to a notable increase in the width of the settlement. Shay Lane acts as outer, final limit to Wilsden and extending beyond this point would represent a considerable deviation from the existing settlement form. Development of the site would have an effect on the sense of separation between Wilsden and Windy Grove housing estate to the south of the site on the opposite side of Haworth Road. The site also contributes to the separation of Wilsden and Sandy Lane to the east.	Moderate – High
Settlement Setting	Due to its elevation, large size and well-defined drystone walls, the site contributes to the landscape of upland pasture that functions as a rural backdrop to Wilsden, forming a gap between Wilsden and nearby farmsteads along Shay Lane. Development here would appear somewhat at odds with the existing linear settlement pattern.	Moderate
Access and Recreation	There is an extensive PRoW network within and surrounding the site, with footpaths adjacent to its northern and eastern boundaries and traversing its centre. A locally promoted cycle path travels along Bob Lane <250m to the south-west. Wilsden Cricket Club is located immediately to the south of the site with open views across it.	Moderate
Views	The elevated landform and openness of the site mean that it is exposed to the wider landscape. Open views are available from immediate PRoWs and a large number of properties at the south-western corner of Wilsden. Longer distance views of the site are available from higher ground to the south at the junction of Back Lane and Bob Lane.	Moderate

Criteria	Description	Rating
Perceptual Qualities	The site possesses rural qualities due to its well-defined drystone walls and views over the surrounding landscape of upland pasture. However, it is also influenced by modern development, including roads, streetlights, properties and a number of large overhead lines, one of which passes through the southern extents of the site.	Moderate
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Development should be limited to the lower, western edge of the site between the existing settlement edge and the PRoW that passes through its centre. It is strongly advised that development does not exceed the boundary of Shay Lane. Development on higher ground in the eastern extents of the site would overly broaden the existing settlement form and would encroach on the rural hinterland and hill slopes east of Shay Lane, including the PRoW network providing access to Norr Hill. Retain drystone walls and utilise tree planting to soften the settlement edge.

LSA Site 55

Figure 4.118: Map of LSA Site 55



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Source: OS, BMDC

Figure 4.119: Photos of LSA Site 55



View north-west across site from PRoW at eastern boundary.



View north across western extent of site from PRoW (Bronte Way) towards Baldwin Lane and the whitewashed Langberries Farmhouse.

Table 4.109: LSA Site 55 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
55	SW5/H, SW/010A	E1: Thornton Mixed Upland Pasture	Low-density housing

Table 4.110: Criteria and justification for LSA Site 55

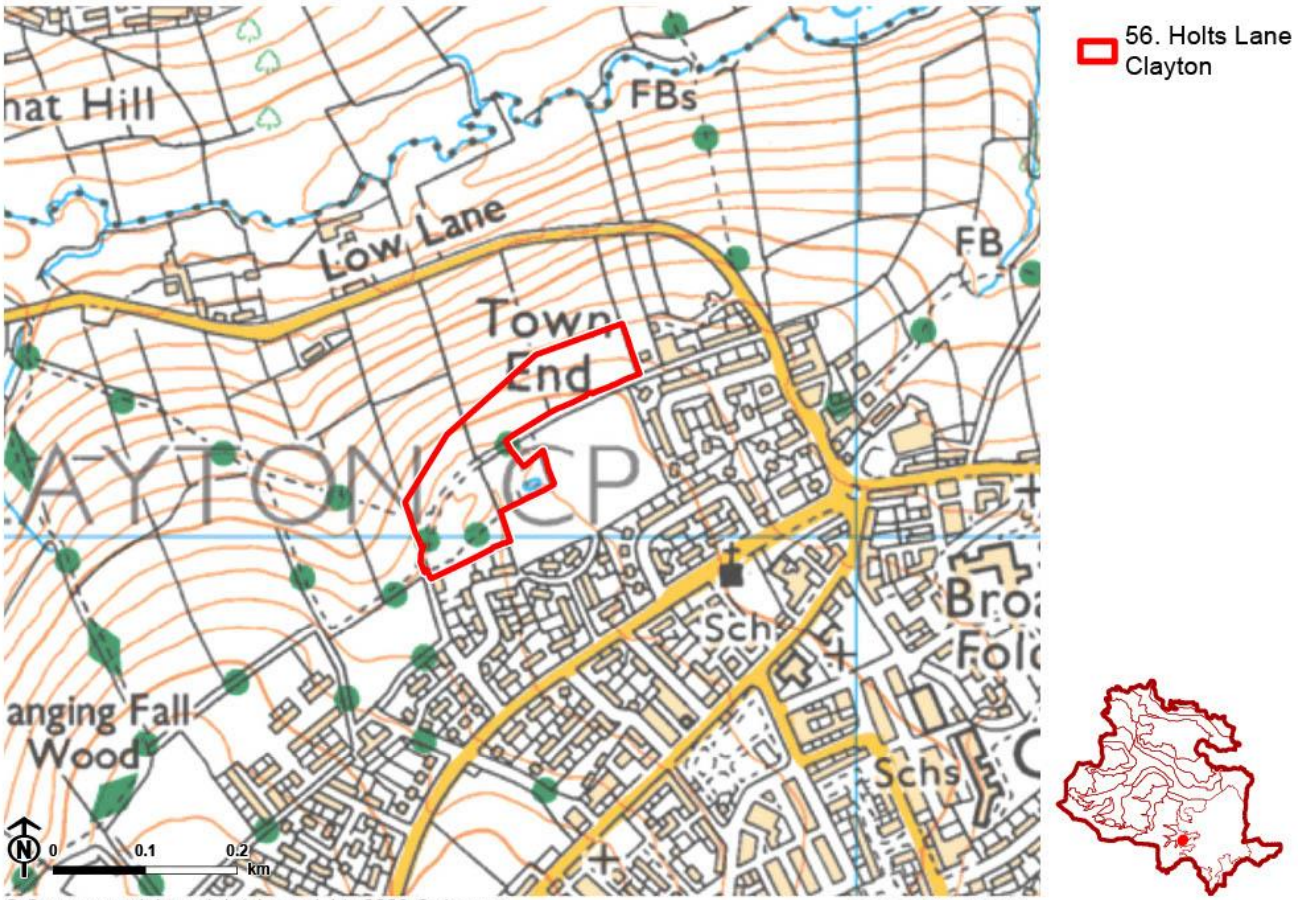
Criteria	Description	Rating
Physical and Natural Character	The site is located on sloping and undulating terrain which descends from the plateau of Clayton Heights to Clayton. The site slopes south to north, encompassing a level change of 280m AOD in the south-west to 225m AOD in the north-east. Landcover at the site consists of pasture fields defined by dry stone walls and mature boundary trees, particularly in the western extents of the site. The site feels relatively enclosed at the base of the slope due to its location, as well as relict hedgerow boundaries. Mature woodland to the south of the site contributes to this sense of enclosure. In the more elevated locations the site feels more open and exposed.	Moderate
Cultural and Historic Character and Associations	Field patterns in the eastern extents of the site are regular due to surveyed enclosure, while more irregular piecemeal enclosure is present in the western extents. There has been little boundary loss since 1854 and drystone walls are in relatively good condition despite some degradation. Grade II Listed Buildings include Langberries farm complex located in the north-western corner of the site, Upper Pennyhill and Lower Pennyhill farmhouses adjacent to the northern boundary, and Thornton View Hospital (now the Jaamiatul Imaam Muhammad Zakaria boarding school) to the east, all of which have a strong visual relationship to the site.	Moderate-High
Settlement Form and Edge	The existing settlement edge of Clayton is defined by its location at the base of the hill slope and is softened by field boundary and garden trees. Development here would be perceived as encroaching onto this hill slope which provides an important rural setting to the south of Clayton.	Moderate – High
Settlement Setting	The site forms a rural backdrop to existing settlement in Clayton due to the upward sloping topography, field patterns and tree cover. The slope creates a sense of space south of the site and plays an important role in separating Clayton from Clayton Heights at the top of the slope.	Moderate – High
Access and Recreation	A number of footpaths criss-cross the site, including a short section of the Brontë Way long distance walking route, providing access through the pasture fields to Clayton Heights, and connecting to the Local Wildlife Site of Horton Country Park to the east. Mayfield Terrace Cricket Club and Clayton Golf Club are located adjacent to the north-eastern corner of the site. However, there is no strong visual connection with these adjacent recreational sites.	Moderate – High
Views	The site is relatively enclosed in comparison to the sloping landform to the south, though long distance views are available at the southern site boundary. Close proximity, open views are available from the PRoW network which criss-crosses the site and continues up the hillside to Clayton Heights.	Low – Moderate
Perceptual Qualities	The site has traditional agricultural features including dry stone walls, field trees and a distinctive sloping landform. Despite the proximity of surrounding settlement and Baldwin Lane to the west, the site possesses a sense of tranquillity. The proliferation of overhead lines and urban views of Bradford detract somewhat from the rural qualities of the site. The character and quality of the site is in stark contrast with the top of the slope and LSA site 37 where there is a strong sense of dereliction.	Moderate

Criteria	Description	Rating
Overall Sensitivity Rating		**Moderate – High**

Potential Mitigation
Restrict development to lower, northern extent of the site to maintain the gap between Clayton and Clayton Heights, though any development should carefully consider the setting of the Grade II Listed Langberries farm complex and Upper Pennyhill/Lower Pennyhill farmhouses. Utilise tree planting to enhance existing tree and hedgerow cover and integrate development into the landscape. Retain and enhance PRoW that cross through the site, including a short section of the Brontë Way. This site should be considered in conjunction with the site at the top of the slope. One or the other of the sites should be allocated rather than both.

LSA Site 56

Figure 4.120: Map of LSA Site 56



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Source: OS, BMDC

Figure 4.121: Photos of LSA Site 56



View from Holts Lane over the northern part of the site towards Lower Grange



View south across the site to the urban edge of Clayton

Table 4.111: LSA Site 56 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
56	SW/146	E1: Thornton Mixed Upland Pasture	Low-density housing

Table 4.112: Criteria and justification for LSA Site 56

Criteria	Description	Rating
Physical and Natural Character	The site is located on the upper extents of the southern valley side of Clayton Beck. The landform is undulating, sloping south to north from 235m AOD to 218m AOD. Landcover at the site is rough grassland with intermittent field and boundary trees. There is an outbuilding on site and the site is being used to store materials. The western extents of the site consists of a series of hummocks and troughs and appears to be utilised as a mountain bike dirt track.	Low – Moderate
Cultural and Historic Character and Associations	The field pattern at the site is a result of the surveyed enclosure of former moorland. Old sandstone quarries are shown on the 1854 OS map. Extant drystone walls are in poor condition. An isolated section of the Clayton Conservation Area is located <100m to the east of the site, however there is negligible intervisibility due to built form.	Low – Moderate
Settlement Form and Edge	The site is located at the northern periphery of Clayton. Due to adjacent development on Ryefield Avenue and Delph Grove the site falls within the wider envelope of the settlement. The existing settlement edge to the south of the site is exposed, forming a hard edge with more open fields to the north and west.	Low – Moderate
Settlement Setting	The identity of Clayton draws on the steeply sloping landform of the Clayton Beck valley to the north and the landcover of upland pasture. While the site provides open space at the northern edge of the settlement, its poor condition and variety of land uses lessens its connection to the surrounding upland pasture. It forms part of the gap between Clayton and Chat Hill (the outer extent of Thornton). However, the site represents a small proportion of this gap and as such does not exceed the existing outer extent of Clayton.	Low – Moderate
Access and Recreation	Two PRoWs pass through the site, providing access to the Clayton Beck valley to the north and Hole Bottom Beck to the west. The Delph recreation ground is located immediately to the south of the site though it is currently unused for formal recreation.	Moderate
Views	The site is open to adjacent properties, roads and PRoW. Due to its elevated position, it offers long distance views over the Clayton Beck valley to the north and is also visible in views from the opposite side of the valley. The ridge which Thornton sits on obscures more distant views from the north.	Moderate
Perceptual Qualities	Despite its poor condition the site possesses some rural qualities and recreational space at the northern settlement edge, providing long distance views over the wider landscape.	Moderate
Overall Sensitivity Rating		**Low – Moderate**

Potential Mitigation
Restrict development to south of Holts Lane to avoid development spilling onto prominent hill slopes below. Utilise scattered tree planting to soften the settlement edge as per adjacent development and surrounding field boundaries. Retain the PRoW that passes through the site.

LSA Site 57

Figure 4.122: Map of LSA Site 57

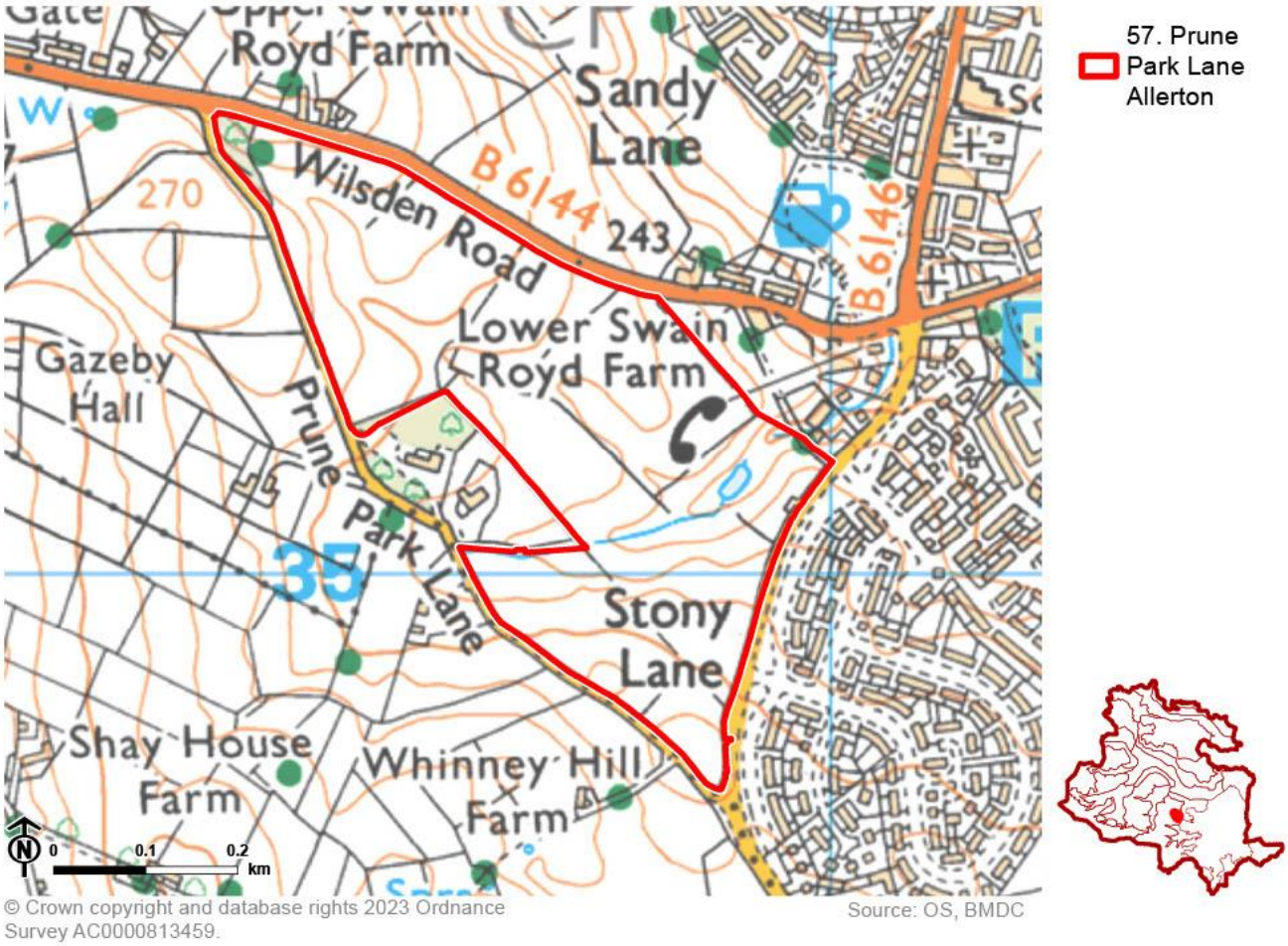


Figure 4.123: Photos of LSA Site 57



View east across site from Prune Park Lane.



View west along small scale landform within the site formed by Cottingley Beck, from adjacent PRoW.

Table 4.113: Site 57 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
57	NW/025	E1: Thornton Mixed Upland Pasture	Low-density housing

Table 4.114: Criteria and justification for LSA Site 57

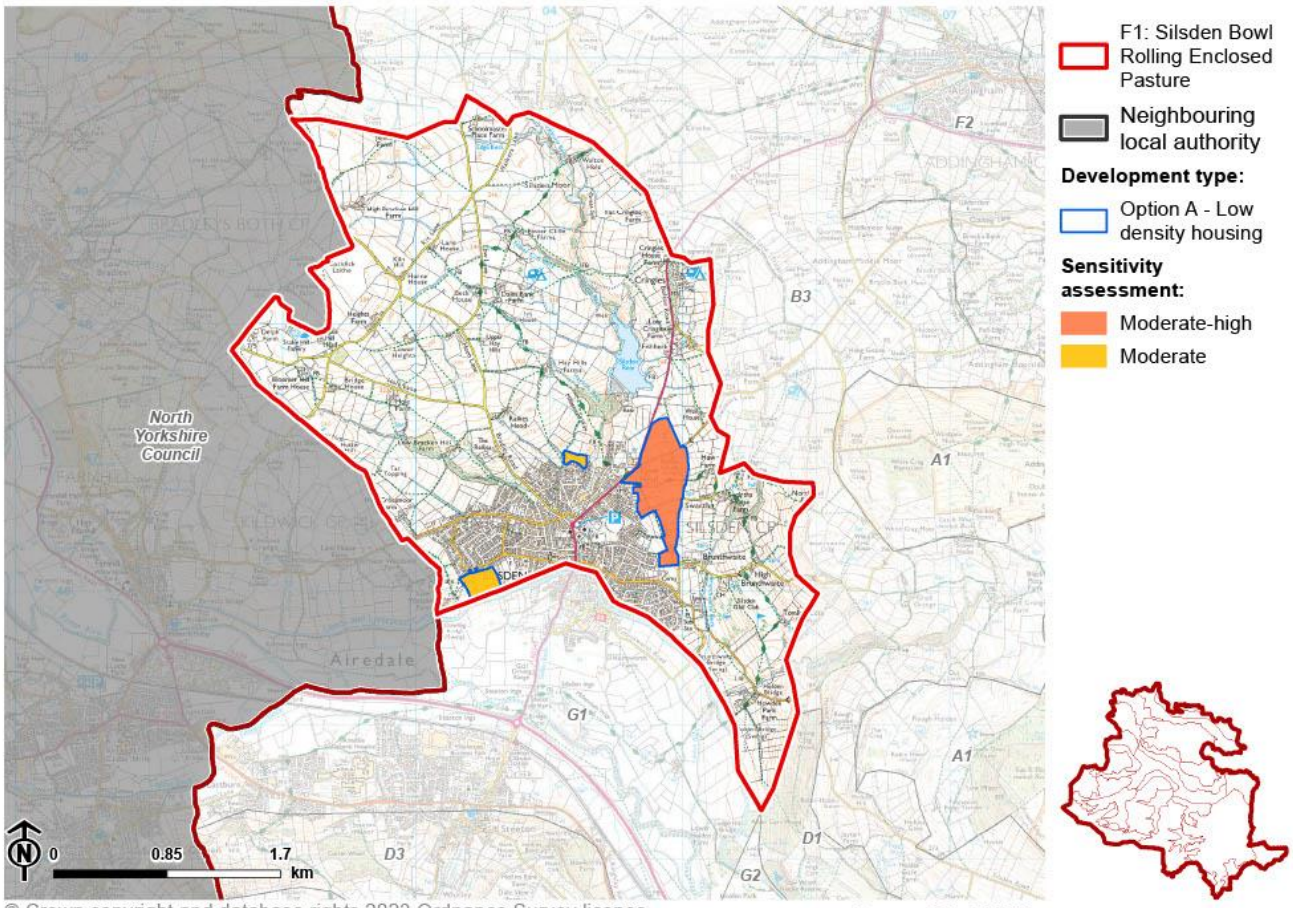
Criteria	Description	Rating
Physical and Natural Character	The site is located on varied, undulating terrain which slopes north-west to south-east towards Stony Lane, on the upper western slopes of the Chellow Dene valley. There is a level change of 268m AOD at the western boundary of the site, to 230m AOD at the eastern boundary. The site is incised by a minor drainage channel and the small watercourse of Cottingley Beck which appear as small, intimate features in the landscape. There is some (potentially seasonal) wetland habitat adjacent to Cottingley Beck. Landcover at the site is a mixture of rough grazing, pasture and arable fields defined by drystone walls. Throughout the site there are intermittent boundary and field trees. A well-defined hedgerow runs adjacent to Prune Park Lane which adjoins a copse of broadleaved woodland at the north-western tip of the site.	Moderate – High
Cultural and Historic Character and Associations	The regular to semi-regular small-scale fields within the site are a result of piecemeal enclosure, with little boundary change since 1854. Field boundaries are defined by drystone walls throughout, though they are in poor condition in places. Grade II Listed buildings at Lower Swain Royd Farm and Upper Swain Royd Farm are located adjacent to the B6144 and the northern boundary of the site. These vernacular agricultural buildings strengthen the sense of historic rural character. Surrounding modern development detracts from the sense of time depth as does the engineered nature of the watercourse through redirection and pipes.	Moderate
Settlement Form and Edge	The site is located to the west of existing properties at the northern end of the settlement of Stony Lane. The existing settlement edge is formed by the minor road of Stony Lane/Prune Park Lane. Due to the large size of the site, full development here would significantly extend the settlement into the undeveloped countryside, increasing its horizontal extent and overall size.	Moderate-High
Settlement Setting	Due to its extent, small-scale landform and landcover, the site contributes to the rural setting of upland pasture to the west of Stony Lane. Development here would be somewhat at odds with the existing form of the settlement, which is located primarily to the east of Stony Lane/Prune Park Lane and would reduce the undeveloped gap between the settlement and Sandy Lane to the north of the B6144.	Moderate
Access and Recreation	There is a network of interconnected PRoW to the south of the site. Two PRoW skirt the north-eastern and north-western edge of the site, though these are overgrown and clearly not widely used.	Low – Moderate
Views	Due to its local elevation the site is visible from west facing properties in Stony Lane. There are open, direct views of the site from the PRoW network that traverses it, as well as longer distance views from footpaths to the west that provide access to Back Lane. The site is not visually prominent in the wider landscape due to enclosure by surrounding landform and some tree cover.	Low – Moderate
Perceptual Qualities	The site possesses some rural character due to its landcover and undulating landform, though litter, surrounding development and the poor condition of its drystone walls detracts from this. Traffic noise from adjacent roads is audible. The undulating landform creates a sense of enclosure, particularly along watercourses. In outward views from the site, modern development is more prominent than rural character, however from Stony Lane and Wilsden Road, the site is backdropped by the more rural area to the west. It	Low – Moderate

Criteria	Description	Rating
	represents a transitory edge between the more remote rural character to the south west and the settlement to the north east.	
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Development here would extend into the undeveloped countryside to the west, reducing the gap to surrounding farmsteads, outlying properties and Sandy Lane to the north. However, there are opportunities to sensitively integrate limited development (into landform and with appropriate vegetation) and soften the settlement edge. Development should be restricted to the lower, eastern extents of the site adjacent to Stony Lane, and carefully consider the waterway and its small-scale landform. Drystone walls should be retained and enhanced.

LCA F1: Silsden Bowl Rolling Enclosed Pasture

Figure 4.124: Map of LCA F1

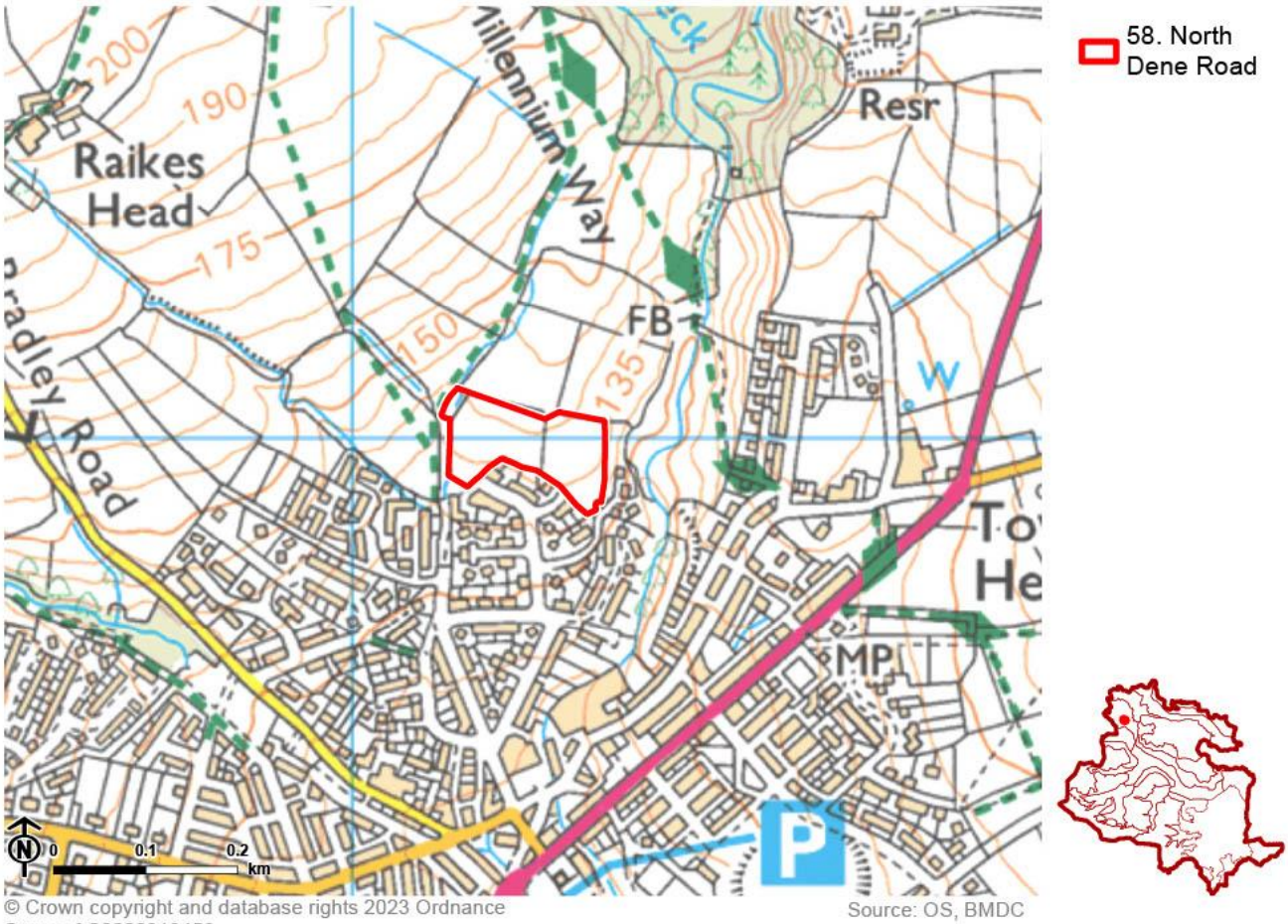


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Source: OS, BMDC

LSA Site 58

Figure 4.125: Map of LSA Site 58



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Source: OS, BMDC

Figure 4.126: Photos of LSA Site 58



Westerly view from Dene Grove looking into the site, with wooden electrical poles and an enclosing band of woodland in the background.



Northerly view from North Dene Road looking into the site, with a band of riparian woodland along the western site boundary.

Table 4.115: LSA Site 58 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
58	SI/001	F1: Silsden Bowl Rolling Enclosed Pasture	Low-density housing

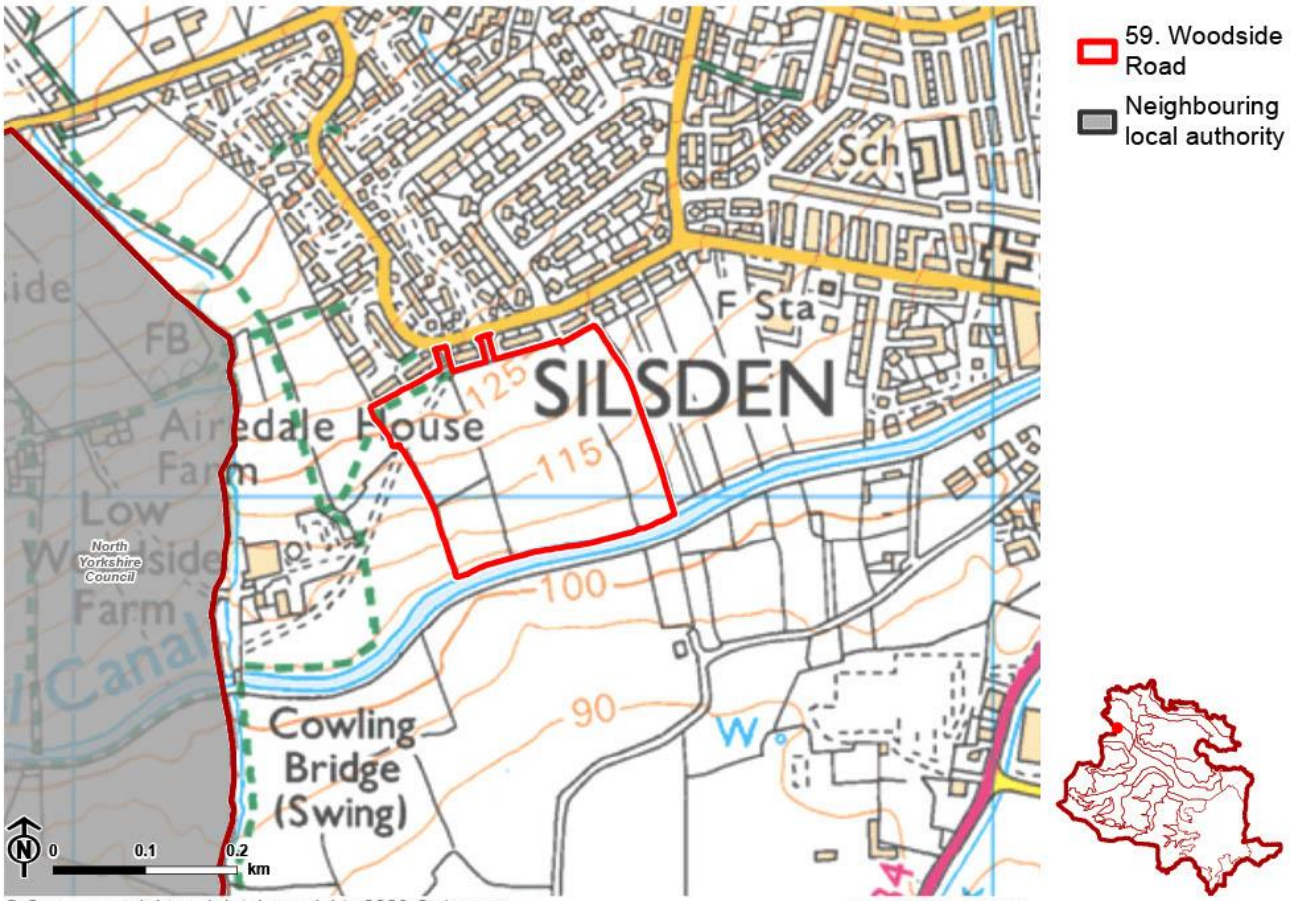
Table 4.116: Criteria and justification for LSA Site 58

Criteria	Description	Rating
Physical and Natural Character	The site sits at the foot of a sloping landform to the west and is part of the transition to the more gradual slopes associated with the River Aire and its floodplains to the south. Sloping from 145m AOD in the north to 135m AOD in the south, the landform in the south-west of the site has some localised complexity with distinctive undulations associated with a small watercourse. Comprised of pastoral fields with areas of scrub, the site is enclosed with mature hedgerows and hedgerow trees, with some boundary loss to the south. A small watercourse passes along the western site boundary, ensconced within dense woodland. Silsden Beck passes approximately 40m to the east and is flanked by riparian vegetation. Development in proximity to these features may have detrimental effects on the natural character of the stream corridors and their riparian habitats.	Moderate
Cultural and Historic Character and Associations	Fields within the site comprise small-scale, piecemeal enclosures with semi-regular boundaries originating in the 16th century, as indicated by the HLC. The surrounding development to the south and east does not contribute to the historic character in this area, as it is formed predominantly of modern cul-de-sac development. Development on this site is unlikely to detract from the historic setting of Silsden.	Low – Moderate
Settlement Form and Edge	The site wraps round the existing cul-de-sac development and is flanked to the east by development. As a result, it has a moderately strong connection with the settlement, despite the rural character of the site. Development of the site would not cross a distinctive boundary feature.	Low-Moderate
Settlement Setting	Located at the northern edge of Silsden at the base of a sloping landform (associated with the more elevated, rural landscape to the north), the site is typical of the pastoral fringe landscape around Silsden. The pastoral fields contribute somewhat to the rural setting of Silsden, but the semi-enclosed character limits this contribution. The site plays no role in settlement separation, as it is situated directly adjacent to the northern edge of Silsden with no other settlements in proximity to the north.	Low-Moderate
Access and Recreation	A PRoW travels the length of the western site boundary, before connecting into the Millennium Way long distance walking route approximately 350m to the north. However, there is little visibility to and from the site from this recreational feature, with dense woodland along the western site edge.	Low – Moderate
Views	The site retains a semi-enclosed character, bound by mature hedgerow trees to the north and east, with views in from the south partially screened by buildings. Residential buildings closest to the site in the south may have some views into the site.	Low – Moderate
Perceptual Qualities	The site experiences localised tranquillity, situated at the edge of a modern cul-de-sac development and relatively enclosed with hedgerows and woodland bands to the north, east and west. Proximity to modern development and overhead lines have a moderate influence on the rural and tranquil character across the site.	Moderate
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Locate development along the southern edge of the site, away from the more elevated and visually prominent extents to the north. Hedgerows and boundary trees should be maintained and strengthened to help integrate new development into the landscape.

LSA Site 59

Figure 4.127: Map of LSA Site 59



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Source: OS, BMDC

Figure 4.128: Photos of LSA Site 59



South-easterly view across the site and the pastoral floodplain of the Aire Valley, with rising slopes of Steeton Moor and Morton Moor in the distance.



Southerly view across the site and pastoral floodplain of the Aire Valley towards Steeton, and looking over the barge-lined Leeds and Liverpool Canal.

Table 4.117: LSA Site 59 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
59	SI/008	F1: Silsden Bowl Rolling Enclosed Pasture	Low-density housing

Table 4.118: Criteria and justification for LSA Site 59

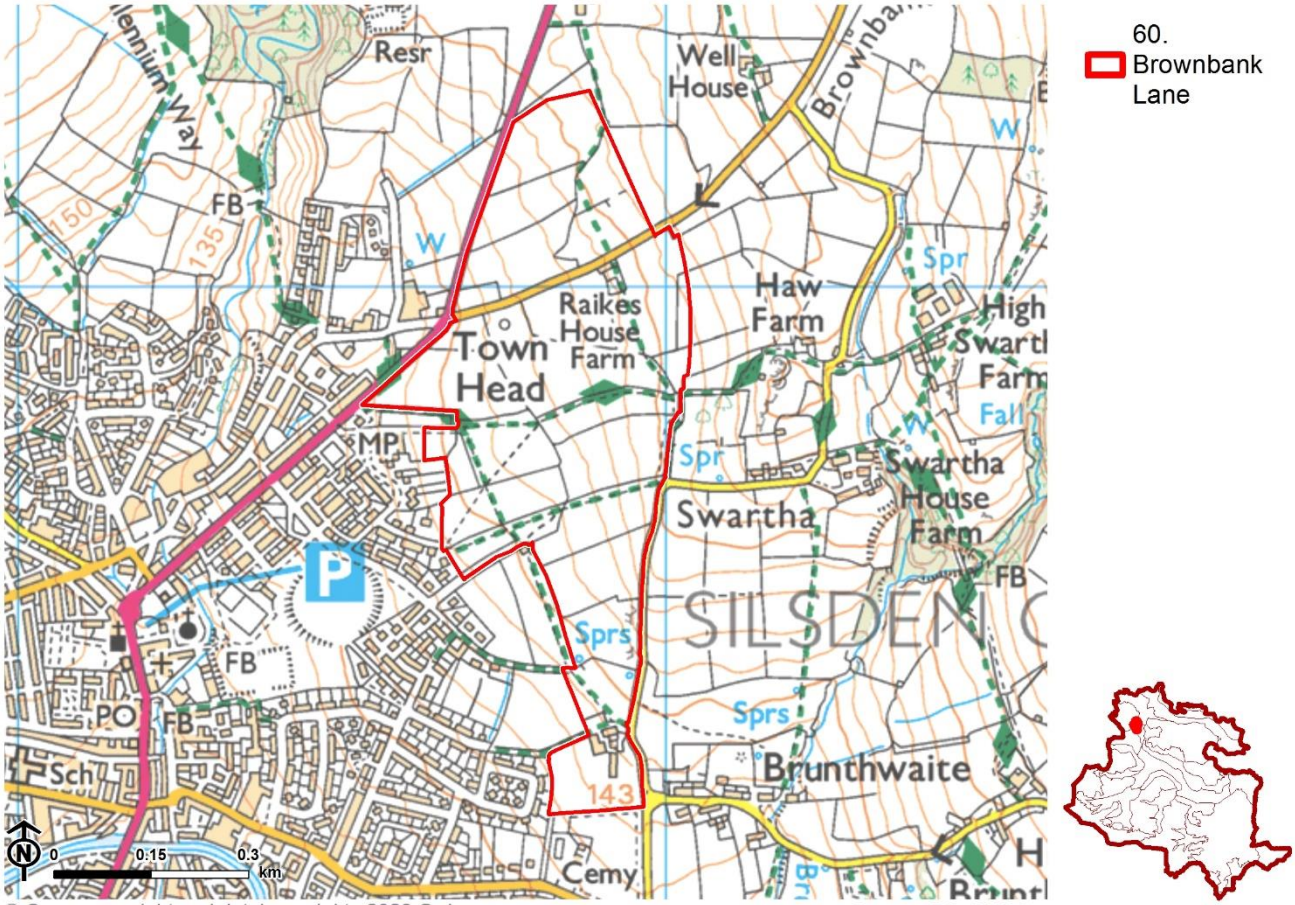
Criteria	Description	Rating
Physical and Natural Character	The site sits adjacent to the northern bank of the Leeds and Liverpool Canal, south of Silsden. Situated on the gentle slopes of the low-lying river valley, the site slopes from 125m AOD in the north, to 105m AOD in the south where it meets the canal. The landform is broad and consistent across the site, with few complexities. Comprised of farmed arable fields, the field boundaries are formed by hedgerows with some internal boundary loss apparent. A small number of scattered mature field trees are located in proximity to the canal.	Low – Moderate
Cultural and Historic Character and Associations	There are no Listed Buildings in proximity to the site, and the settlement edge is comprised of primarily 20th and 21st century development. The surrounding built form does not contribute to the historic character of the area. The site is directly adjacent to the Leeds and Liverpool Canal Conservation Area, and development in proximity within the site would have an effect on the historic setting of the area, although to the east of the site and allotments there is already a precedence of modern development on the canal edge. The HLC indicates the fields in this site were formed mid-16th century, and consist of remnant strip fields, with some boundary loss which occurred in the 19th century.	Moderate
Settlement Form and Edge	Situated south-west of Silsden, the site is adjacent to the modern settlement edge, which forms an abrupt transition to more open countryside to the west. Along the eastern site boundary, a substantial block of allotments create separation from larger scale buildings further east. The site is located on the gently falling slopes oriented towards the canal and river, which retains a limited settlement pattern. Development on this site could be perceived as advancement into the countryside, extending beyond the existing settlement edge.	Moderate
Settlement Setting	The site forms part of the rural setting of Silsden. However, the site does not contribute to the sense of separation between Silsden and Steeton, which is 1km to the south. Additionally, the Leeds and Liverpool Canal at the southern edge of the site forms a boundary feature in the landscape, and would contain settlement advancement to the south.	Moderate
Access and Recreation	There are no PRoW which pass through the site, however one footpath skirts along the northern site boundary with clear views across the site towards the canal and across the Aire Valley to Steeton and beyond. Garden allotments border the site to the east, with clear views in. Views from these recreational locations across the valley floor towards moorlands to the south would be impacted by development within the site.	Moderate
Views	The site is located on a gently sloping parcel adjacent to the open floodplain of the River Aire, and retains a semi-open character. It is clearly visible from the A629 along the valley floor, and from the northern settlement edge of Steeton across the valley. From Silsden, the site is mostly screened by buildings along the southern settlement edge, although clear views are afforded from the second storey of the adjacent residential buildings.	Moderate
Perceptual Qualities	Despite the rural uses, arable fields and hedgerow boundaries, the proximity to the settlement edge somewhat reduces tranquillity and the rural character across the site. Traffic noise from the A629 is clearly perceptible from the site, and the railway is visible	Low – Moderate

Criteria	Description	Rating
	as well. These elements introduce modern influence and human activity to the site, reducing the sense of tranquillity and rurality within the site.	
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Development should be located in proximity to the existing settlement edge, as to reduce the perception of settlement creep further south into the floodplain. Consider the setting of the historic Leeds and Liverpool Canal and provide appropriate buffer and screening between any new development and the canal edge. Existing modern development on the canal edge have been constructed using building materials and styles that are sensitive to the historic context of the canal and this should also be applied at this site. Consider opportunities to soften the existing settlement edge, integrating development into the wider landscape with new planting. Hedgerows and boundary trees should be maintained and strengthened to help integrate new development into the landscape.

LSA Site 60

Figure 4.129: Map of LSA Site 60



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Source: OS, BMDC

Figure 4.130: Photos of LSA Site 60



Westerly view across a hedge-lined pastoral field within the site, with Silsden and Kildwick Moor in the background.



View from a PRoW between two pasture fields within the site, looking towards Silsden and intricate pastoral fields on rising ground to the south.

Table 4.119: LSA Site 60 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
60	SI/003, SI/004 (G04)	F1: Silsden Bowl Rolling Upland Pasture	Low-density housing

Table 4.120: Criteria and justification for LSA Site 60

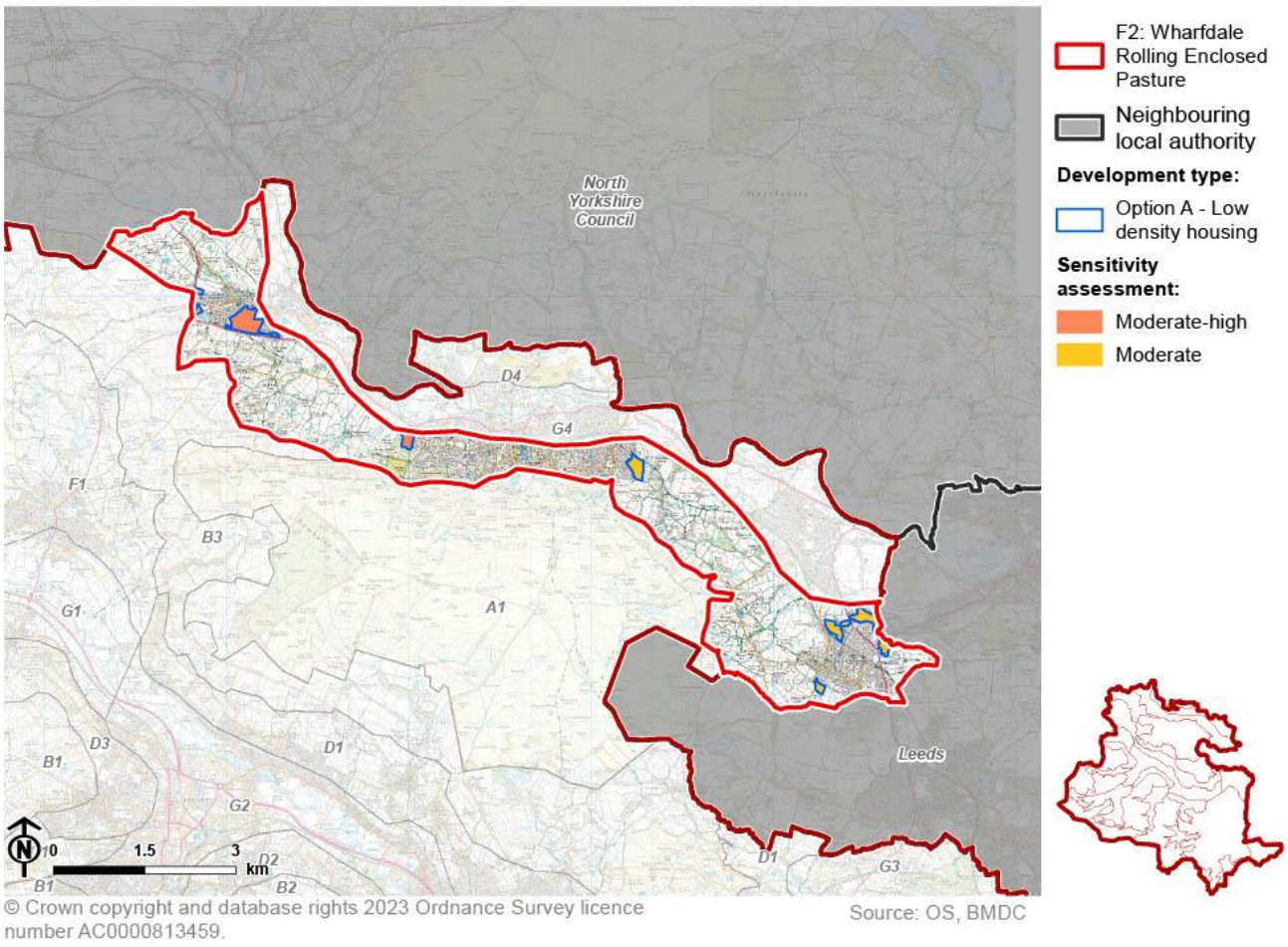
Criteria	Description	Rating
Physical and Natural Character	The site grouping forms part of a gradually sloping pastoral landscape, which rises from approximately 145m AOD in the west to approximately 200m AOD in the north-east. The landform comprises part of the transition from the sloping foothills of Rombalds Moor in the east to the lower-lying Aire Valley in the south. Areas of the site directly adjacent to the settlement edge sit within a flatter, more gently sloping landform. Comprised primarily of small-scale, regular fields with intact hedgerow boundaries, there are few areas of woodland. However, dense, mature hedgerow trees form part of the relatively intact field boundaries and connect to areas of woodland to the east. In the south of the site, two springs can be found within a field of improved grassland.	Moderate-High
Cultural and Historic Character and Associations	Relatively intact, remnant strip fields characterise the majority of the site, with traditional drystone walls and hedgerows forming mostly straight boundaries. Smaller areas of piecemeal enclosure can be found along the eastern edge of subsite SI2/004 (west of the site) and the western edge of subsite SI/003 (east of the site). The HLC indicates that the field pattern across the site was formed around the 16th century, typical of the wider landscape around Silsden. There are limited Listed Buildings in proximity to the site, with historic characteristics concentrated within the Brunthwaite Conservation Area, which retains clear views in to the site. Development may impact the historic field pattern and setting to Brunthwaite and Silsden.	Moderate – High
Settlement Form and Edge	The site extends from the north-east settlement edge of Silsden, which sits within the concave form of the Aire Valley. Residential development along the settlement edge is mostly comprised of 20th and 21st century one and two storey houses, which are relatively exposed to the wider landscape. Development to the north-east of Silsden would extend the settlement boundary further up the valley side towards Rombalds Moor, and would be perceived as encroachment into the pastoral countryside. However, there may be opportunities to soften the existing settlement edge.	Moderate
Settlement Setting	The sites are located on the north-eastern edge of Silsden, east of Bolton Road. The south part of the undeveloped pastoral site plays an important role in preventing coalescence between the Silsden settlement edge and the historic hamlet of Brunthwaite to the east, as well as the hamlet of Swartha further north-east.	Moderate – High
Access and Recreation	Multiple PRoW pass through the site, extending east, west, and north from the site boundaries, and are relatively well marked. The long distance walking route, the Millennium Way, passes east-west through the middle of the site, with clear views across the landscape and to the rising landform to the north-east and south.	Moderate – High
Views	The elevated landform affords clear views south-west towards the settlement edge of Silsden, and across the Aire Valley. Low drystone walls and limited woodland across the sites contribute to the visually open character. There is clear intervisibility between the site and the settlement edge to the west, with the elevated moorlands and steeper slopes to the east, and from within the surrounding pastoral landscape.	Moderate – High
Perceptual Qualities	A rural, pastoral character with a degree of influence from modern development as evidenced by the proximity to the settlement edge of Silsden and intervisibility with the dense areas of development within the Aire Valley. Modern developments to the north and south are somewhat exposed, reducing the sense of remoteness and tranquillity across the site.	Moderate

Criteria	Description	Rating
Overall Sensitivity Rating		**Moderate – High**

Potential Mitigation
The western extents of the site in proximity to the existing settlement edge and where the slope is more gradual may be less sensitive to change. Take opportunities to soften the existing settlement edge, integrating new development into the wider landscape with new planting and species appropriate trees. Avoid development at the southern edge of the site, where it may contribute to coalescence between Silsden and Brunthwaite. Historic drystone walls, hedgerows and boundary trees should be maintained and strengthened to help integrate new development into the landscape.

LCA F2: Wharfedale Rolling Enclosed Pasture

Figure 4.131: Map of LCA F2



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Source: OS, BMDC

LSA Site 61

Figure 4.132: Map of LSA Site 61

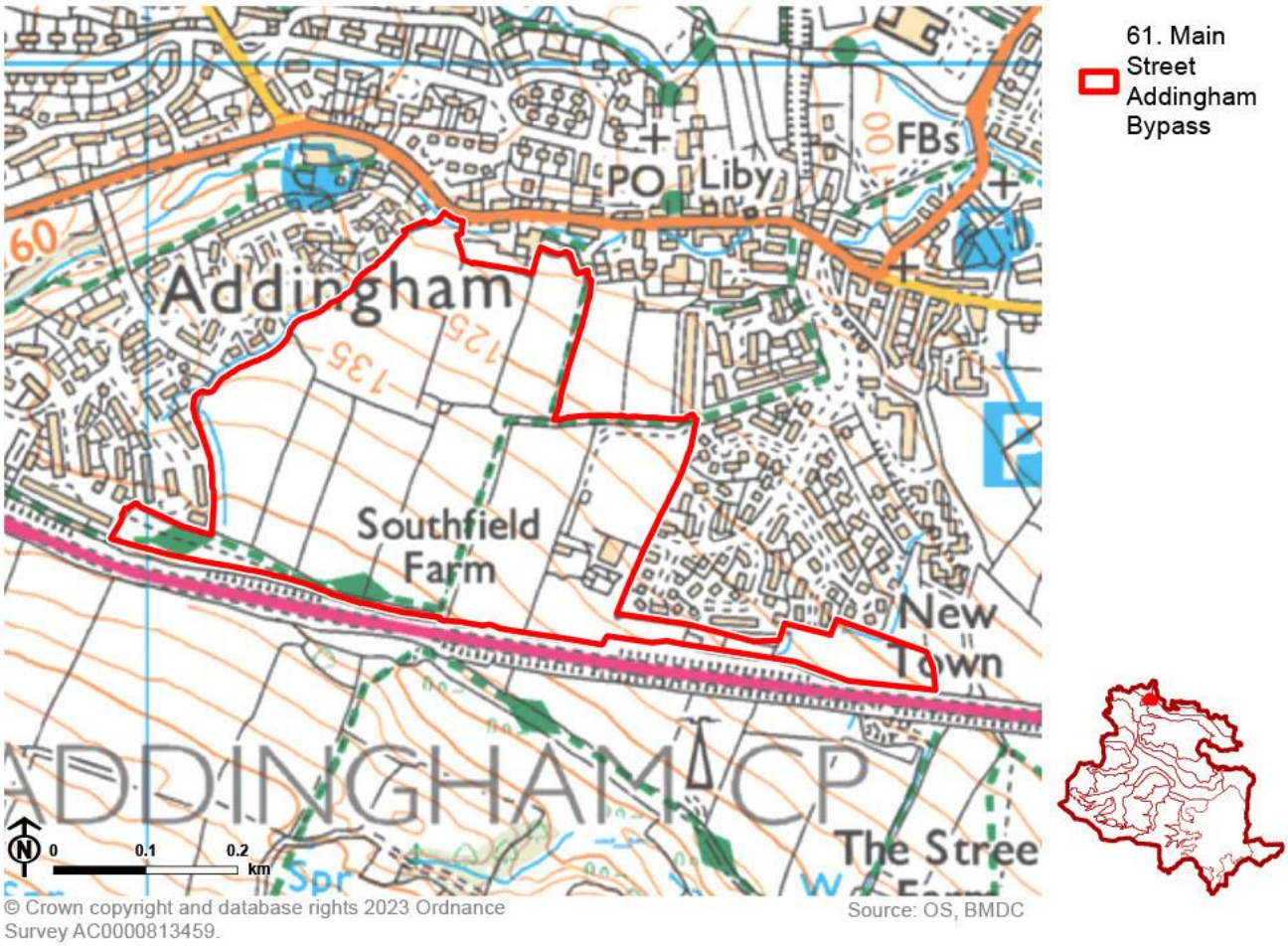


Figure 4.133: Photos of LSA Site 61



View from PRoW within the site, looking north towards the Addingham Conservation Area and Addingham Moor in the background.



View from PRoW within the site, looking north towards the Addingham Conservation Area.

Table 4.121: LSA Site 61 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
61	AD/004, AD/004a, AD/004b (G01)	F2: Wharfedale Rolling Enclosed Pasture	Low-density housing

Table 4.122: Criteria and justification for LSA Site 61

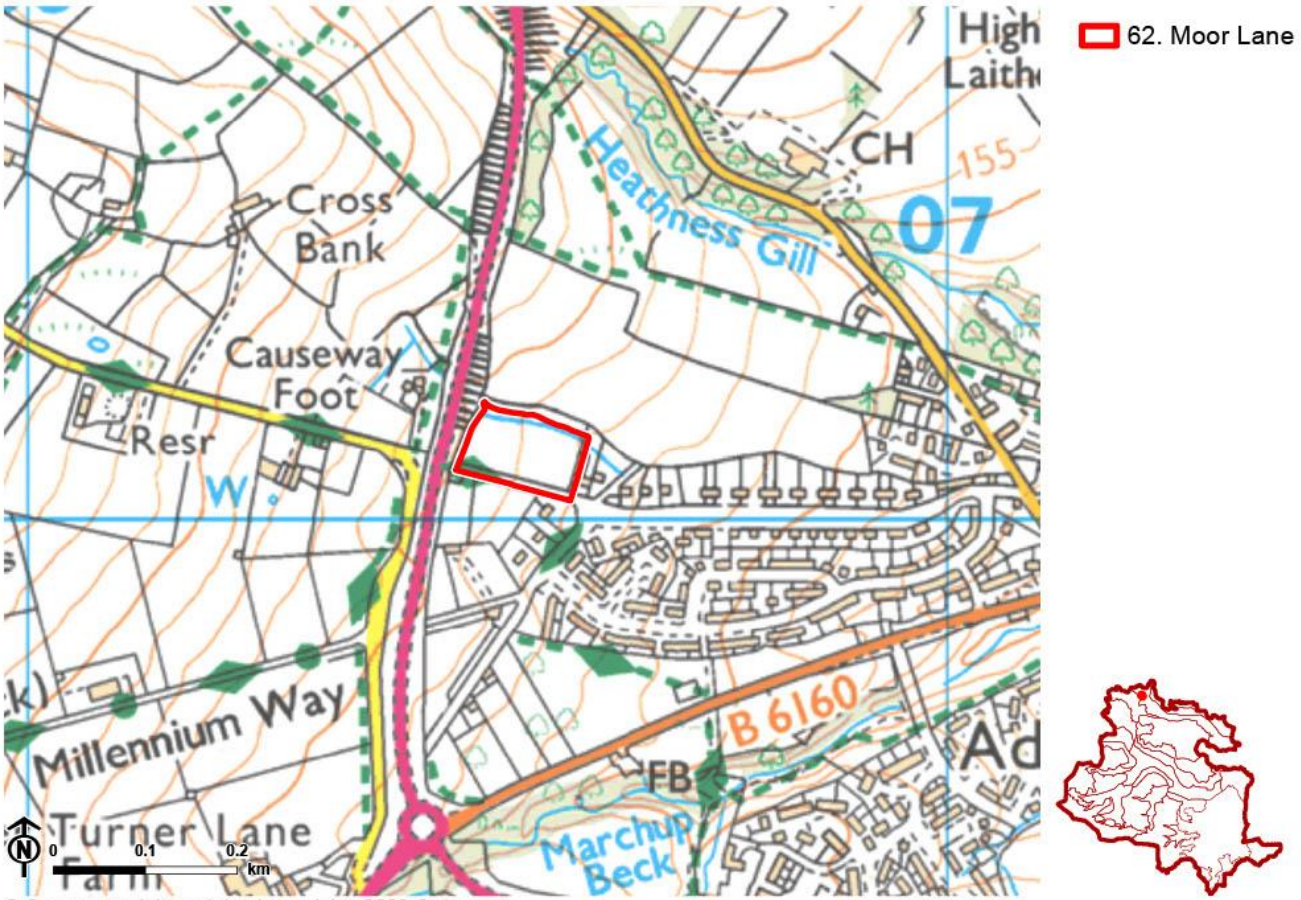
Criteria	Description	Rating
Physical and Natural Character	The site sits on a large, sloping parcel of land partially within the Addingham settlement boundary, and in proximity to the low-lying River Wharfe to the north. Falling from 160m AOD in the south to 110m AOD in the north, the slope is uniform across the site, generally lacking small-scale complexities. The site forms a prominent slope in intermittent views from the settlement through gaps in buildings, and is visible from a distance. Tributaries of the River Wharfe meander along the western and northern site boundaries. The small-scale field pattern and intact hedgerow boundaries with mature hedgerow trees offer a semi-enclosed character, particularly in the south of the site. Mature hedgerows and hedgerow trees follow field boundaries up the slope.	Moderate-High
Cultural and Historic Character and Associations	The Addingham Conservation Area encompasses the northern section of the site, in proximity to the existing settlement edge and the pastoral landscape provides a rural setting to the historic settlement. Numerous Grade II Listed Buildings are located to the north, within 50m of the site. There is intermittent visibility between the site and these historic features. Small-scale pastoral fields are identified as remnant strip fields in the HLC, with origins dating to the later 16th century. There is some boundary loss due to modern housing developments, however the field pattern is relatively intact, lending a sense of time-depth across the landscape.	Moderate – High
Settlement Form and Edge	The historic dispersed settlement and field pattern in Addingham has been moderately impacted by modern development and expansion. Located north of the main road (Addingham Wharfedale Road (A65)), the site is located within the current settlement form. The existing settlement edge is within the Addingham Conservation Area, and is well integrated into the landscape. However, modern development has extended from the historic settlement edge and Conservation Area up the slopes to the south, meeting the A65 on either side of the site. The wooded A65 corridor is a strong boundary feature along the southern site edge, and would contain development. Although development would extend up onto a visually prominent valley side, the site does not cross a boundary feature.	Moderate
Settlement Setting	The rural landscape of the site forms part of the setting and backdrop to Addingham, and the relatively intact field pattern provides an important historic setting to the adjacent Conservation Area. However, there are no other settlements in close proximity to the south of Addingham and the site, and therefore the pastoral landscape does not contribute to the sense of separation between settlements.	Moderate
Access and Recreation	The Dales Way long distance walking route passes through the middle of the site and along the southern boundary, with clear visibility across the site to the elevated rural landforms in the south.	Moderate – High
Views	The site retains a semi-open character, bound by mature hedgerow trees to the south, west and east, with views in partially screened by buildings. However, the prominent location on the rising ground south of Addingham provides occasional clear views into the site from the settlement. The southern extents of the site on higher ground are somewhat visible in views from across the Wharfe Valley and within the wider landscape, although not particularly prominent.	Moderate

Criteria	Description	Rating
Perceptual Qualities	The A65 has moderate impact across the site, with noise and lights from the roadway spilling over into the site. Modern development to the east and west of the site also has some influence on the site, detracting from the overall rurality and tranquillity.	Low – Moderate
Overall Sensitivity Rating		**Moderate – High**

Potential Mitigation
Contain development to the eastern-most and western-most areas of the site in proximity to the modern settlement edges and concentrated in the south towards the A65. Avoid development within or in proximity to the Conservation Area, or where development would be highly visible from the Conservation Area. Views from the Conservation Area towards the open pasture to the south are important to the rural setting and should be maintained, as noted in the Conservation Area assessment. Traditional drystone walls and hedgerows should be retained and integrated into new development where possible. Trees and tree belts should be included to help integrate the development into the landscape, and any existing vegetation protected and enhanced. Minimise development in views from the Dales Way, providing appropriate landscape buffer and enhancing the recreational experience and outward views along the route.

LSA Site 62

Figure 4.134: Map of LSA Site 62



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Source: OS, BMDC

Figure 4.135: Photos of LSA Site 62



View into the site from along the Millennium Way at the southern site boundary and at the settlement edge.



North-easterly view towards Addingham Moor over the pastoral site.

Table 4.123: LSA Site 62 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
62	AD/012	F2: Wharfedale Rolling Enclosed Pasture	Low-density housing

Table 4.124: Criteria and justification for LSA Site 62

Criteria	Description	Rating
Physical and Natural Character	The site forms a small part of a gently and gradually sloping landform which transitions from the elevated Addingham Low Moor in the west to the Wharfe Valley floor in the east. Gently and consistently sloping, the site falls from 175m AOD in the west to 165m AOD in the east, with few topographical complexities across the site. The site comprises a single pastoral field, primarily improved grassland with sparse boundary vegetation to the south. A narrow band of dense mature deciduous woodland is present on the western site boundary along the A65, and low scrub and riparian vegetation associated with a small watercourse on the northern site boundary. Intact drystone walls with overgrown hedgerows form the southern and eastern edges of the site.	Moderate
Cultural and Historic Character and Associations	Two Grade II Listed Buildings lie across the A65 from the site, although intervisibility is very limited due to dense roadside vegetation. There are no other historic features in proximity to the site. The HLC identifies the field pattern on the site as regular piecemeal enclosure dating from the 16th century, and the field boundaries have remained mostly intact.	Low – Moderate
Settlement Form and Edge	Located at the north-western edge of Addingham, the A65 and a band of woodland form a boundary feature along the western site edge, and would contain development from undeveloped countryside further west. Existing modern development to the south and east have a somewhat exposed settlement edge, with limited landscape buffer or planting. There is no significant boundary feature to the north which would contain development from undeveloped pastoral fields and the countryside beyond.	Moderate
Settlement Setting	The landscape does not contribute to the separation of settlements, and development would not contribute to coalescence between other settlements to the west or north. The rural landscape of the site, seen as part of the undeveloped countryside to the north, forms part of the setting and backdrop to Addingham.	Low-Moderate
Access and Recreation	The Millennium Way and Dales Way long distance walking routes pass along the southern boundary of the site. There are open views across the site from the southern site boundary to the elevated moorlands to the north-east, and this visual connection provides an enhanced recreational experience. No other PRoW pass in proximity.	Moderate
Views	The site has a relatively open character, with intermittent views in from the A65 where not screened by dense roadside vegetation. Views from the south are open, with a low dry stone wall providing little screening of views towards the open and rural landscape to the north. The sloping landform has some prominence within the local surroundings, and any development (particularly on the more elevated areas of the site to the west) would be visible from further down the slope to the east.	Moderate
Perceptual Qualities	Proximity to the A65 and settlement edge has moderate influence on the tranquillity and rural character of the site. However, there is localised tranquillity as a result of the site location at the edge of the settlement and clear views to the open and pastoral landscape to the north and north-east, which lends the site a sense of rurality and remoteness.	Moderate
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Avoid development on the more elevated slopes to the west, and locate any development in proximity to the existing settlement edge to the east, along the south-eastern site boundary. Provide additional landscape buffer and planting to soften the settlement edge, integrating any development into the wider landscape. Traditional drystone walls and hedgerows should be retained and integrated into new development where possible. Any existing vegetation should be protected and enhanced. Minimise development in views from the Millennium Way and Dales Way, providing appropriate landscape buffer and enhancing the recreational experience and outward views along the routes.

LSA Site 63

Figure 4.136: Map of LSA Site 63

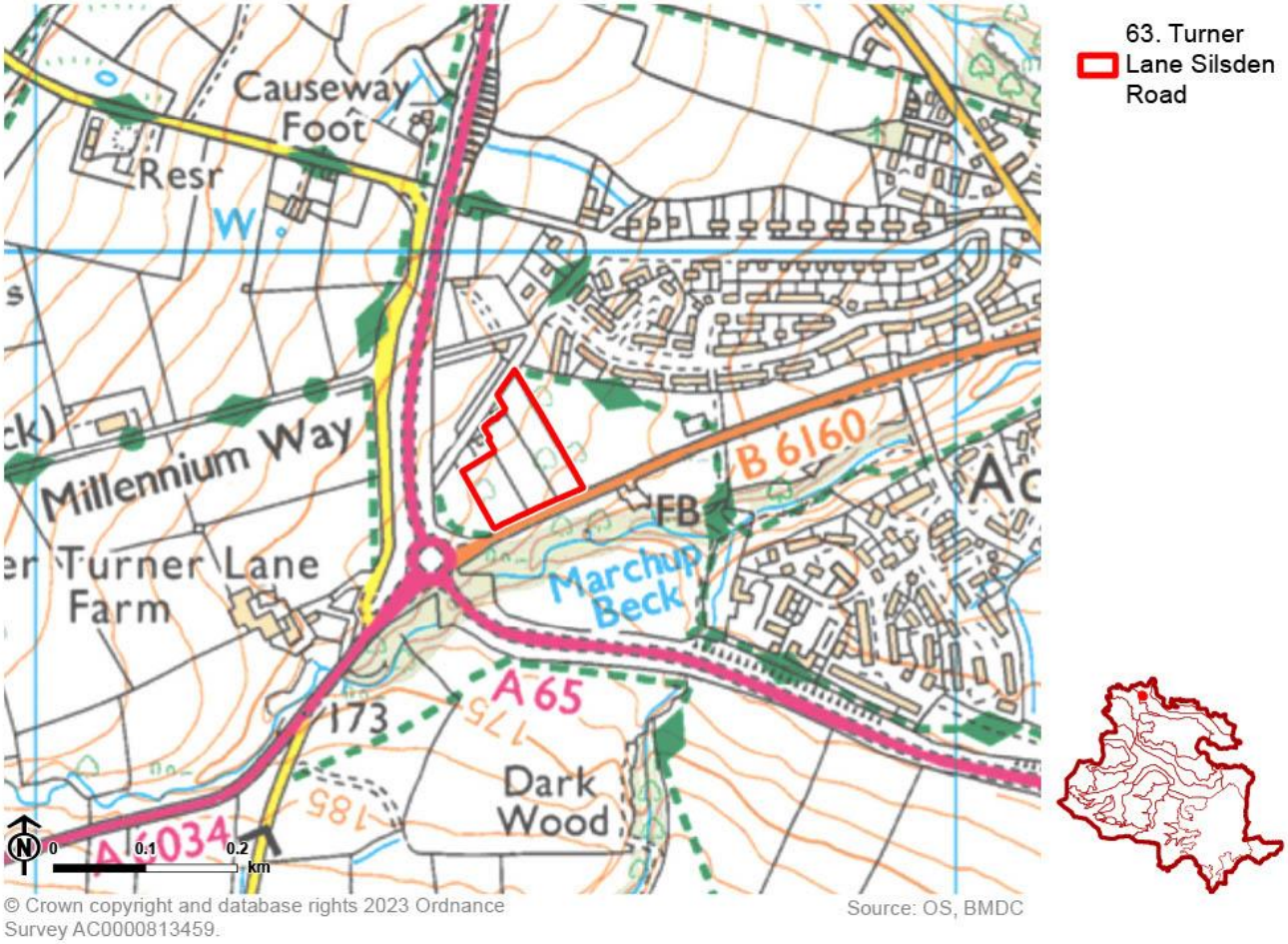


Figure 4.137: Photos of LSA Site 63



Southerly view from Turner Lane over the site, with existing structure and fencing in the right of the frame, and scrub vegetation in the left.



Southerly view from Turner Lane over the site, with rising ground of Ilkley Moor in the distance.

Table 4.125: LSA Site 63 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
63	AD/020	F2: Wharfedale Rolling Enclosed Pasture	Low-density housing

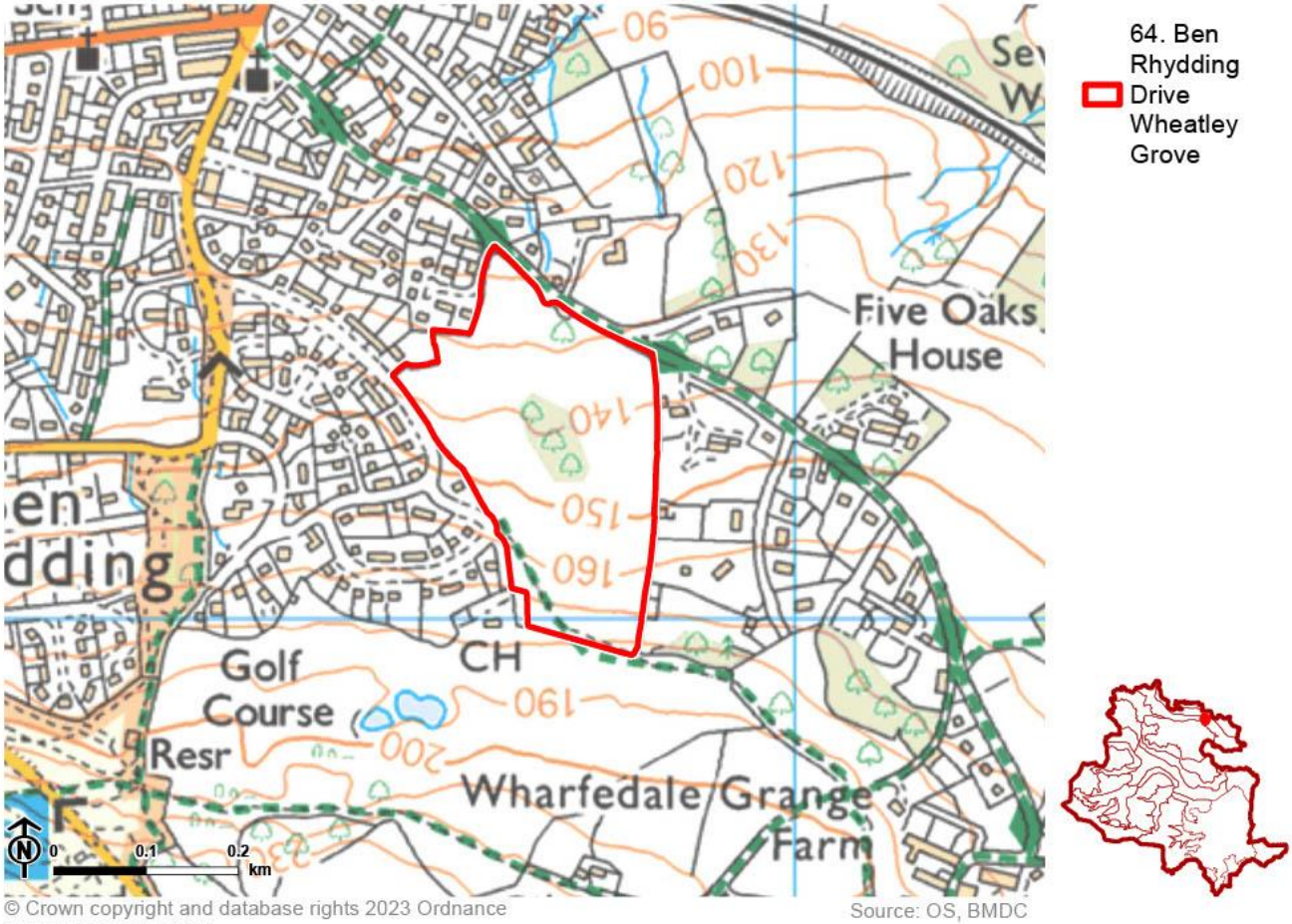
Table 4.126: Criteria and justification for LSA Site 63

Criteria	Description	Rating
Physical and Natural Character	Comprised of pastoral fields, the site sits west of the Addingham settlement boundary, within a gently sloping landform associated with Marchup Beck to the south across the B6160. The site falls from approximately 170m AOD in the north to 160m AOD in the south-east corner. Intact drystone walls and mature hedgerow trees enclose the site and form internal field boundaries, and areas of scrub cover the northern and eastern site boundary. The eastern third of the site is overgrown with scrub vegetation and contributes to the natural character of the site, although areas appear unmanaged.	Moderate
Cultural and Historic Character and Associations	There are no Listed Buildings in proximity to the site, and small-scale field patterns with regular boundaries are identified as private enclosure of late 19th century origin. There is intervisibility with modern 20th and 21st century development to the north of the site, which has some impact on the sense of time-depth across the site.	Low – Moderate
Settlement Form and Edge	Located beyond the western edge of Addingham, the site is distanced from the existing settlement edge and development could be perceived as settlement extension into the countryside. The settlement edge to the north-east forms a relatively exposed, hard edge comprised of modern development, however scrub vegetation and mature hedgerows and hedgerow trees along the eastern site boundary provide visual separation. Development on the site would not be crossing a boundary feature, and would be contained by the A65 and B6160.	Moderate
Settlement Setting	The site forms part of the rural approach to Addingham, and the landscape contributes to the pastoral character. The landscape also forms part of the rural buffer between the settlement edge and the A65 to the west. The site plays a limited role in the separation of the settlement edge from dispersed farmsteads to the west.	Moderate
Access and Recreation	The Millennium Way and Dales Way long distance walking routes pass along the northern and eastern site boundaries, with frequent intervisibility to the site where not screened by vegetation. A playground is adjacent to the eastern site boundary, with clear views across the site to the west.	Moderate – High
Views	The site is partially enclosed by mature hedgerows and hedgerow trees both within and around it. As such it is not visually prominent within the wider landscape. There are occasional long-distance views from the north in proximity to the Millennium Way, over the pastoral fields of the site towards the rising landforms and beyond to Ilkley Moor in the south.	Moderate
Perceptual Qualities	The pastoral and rural qualities of the site are somewhat influenced by modern development to the north-east, and by proximity to the A65 to the west, with moderate impacts on tranquillity. The surviving field pattern and location within the dispersed settlement pattern west of Addingham creates a sense of tranquillity and rurality across the site, however this is somewhat limited by the modern features and human activity in close proximity.	Moderate
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Traditional drystone walls and hedgerows should be retained and integrated into new development where possible. Trees and tree belts should be included to help integrate the development into the landscape, and any existing vegetation protected and enhanced. Minimise development in views from the Millennium Way and Dales Way, providing appropriate landscape buffer and enhancing the recreational experience and outward views along the routes.

LSA Site 64

Figure 4.138: Map of LSA Site 64



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Source: OS, BMDC

Figure 4.139: Photos of LSA Site 64



View south from Ben Rhydding Drive and the Welcome Way into the site, with clumps of mature trees scattered across the site.



South-westerly view across the site from Ben Rhydding Drive and the Welcome Way, looking past a band of mature trees towards the settlement edge.

Table 4.127: LSA Site 64 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
64	IL/009	F2: Wharfedale Rolling Enclosed Pasture	Low-density housing

Table 4.128: Criteria and justification for LSA Site 64

Criteria	Description	Rating
Physical and Natural Character	The site sits at the eastern edge of Ilkley, forming part of the dramatic transition from the elevated moor to the south and the river valley to the north. Falling from 180m AOD in the south to 120m AOD in the north, the landform consistently slopes with limited instances of undulations across the landform. A pastoral field, one small pocket of broadleaved woodland occupies the centre of the site with scattered mature trees towards the boundaries. The site forms part of the locally prominent slopes south of Ilkley. Internal field boundaries have been mostly lost, with some post and barb-wire replacement along the northern edge. Field trees are dotted across the site, and offer some areas of biodiversity interest.	Moderate
Cultural and Historic Character and Associations	There are no Listed Buildings in proximity to the site, and the Ben Rhydding Conservation Area is located approximately 300m to the north-west, with little intervisibility due to intervening buildings and vegetation. The site is identified as former parkland by the HLC, with 20th century conversion into pasture field and amalgamation resulting in a more modern character.	Low – Moderate
Settlement Form and Edge	The historically dispersed settlement pattern of Ben Rhydding has been moderately impacted by modern infill development, and the site sits adjacent to the existing modern settlement edge, which is relatively well-integrated into the landscape with mature vegetation. Settlement has expanded east of the site, and development could be perceived as infill development, filling a gap between modern development to the east and west. Development would not cross a boundary feature, and would not represent a step change in settlement form.	Low – Moderate
Settlement Setting	The landscape does not contribute to a sense of separation between settlements, as development associated with Ilkley/Ben Rhydding has extended east of the site. The site does contribute positively to the rural and tranquil quality of the surrounding settlement.	Low – Moderate
Access and Recreation	The Welcome Way long distance walking route passes along the northern site boundary. Roadside vegetation mostly limits views in. A PRoW cuts through the south-west corner of the site, with clear views across the falling slopes. The Ben Rhydding Golf Club is adjacent to the southern site boundary.	Moderate
Views	The site retains a semi-open character, bounded by mature hedgerow trees and mature roadside vegetation. There are views from the open access land across Ilkley Moor, and glimpses of the elevated southern extents of the site from the Nidderdale AONB across the valley. The Welcome Way has intermittently clear views across the site, as well as the PRoW in the south-west.	Moderate – High
Perceptual Qualities	Situated within a quiet and residential area, the site has relatively strong characteristics of rurality and tranquillity, despite the surrounding modern development.	Moderate
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Locate development across the northern edge of the site, away from the more elevated extents to the south. Hedgerows should be retained and integrated into new development where possible. Trees and tree belts should be included to help integrate the development into the landscape. Existing vegetation, particularly intact copses of trees within the site, should be protected and enhanced.

LSA Site 65

Figure 4.140: Map of LSA Site 65

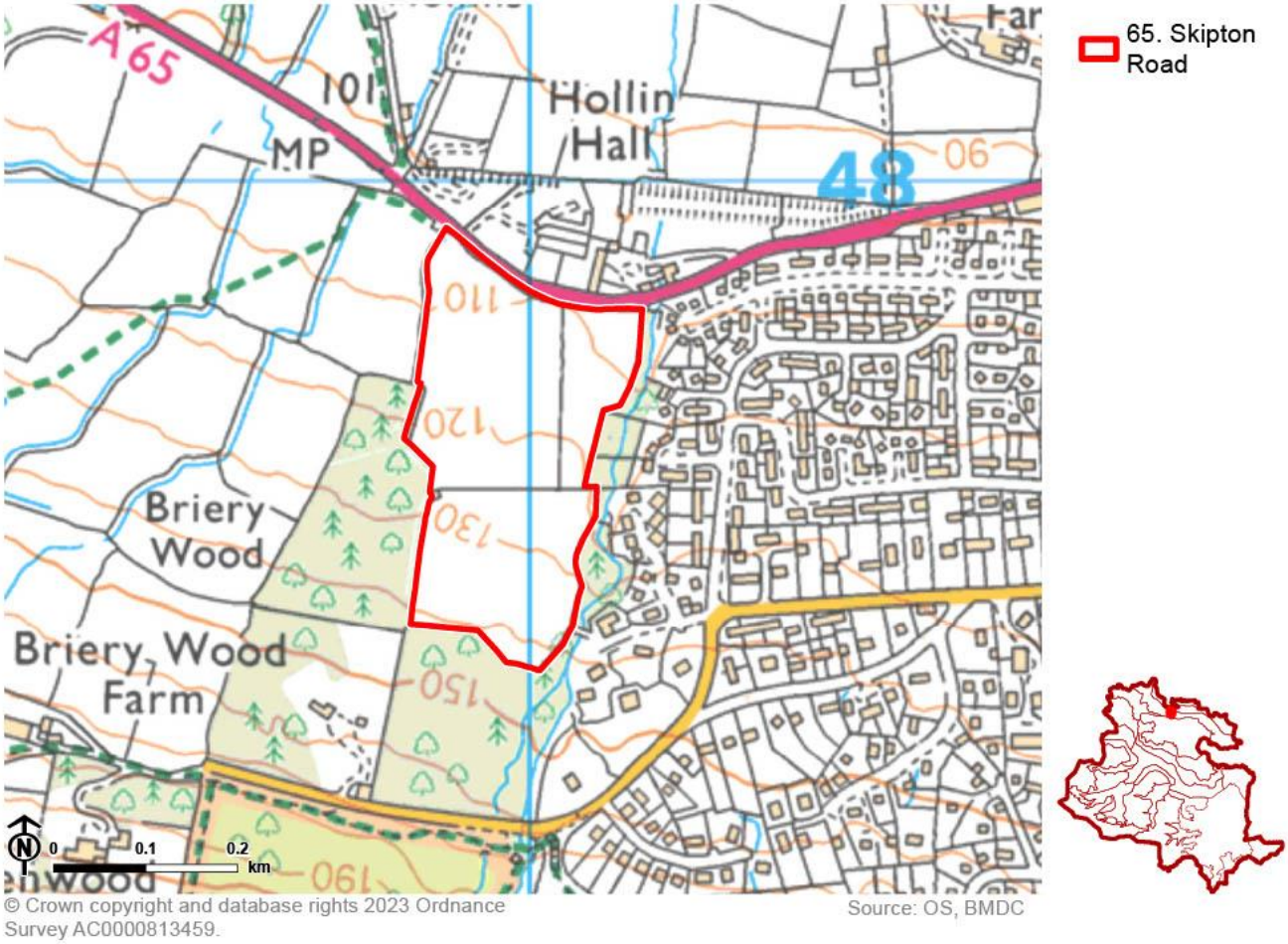


Figure 4.141: Photos of LSA Site 65



View into the site from across the A65, with drystone wall and fencing along the northern site boundary, and rising slopes of Ilkley Moor in the background.



View into the site from across the A65, with fencing in the foreground, a couple of mature in-field trees and wooden electrical poles set within the pastoral fields, and wooded rising slopes of Ilkley Moor in the background.

Table 4.129: LSA Site 65 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
65	IL/012	F2: Wharfedale Rolling Enclosed Pasture	Low-density housing

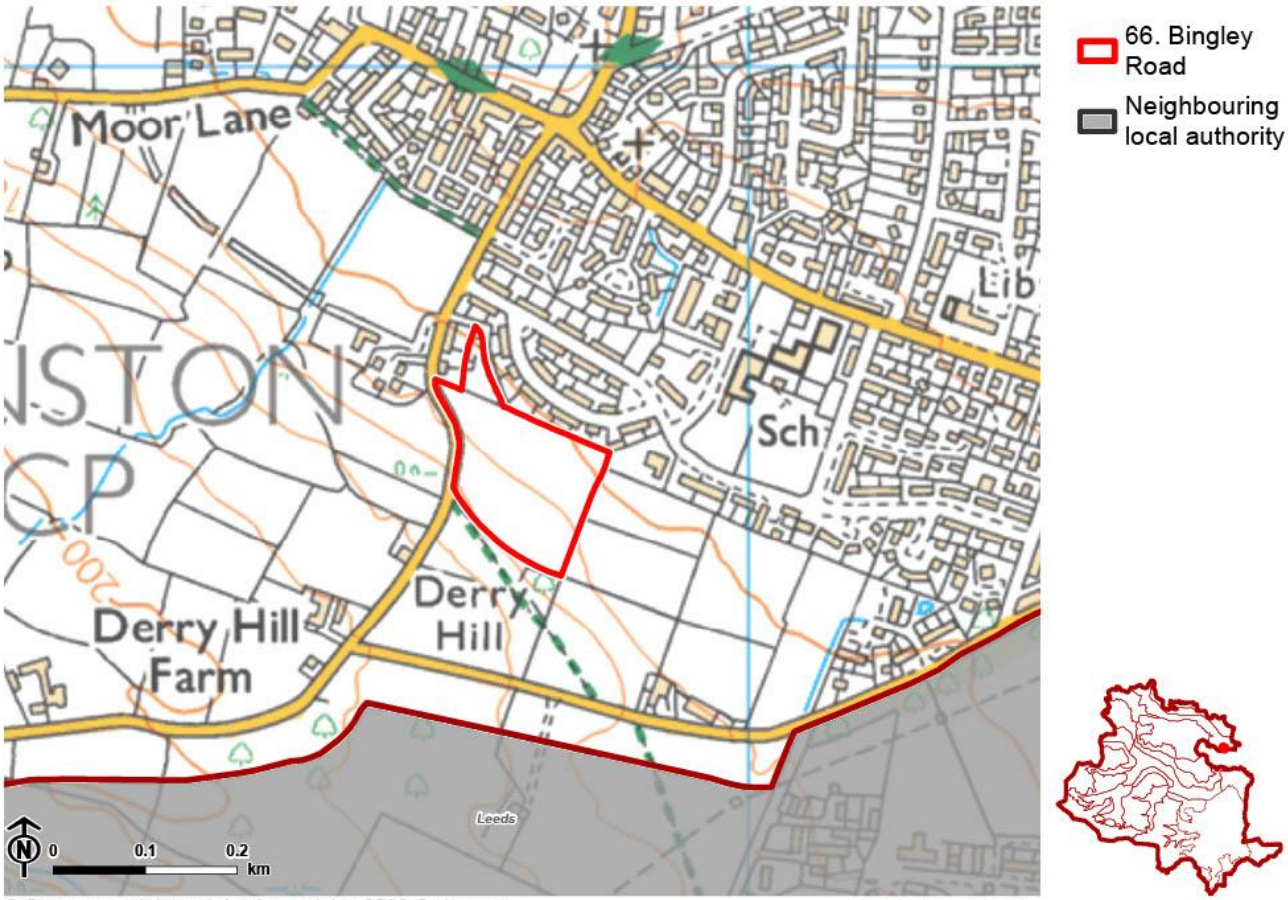
Table 4.130: Criteria and justification for LSA Site 65

Criteria	Description	Rating
Physical and Natural Character	The site forms part of the sloping valley sides falling from Ilkley Moor in the south to the River Wharfe in the north. The landform slopes consistently, from approximately 140m AOD in the south to 100m in the north. Comprising pastoral fields, there is little vegetation of biodiversity interest within the site bounds. However, the site is bound by mature woodland to the east and west, and Briery Wood and Heber's Ghyll to the south, which is a Local Wildlife Site. The woodland to the south extends up the slope. A small watercourse, Black Beck, runs through the woodland outside the eastern site boundary. Wood post fencing forms the northern boundary with the A65. A few mature in field trees are dotted across the slopes, although many hedgerow boundaries have been lost and replaced with fencing. Overhead lines pass east west through the site.	Moderate – High
Cultural and Historic Character and Associations	The site is located across the A65 from two Grade II listed properties to the north, however there is very limited intervisibility due to extensive grade change. The HLC identifies the site as small irregular piecemeal fields enclosed during the 16th century. Many of the internal field boundaries across the site have been eroded, and there has been some impact on the sense of time-depth across the site.	Moderate
Settlement Form and Edge	Located at the western edge of Ilkley, the site is separated by a thick woodland band and across Black Beck from modern residential development. The woodland extends up the slope to Heber's Ghyll, and provides a strong landscape boundary to the current settlement edge. Development on the site would extend the settlement edge past this feature, and would be perceived as a step change into the more open pastoral fields to the west of the site, where there is limited settlement.	Moderate – High
Settlement Setting	The site is part of a larger pastoral series of fields bounded by deciduous woodland that provide a rural setting to Ilkley, and form part of the rural approach to the settlement edge. Comprising visually prominent sloping pasture with open views in from the A65, any development across the site would be clearly visible and increase the perception of settlement extension into undeveloped countryside. However, the site does not contribute much to the sense of separation between Ilkley and other settlements to the west.	Moderate – High
Access and Recreation	A PRoW passes along the north-western edge of the site, with intermittent views in. There are also occasional views to the site from further to the south-west across higher slopes, with numerous PRoW connecting to the open access land at Ilkley Moor, 450m to the south. There are no PRoW within the site's boundaries.	Moderate
Views	The site is located on a visually prominent slope, although partially enclosed from the south and east by dense woodland. Pastoral fields form part of the views south towards Ilkley Moor, which can be seen above the woodland which bounds the southern site boundary. The site is somewhat prominent within the wider landscape, and can be intermittently seen from across the Wharfe Valley.	Moderate – High
Perceptual Qualities	Despite rural characteristics that come with rural land use, the site is in proximity to the modern settlement edge, overhead lines, and the A65, with moderate impacts on tranquillity and sense of remoteness.	Low – Moderate
Overall Sensitivity Rating		**Moderate – High**

Potential Mitigation
Introduce new planting along the A65 and along the western site boundary in order to screen any new development, and soften the settlement edge. Locate any development in proximity to the existing settlement edge, along the eastern site boundary, avoiding the more visible upper slopes in the south. Retain any mature woodland, and protect and provide a suitable buffer to any ancient woodland.

LSA Site 66

Figure 4.142: Map of LSA Site 66



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Source: OS, BMDC

Figure 4.143: Photos of LSA Site 66



View from Derry Hill across the steeply sloping southern portion of the site, towards the new settlement edge to the east, with the Nidderdale AONB in the distance.



View from Derry Hill towards the settlement edge and Menston Conservation Area in the north.

Table 4.131: Site 66 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
66	ME/002	F2: Wharfedale Rolling Enclosed Pasture	Low-density housing

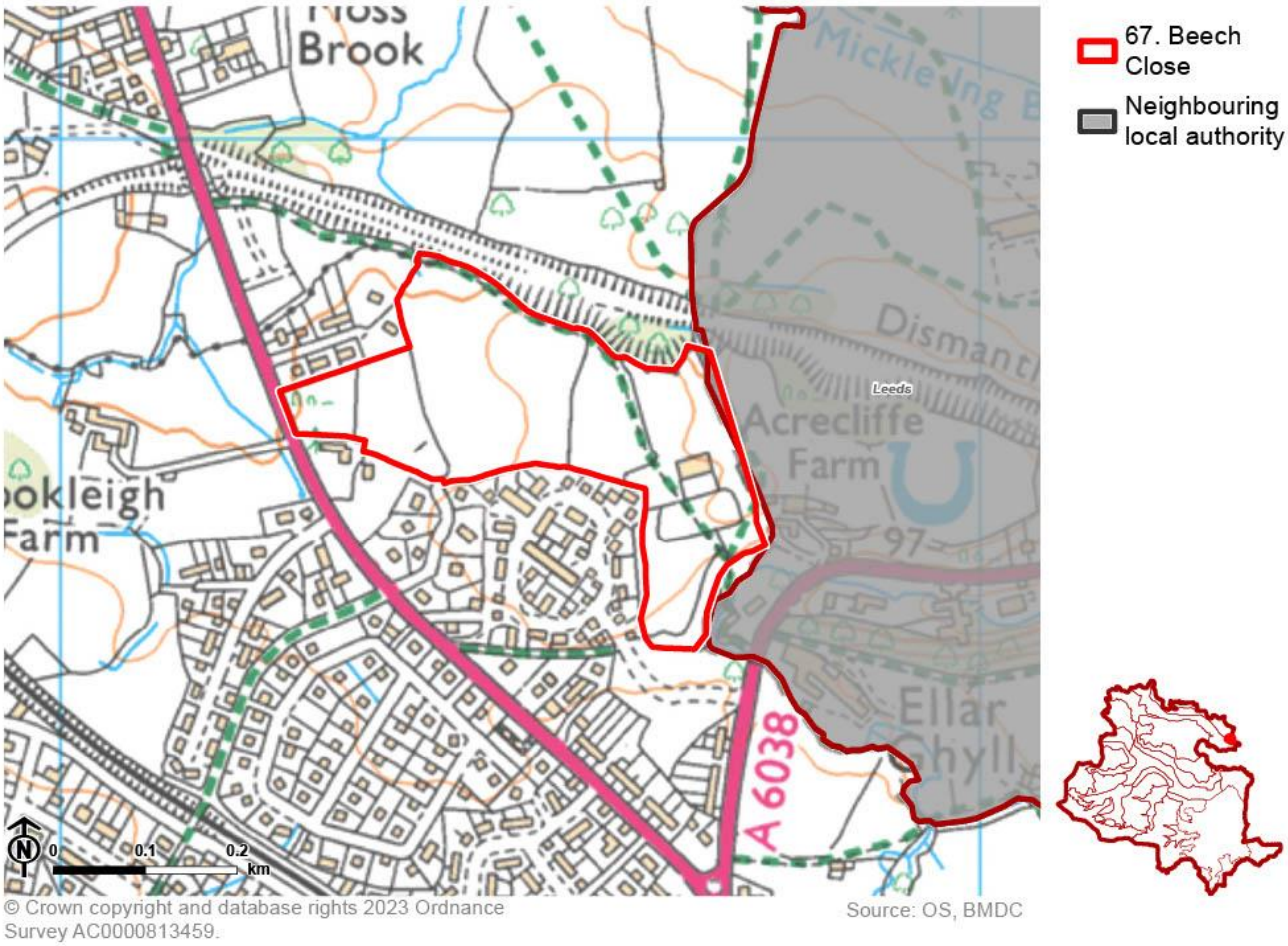
Table 4.132: Criteria and justification for LSA Site 66

Criteria	Description	Rating
Physical and Natural Character	The site comprises part of a steeply sloping pasture field and a small residential play field. Falling sharply from approximately 170m AOD in the south to approximately 150m AOD in the north, the landform becomes flatter closer to the settlement edge. There are mature trees just within the field boundary along Derry Hill. There is limited vegetation or habitat diversity across the site, which comprises a relatively uniform area of improved grassland.	Moderate
Cultural and Historic Character and Associations	Lacking identified features of cultural or historic significance, the site is located approximately 200m to the south of the Menston Conservation Area with limited intervisibility to its historic features. However, there may be intermittent visibility from the Conservation Area to the elevated areas in the south of the site, which form a rural backdrop to the settlement. The HLC indicates the field pattern to be of 18th century origin, enclosed from former common land.	Low – Moderate
Settlement Form and Edge	The site is directly adjacent to the southern Menston settlement edge, which comprises primarily two storey 21st century houses. The settlement is generally tucked down and contained within a shallow valley to the north of the site, although the settlement edge is abrupt and harsh, without a vegetated landscape buffer. Development on this site would have a poor relationship with the existing settlement form, extending the settlement edge up a steep hillside and across a significant topographical boundary.	Moderate – High
Settlement Setting	The site contributes to the rural setting of the existing settlement, providing a pastoral backdrop. This effect has been somewhat diluted by new modern residential developments along the eastern site boundary, which are visible across the slopes from the settlement centre.	Moderate
Access and Recreation	A PRoW passes along the southern edge of the site, with clear intervisibility across the site and long-distance views over Menston and towards the Nidderdale AONB.	Moderate
Views	The site retains a semi-open character, with limited screening from the woodland band along the western edge of the site alongside the road. Southerly views across the site from the existing and new settlement edges are open, however, the sharply rising landform in the south of the site curtails long-distance southerly views. There is intermittent intervisibility to the Nidderdale AONB in the north, particularly across the southern extents of the site.	Moderate
Perceptual Qualities	The site location adjacent to the settlement edge has somewhat impacted the sense of rurality across the site. New construction east and north-west of the site is clearly visible from the site, and significantly impacts the sense of remoteness and tranquillity, despite the rural land uses.	Low – Moderate
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Contain development to the lower lying areas in the north of the site in proximity to the existing settlement edge, where development will not form part of wider views. Hedgerows and hedgerow trees should be retained and integrated into new development. Trees and tree belts should be included to help integrate the development into the landscape, and any existing vegetation protected and enhanced.

LSA Site 67

Figure 4.144: Map of LSA Site 67



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Source: OS, BMDC

Figure 4.145: Photos of LSA Site 67



Footpath through the centre of the site, with scattered clumps of trees.



Dense hedgerows and scattered trees bound the edges of the site.

Table 4.133: LSA Site 67 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
67	ME/005	F2: Wharfedale Rolling Enclosed Pasture	Low-density housing

Table 4.134: Criteria and justification for LSA Site 67

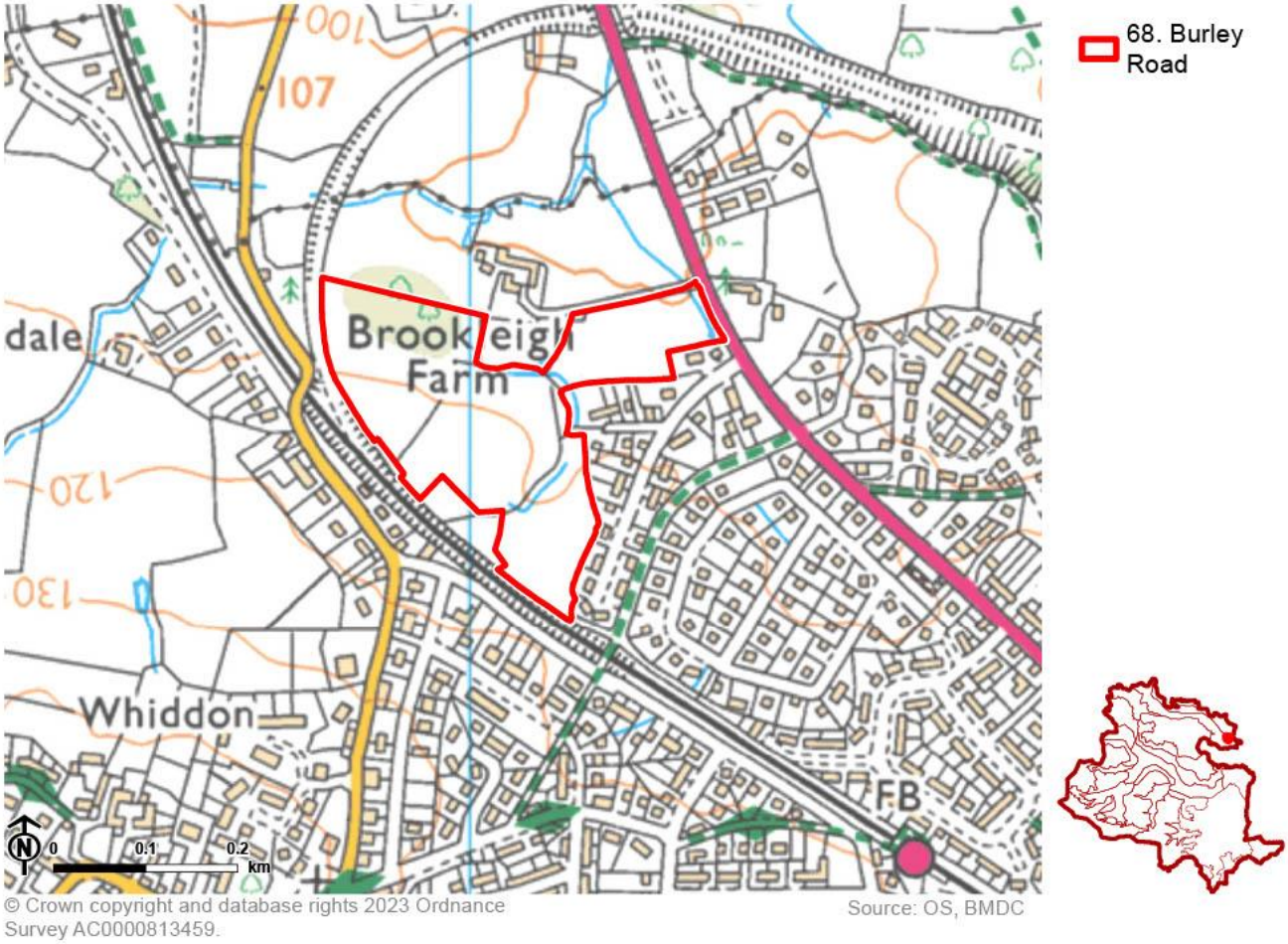
Criteria	Description	Rating
Physical and Natural Character	Located at the northern edge of Menston, the site gently falls to the north-east, towards the Wharfe River Valley. The site forms part of the final transition into the Wharfe floodplain, low-lying and undulating between 100m AOD and 80m AOD. Along the northern boundary, the landform sharply rises as part of the embankment of a now dismantled railway, and a small hillock is situated in the north-east of the site. Comprised primarily of medium-scale pastoral fields, there are some existing farm structures and a car park in the south of the site associated with an operational equestrian centre. Hedgerows and occasional mature trees in and around the site are somewhat intact, but do not offer sufficient screening from the settlement edge to the west and south. Internal boundaries have largely been lost, with gappy hedgerows. Within the site there is limited biodiversity interest, however dense woodland bounds the site to the north, along the Burley Disused Railway, and is identified as a Local Wildlife Site.	Moderate
Cultural and Historic Character and Associations	Irregular field boundaries and gappy hedgerows and hedgerow trees are suggestive of assarts. The HLC indicates assarts of approximately 16th century origin, with moderate internal boundary loss occurring in the early 20th century. Within the surrounding landscape there are no historic features, and none within the site boundaries.	Low – Moderate
Settlement Form and Edge	Located adjacent to modern cul-de-sac development at the northern edge of Menston, the site has frequent intervisibility to the relatively exposed settlement edge, which forms an abrupt edge at the southern site boundary. The south-western edge of the site is somewhat softened by mature trees. Woodland along the Burley Disused Railway forms a significant boundary feature north of the site, which would contain outward expansion of the settlement edge. The site does not cross this boundary feature.	Moderate
Settlement Setting	The undeveloped landscape within the site provides a rural backdrop to the settlement edge, particularly the west of the site with its intact hedgerows and mature woodland. The east and south of the site are more developed, with pony paddocks, carpark and large farm buildings, which offer limited contribution to the landscape character of the area. Located at the northern edge of Menston and contained to the north by woodland, the landscape of the site makes limited contribution to the sense of spatial distinction between Menston and Burley-in-Wharfedale. However, the western edge of the site is more sensitive in this respect, and development would increase the perception of continuous development between the settlements.	Moderate
Access and Recreation	A PRoW passes through the centre of the site, and another crosses at the eastern edge, with clear views across the fields. Both routes pass along the northern site boundary through the woodland at the dismantled railway. An equestrian centre is located in the middle of the site, and the Otley Golf Club is adjacent to the north, across the dismantled railway.	Moderate
Views	The site is not prominent within the wider landscape, with woodland to the east, a sharply rising wooded landform to the north, and mature roadside vegetation along the A6038 providing enclosing features.	Low – Moderate
Perceptual Qualities	The proximity to the existing settlement edge, the large-scale farm buildings in the south of the site with carpark and caravans, and the A65 influence the sense of rurality and tranquillity across the site.	Low – Moderate

Criteria	Description	Rating
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Locate development in the south of the site, near the existing modern settlement edge, and where enclosed by mature vegetation. Avoid development along the western edge of the site, to minimise perception of continuous ribbon development along the A65. Existing trees and tree belts should be enhanced to help integrate the development into the landscape, and development should be set back from any priority habitat deciduous woodland at the northern edge of the site.

LSA Site 68

Figure 4.146: Map of LSA Site 68



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Source: OS, BMDC

Figure 4.147: Photos of LSA Site 68



Southerly view into the site, with fencing in the foreground, and views towards the settlement edge in the west.

Table 4.135: LSA Site 68 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
68	ME/007	F2: Wharfedale Rolling Enclosed Pasture	Low-density housing

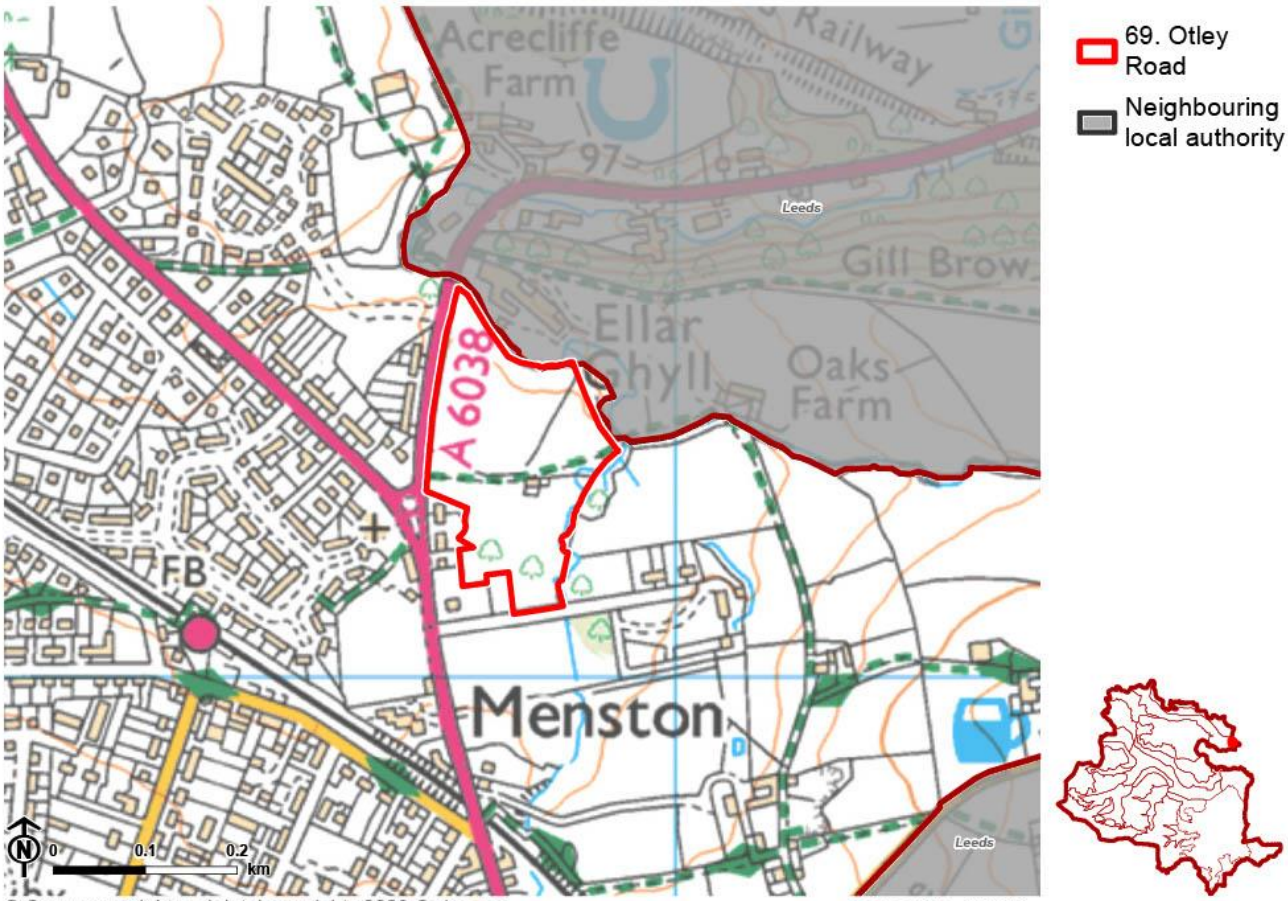
Table 4.136: Criteria and justification for LSA Site 68

Criteria	Description	Rating
Physical and Natural Character	The site is located on the gently sloping landform that leads into the Wharfe Valley, sloping from approximately 115m AOD in the south-west along the railway, to 100m AOD in the north along the A65. Comprising gently undulating pastoral fields, there are pockets of deciduous woodland and mature in-field trees. The fields are medium-scale and irregular with mature hedgerow boundaries, although there has been some internal boundary loss and amalgamation of fields in the north and centre of the site. The east of the site along the A65 is in use as a dog field, and is relatively well-enclosed with mature trees, providing some screening from the roadway.	Moderate
Cultural and Historic Character and Associations	There are no historic features within or in proximity to the site. The Grade II listed Well House, located 60m to the south-west, has limited intervisibility to the site. The HLC identifies the fields as assarts originating in the 16th century, with some internal boundary loss and amalgamation of fields. The remaining woodland bands within the site, the irregular boundaries and in-field trees allude to the field origins as assarts.	Low – Moderate
Settlement Form and Edge	The site is located at the north-west edge of Menston, with 20th century cul-de-sac development adjacent to the south and modern residential developments across the railway to the south-west. The northern settlement edge is somewhat integrated into the landscape with pockets of garden vegetation, composed mostly of mature trees and hedgerows. The railway line forms a site boundary to the west. Development on the site would extend the settlement edge north, coalescing with the existing cluster of buildings at Brookleigh Farm, just north of the site.	Moderate
Settlement Setting	The mostly undeveloped pastoral landscape and pockets of woodland within the site contribute to the spatial distinction between Burley-in-Wharfedale and Menston. Development would be an extension north along the A65, and would reduce the sense of separation between the two settlements to some degree. The landscape contributes to the rural setting to Menston and to the approach into the settlement, however obscured views in from the A65 limit this effect.	Moderate
Access and Recreation	There are no PRoW within the site bounds. Approximately 60m south of the site, a PRoW passes through the modern residential development, with occasionally open views north across the site and towards pastoral slopes rising in the distance.	Low – Moderate
Views	Intermittent views across the site are available from the disused railway and the PROW running along it and from the northern settlement edge. However, views from the A65 and Burley Lane are limited by bands of woodland at the site boundaries, and the site is not visually prominent within the wider landscape. Views from the western settlement edge are more open, with occasionally clear views across the southern portion of the site and to the rising landforms in the east.	Moderate
Perceptual Qualities	The site retains a rural character, however with modern influences due to its position in proximity to the modern settlement edge, A65 and railway.	Low – Moderate
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Locate development along the southern edge of the site in proximity to the existing settlement edge, where it will have less impact on landscape character. Provide suitable and appropriate landscape buffer, using native planting and trees to integrate any development and soften the settlement edge. Consider providing a robust and extended vegetation buffer along the northern and western site boundaries, in order to minimise perception of any coalescence between Menston and Burley.

LSA Site 69

Figure 4.148: Map of LSA Site 69



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Source: OS, BMDC

Figure 4.149: Photos of LSA Site 69



View east from PRoW within the site towards residential properties along the A6038 at Menston



Small beck along the south-eastern edge of the site

Table 4.137: Site 69 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
69	ME/013	F2: Wharfedale Rolling Enclosed Pasture	Low-density housing

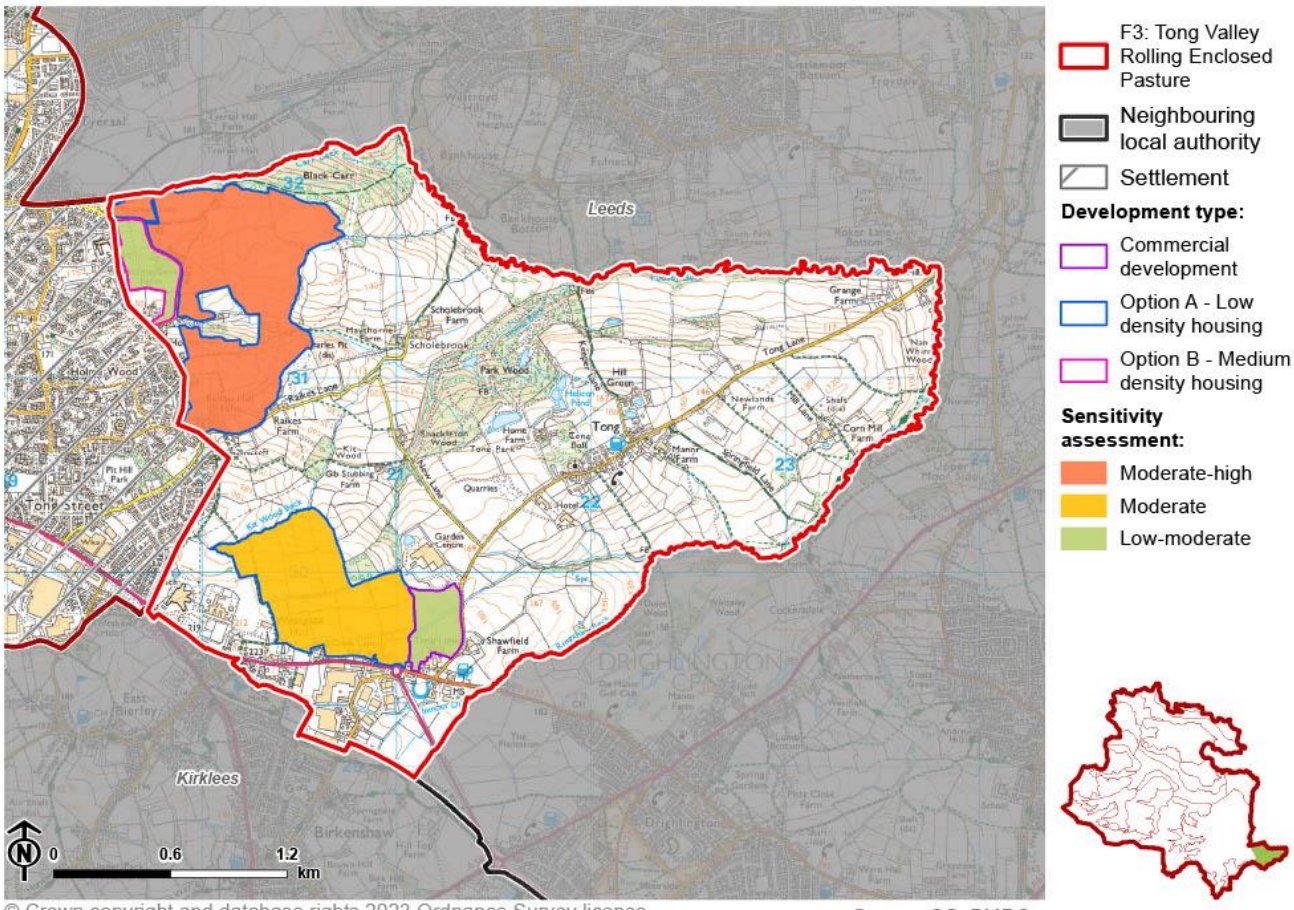
Table 4.138: Criteria and justification for LSA Site 69

Criteria	Description	Rating
Physical and Natural Character	Comprising relatively flat pastoral fields, the site boundaries are generally bound by mature hedgerows and hedgerow trees, mostly intact. The site is located on the gently undulating eastern slopes of the shallow bowl that Menston sits within. The landform gently falls from the south-west of the site to the north-east, more sharply sloping at the eastern site boundary in proximity to the wooded Mire Beck, and Gill Beck in the north-east. Within the fields, primarily improved grassland, there is little biodiversity interest. However, mature woodland at the northern and eastern edges bounds small watercourses, and is identified as priority habitat deciduous woodland. A woodland band along the footpath in the centre of the site also breaks up the block of improved grassland.	Moderate-High
Cultural and Historic Character and Associations	There are no historic features within or in proximity to the site boundary. The HLC indicates the field pattern is of 16th century origin, consisting of piecemeal enclosure with hedgerow boundaries. Some hedgerow boundaries have been lost and replaced with post and wire fencing at the western edge, which somewhat dilutes the sense of time depth at this edge, and in views across the site.	Low – Moderate
Settlement Form and Edge	The site is located adjacent to the eastern Menston settlement edge, across the A6038. The modern development edge is relatively exposed, with limited landscape buffer or integration into the wider landscape. The settlement edge is mostly contained west of the A6038, with dispersed farmsteads set within the pastoral countryside to the east. Development east of the A6038 boundary feature could be perceived as settlement expansion, however it would be contained by the existing woodland along the eastern and northern edge of the site.	Moderate
Settlement Setting	The site is part of the rural landscape buffer east of Menston, and its sloping form is intermittently visible through the hedgerows and roadside vegetation on the A6038. Contributing to a pastoral character and sense of rurality, the site provides a positive contribution to the settlement setting.	Moderate
Access and Recreation	A PRoW crosses east-west through the centre of the site, connecting to the wider landscape to the east as well as the long-distance Dales Way. There are relatively open views across the site from the footpath.	Moderate
Views	The site retains a semi-enclosed character, bound by mature hedgerow trees to the north and east, with relatively intact roadside vegetation along the western edge. These features reduce wider visual prominence within the landscape, and provide screening from surrounding areas of higher elevation to the south and east.	Moderate
Perceptual Qualities	Although located within a pastoral setting and bound by Mire Beck and deciduous woodland, the presence of the modern settlement edge, and proximity to the A6038 detract from characteristics of tranquillity and rurality.	Low – Moderate
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Hedgerows should be retained and integrated into new development where possible. Trees and tree belts should be included to help integrate the development into the landscape. Locate development within existing dispersed settlement at the southern site boundary, along Chevin Avenue.

LCA F3: Tong Valley Rolling Enclosed Pasture

Figure 4.150: Map of LCA F3

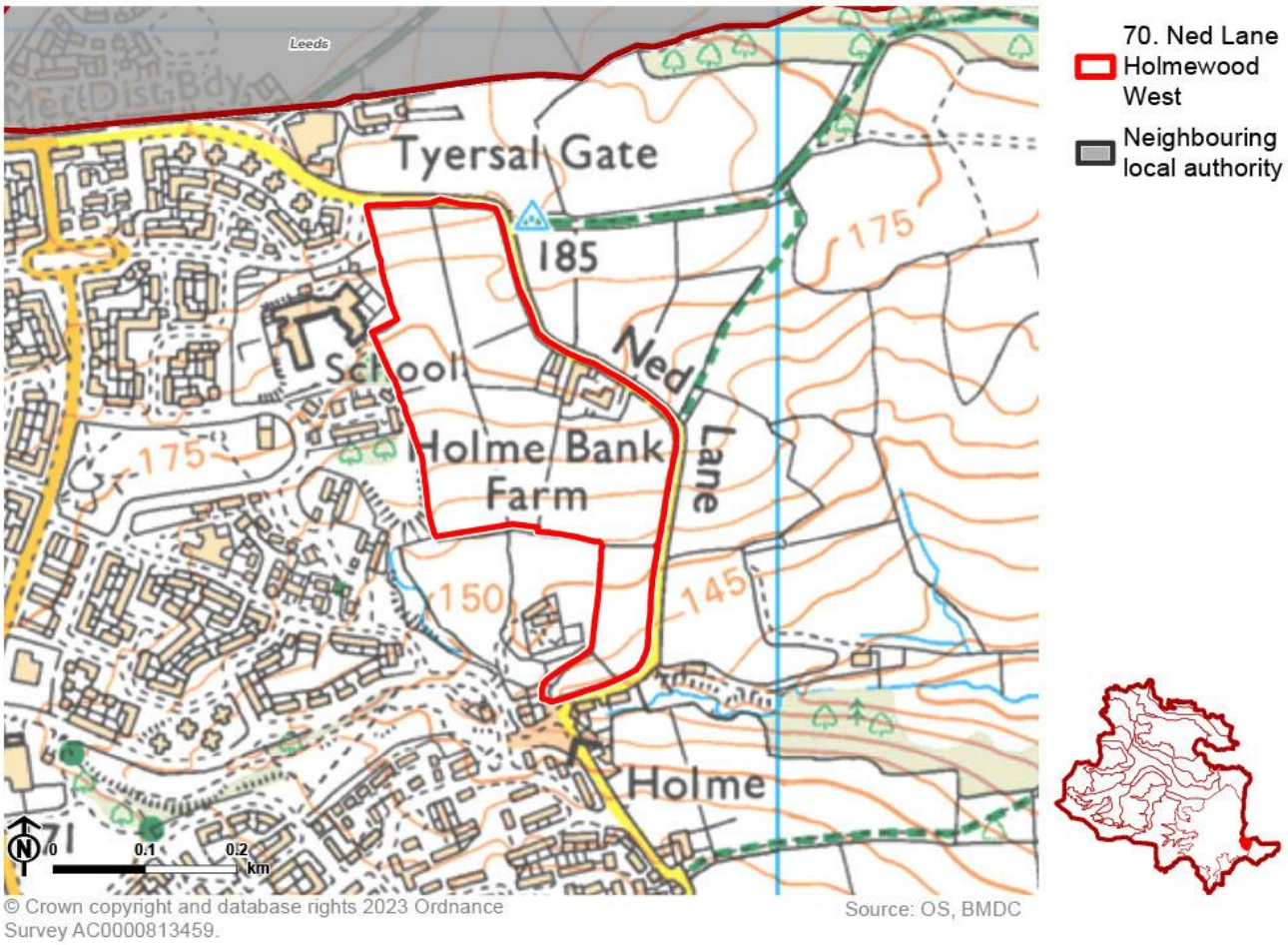


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Source: OS, BMDC

LSA Site 70

Figure 4.151: Map of LSA Site 70



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Source: OS, BMDC

Figure 4.152: Photos of LSA Site 70


View west from Ned Lane across the site, with high rise development at Ogden House and Kelvin House in the left hance of the frame and properties at Holme Bank Farm in the right.


The northern edge of the site comprises pasture, looking south from Ned Lane.

Table 4.139: LSA Site 70 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
70	SE/18/H; SE31/H; SE13/H	F3: Tong Valley Rolling Enclosed Pasture	Medium-density housing

Table 4.140: Criteria and justification for LSA Site 70

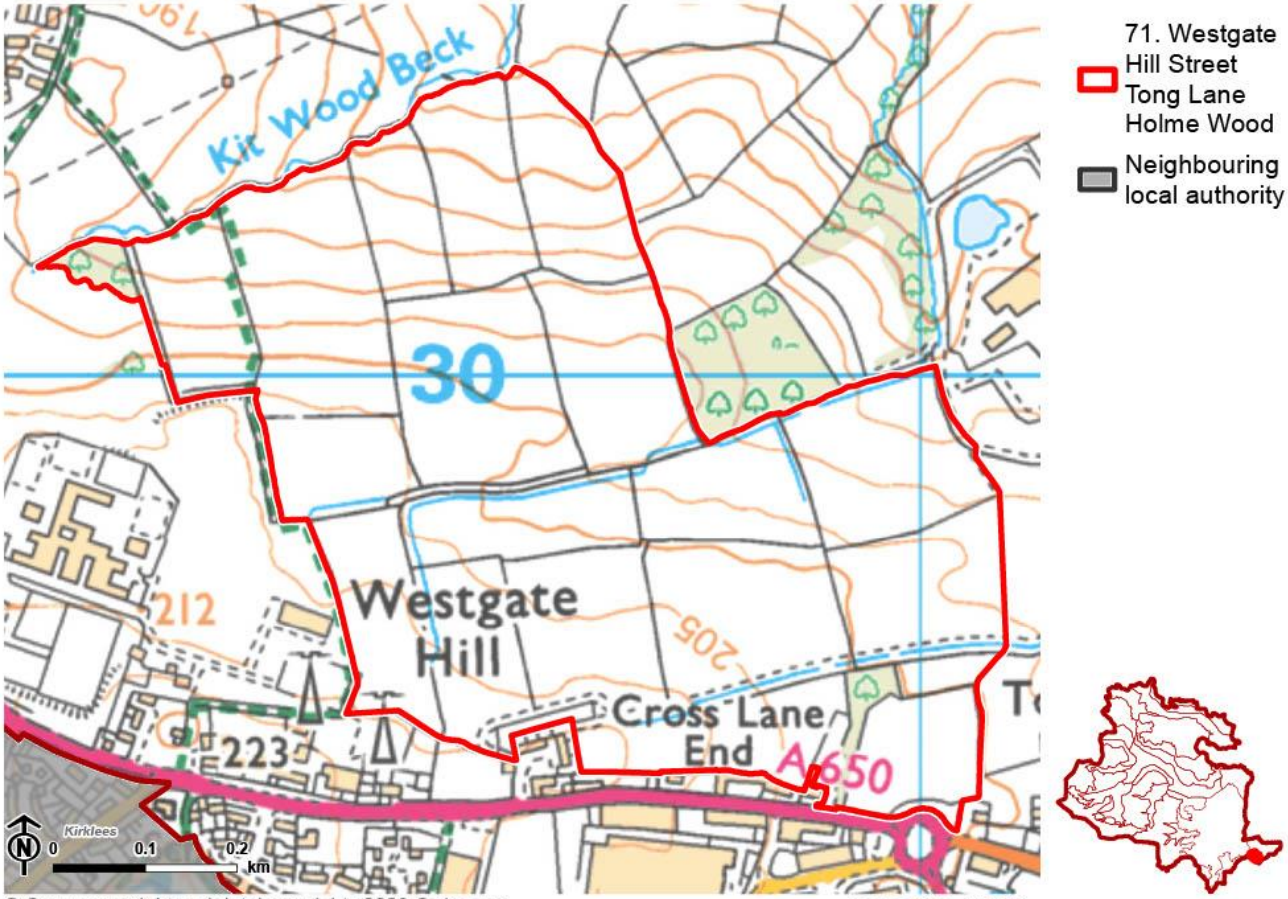
Criteria	Description	Rating
Physical and Natural Character	The site comprises rolling topography, which descends from 184m AOD in the north to 140m AOD in the south towards a small beck. The small-scale field pattern is bounded by drystone walls and hedgerow trees, some of which are in scrubby, poor condition. The site comprises semi-improved grassland and is utilised for horse pasture. In places the ground is in poor condition and suffers from ground poaching. Hedgerows and hedgerow trees provide some habitat value.	Moderate
Cultural and Historic Character and Associations	The field pattern within the site comprises piecemeal enclosure which is largely intact from the 1st Edition OS map. In the east, the site contains vernacular Listed Buildings at Holme Bank Farm (on Ned Lane). The presence of these buildings in conjunction with the field pattern and network of drystone walls informs a sense of time-depth and rural character. This character is altered by modern (if sensitive) development around Holme Bank Farm and the poor condition of the drystone wall network, which is supplemented by post and wire fencing. In addition, time-depth is further altered by the presence of modern development within Holme Wood, particularly tower blocks to the east at Danecourt Road.	Moderate
Settlement Form and Edge	The site is located to the east of the post-war estate of Holme Wood. Immediately adjacent to the site there are a range of building typologies, including the sprawling Carwood primary school, semi-detached two storey residencies and tower blocks. The site is no further east than development to the south and would therefore not extend the settlement edge beyond its existing extent. Development to the west is well integrated into the surrounding landscape by tree belts and woodland blocks. Development of the site would be contained by Ned Lane which would act as a new boundary to the settlement, but it would be important to recreate the wooded edge of the settlement.	Low – Moderate
Settlement Setting	The landscape forms a rural backdrop to existing development but plays no significant role in the settlement setting or character. In places trees and woodland belts restrict the visual relationship between the settlement and the wider landscape. The site forms part of a generous settlement gap between Holme Wood and Pudsey to the north-east. As a result of the intervening distance, landform and degree of tree cover, the development of this site would not noticeably reduce this settlement gap.	Low – Moderate
Access and Recreation	There are no PRoW through the site, restricting public access. In the wider landscape, there are a number of footpaths and bridleways to the north-east. These PRoW have very limited intervisibility with the site. Walkers using these routes will use Ned Lane, which runs along the eastern edge of the site, to access the PRoW. This has a limited contribution in providing recreational value.	Low – Moderate
Views	Existing tree belts and woodland reduce the visibility in and out of the site and create a strong sense of enclosure. The majority of vegetation is between the development site and existing settlement. Views from the wider landscape to the east into the site are present, where there are gaps in hedgerows along Ned Lane. The site makes a positive contribution in these views, offering a swathe of rolling open land. These views are restricted to the immediate vicinity of the site.	Low – Moderate
Perceptual Qualities	The site is heavily influenced by its proximity to Tyersal Gate and the wider Bradford urban area, which reduces the tranquillity of the site and increases night blight. The presence of fly tipping, poorly managed field boundaries and the poor ground condition creates a perception of reduced scenic qualities. However, there is a naturalistic quality	Low – Moderate

Criteria	Description	Rating
	provided by the presence of hedgerows and tree belts. This creates a sense of rurality despite the nearby presence of development.	
Overall Sensitivity Rating		**Low - Moderate**

Potential Mitigation
The rural eastern edge is more sensitive and there is the potential to develop lower density housing on this edge. The existing settlement has a well vegetated edge which should be maintained as a priority, subject to creating necessary links to and from the site. Trees and hedgerow along Ned Lane should be strengthened as a new settlement boundary. Development should be sensitive around the existing Listed Building and action taken to preserve its setting.

LSA Site 71

Figure 4.153: Map of LSA Site 71



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Source: OS, BMDC

Figure 4.154: Photos of LSA Site 71



View looking east from PRoW within the site towards woodland blocks.



View north from PRoW within the site across the north of the site towards development at Westgate Hill.

Table 4.141: Site 71 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
71	SE46/H; SE47/H; SE48/H	F3: Tong Valley Rolling Enclosed Pasture	Low-density housing

Table 4.142: Criteria and justification for LSA Site 71

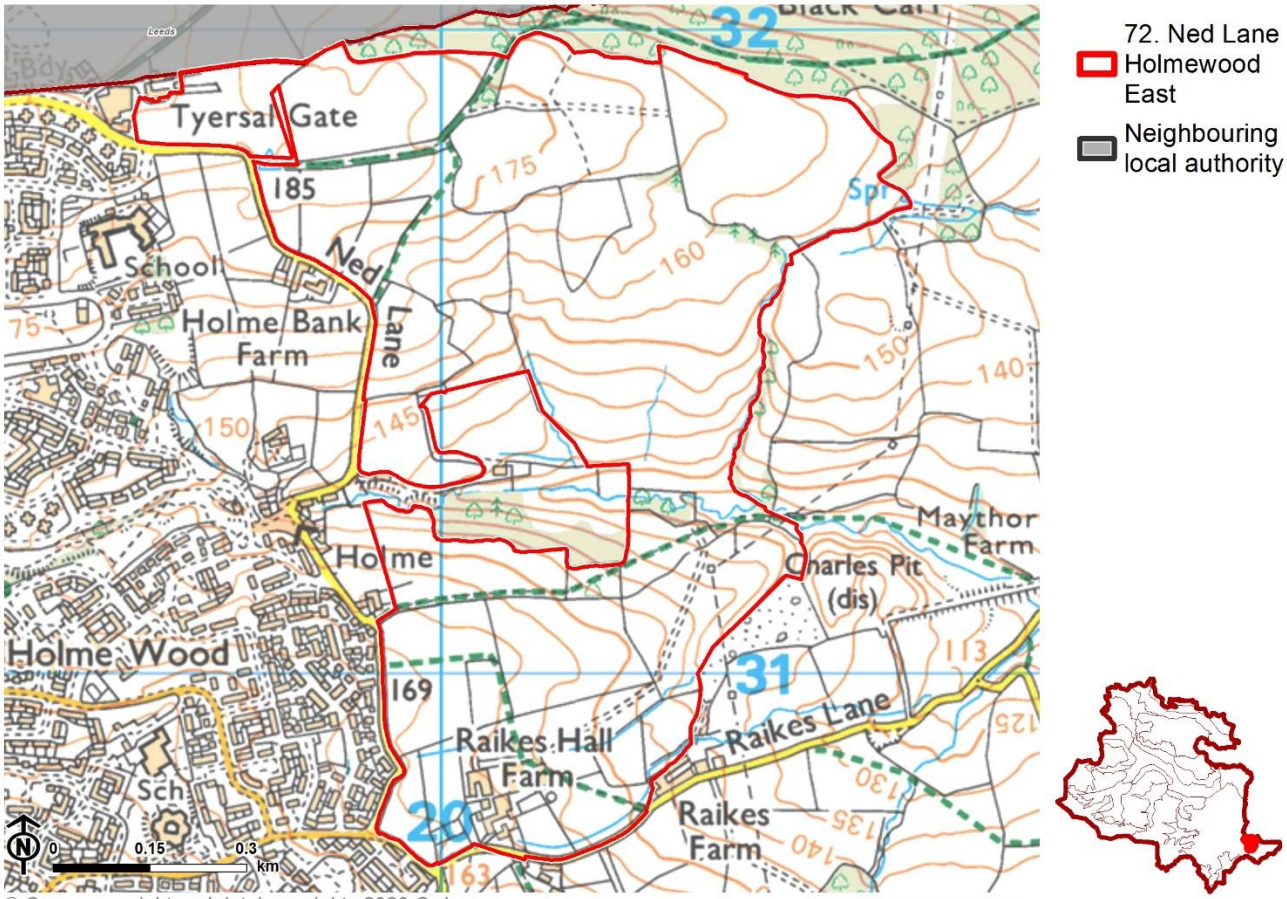
Criteria	Description	Rating
Physical and Natural Character	The site is characterised by very gently rolling topography, elevated above the wider shallow valley between Bradford and Leeds. The site slopes gently from 210m AOD in the south to 165m AOD in the north. Semi-improved grassland dominates, some of which has the character of amenity grass. Medium-scale fields are bounded by mature hedgerow trees, post and wire fences and fragmented stretches of dense hedgerow which provides some biodiversity value. There are two unnamed becks traversing the site and the more naturalised Kit Wood Beck passes along the site's northern boundary. In places there are the remains of older drystone walls, but these are in very poor condition and are no longer functional as field boundaries.	Moderate
Cultural and Historic Character and Associations	The site comprises medium-scale piecemeal enclosure with relatively minor boundary loss, although the traditional drystone walls have degraded. Remains of the drystone walls are very limited and post and wire fencing dominates, though with some intact mature hedgerows. There is a very limited sense of time-depth due to the lack of traditional field boundaries and the visual dominance of modern development surrounding the site which detract from the historic elements.	Low
Settlement Form and Edge	The site adjoins existing settlement at Westgate Hill in the south on more elevated ground. Development of the site would expand Westgate Hill north of the A650 and into the lower valley slopes, crossing topographical boundaries. From across the valley, this would be perceived as an extension to existing development but would not represent a significant step-change in settlement form. Existing development is poorly integrated into the wider landscape. Development of the site would offer the opportunity to increase integration within the rolling topography, and to include vegetation.	Moderate
Settlement Setting	The landscape forms a rural, open if not particularly distinctive backdrop to existing development, but plays no significant role in the settlement setting or character. In places trees and woodland belts restrict the visual relationship between the site and the wider landscape. The site contributes to a wider swathe of open land which forms a gentle valley providing separation between ribbon development along the A650 at Westgate Hill and Tong. Development of the site would reduce, but not remove, this sense of separation.	Low – Moderate
Access and Recreation	PRoWs are present within the wider landscape to the north, including Footpath Tong 2 which runs through the west of the site. This route connects Westgate Hill to the wider landscape to the north, and south of the site across the A650 and continues onto the Spen Valley Heritage Trail long distance walking route. The footpath is well-used by local residents for dog walking. Whilst there is no public access into the rest of the site, desire lines suggest the fields around Westgate Hill are used for recreation. The majority of the site to the south and east is inaccessible.	Moderate
Views	Views of the site from the south are limited by topography, reducing close proximity views to the site from the A650. From the elevated sections of the site, views towards the settlement of Leeds provide a sense of place. The western section of the site is open and prominent in views from the north within the basin of the Tong Valley. The east of the site is enclosed by woodland and Tong Garden Centre and is therefore screened in views from the north-east.	Moderate

Criteria	Description	Rating
Perceptual Qualities	Tree belts and hedgerows provide a naturalistic quality across the site. There is a sense of enclosure in the north which increases the sense of tranquillity. However, the site is influenced by nearby development, including Tong Academy School, which reduces this. Strong intervisibility with surrounding development, in particular large-scale infrastructure such as the electricity pylons to the south, reduces a sense of remoteness. In particular, large-scale infrastructure including two communications pylons to the south detracts from the rural qualities. The lack of cultural and historic features reduces sense of place.	Low – Moderate
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Woodland is characteristic of the area and would help screen development and integrate it into the wider landscape. Hedgerows and mature hedgerow trees where present should be retained. There should be sensitive design of development along the ridgeline in the south. The northern part of the site would be more sensitive to development due to the more intricate landform, the presence of Kit Wood Beck and the openness of this area in views from the north. Development of the southern part of the site, south of the unnamed beck which dissects the site, would have less widespread impacts than development of the northern part.

LSA Site 72

Figure 4.155: Map of LSA Site 72



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Source: OS, BMDC

Figure 4.156: Photos of LSA Site 72



View north-east from PRoW in the north of the site looking north across the site towards ancient woodland at Black Carr.



View looking west from PRoW in the south of the site towards 20th and 21st century development at Holme Wood.

Table 4.143: LSA Site 72 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
72	SE/163	F3: Tong Valley Rolling Enclosed Pasture	Low-density housing

Table 4.144: Criteria and justification for LSA Site 72

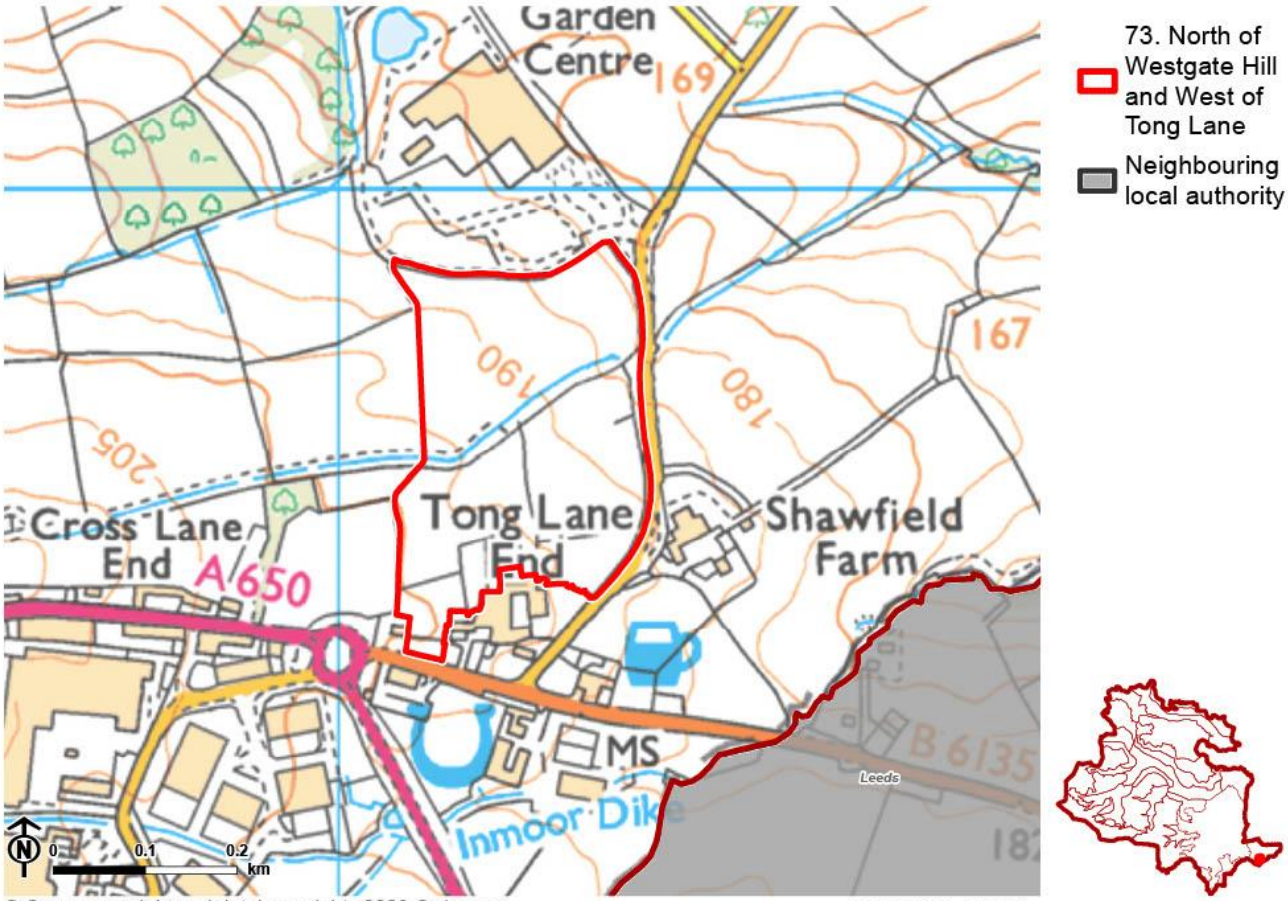
Criteria	Description	Rating
Physical and Natural Character	The site incorporates the northern and southern sides of a shallow valley, with elevations ranging between 120m AOD and 180m AOD. The lowest elevations are found near the centre of the site where the Holme Beck passes through the site. Medium-scale semi-improved grassland and pasture are the primary land uses. Horse paddocks are present in places, with associated paraphernalia and structures. Biodiversity value is provided by defunct native hedgerows, some mature trees of oak and ash and riparian woodland along the valley bottom. In the north the site adjoins ancient woodland at Black Carr Local Wildlife Site. A small part of this, also identified as priority habitat for deciduous woodland lies within the site. Some drystone walls are present at field boundaries.	Moderate – High
Cultural and Historic Character and Associations	The site comprises irregular piecemeal enclosure which provides a sense of time-depth. In the south, historic farm buildings enhance this, including the Grade II Listed Raikes Hall Farm. Drystone walls and some vernacular gritstone buildings add to this sense of time-depth, though some of these features are in poor condition. Further north there is more intervisibility with modern development.	Moderate
Settlement Form and Edge	The west of the site is somewhat associated with the existing settlements of Tyersal Gate in the north-west and Holme Wood in the south-west. The eastern extent of the site, particularly the north-eastern extent, on the other-hand, is distant from the settlement edge and not associated with it. The development of the site would be perceived as a considerable encroachment into the countryside. Existing woodland on the site boundary would help to integrate development into the landscape, though it would be beneficial to further supplement this.	Moderate – High
Settlement Setting	The rural setting makes a positive contribution to the character of historic farmsteads on the edges of the site and reinforces the remote agricultural setting of the surrounding landscape. Development of the site would reduce the gap between Tyersal Gate and Pudsey and, at a larger scale, reduce the overall separation between Leeds and Bradford. However there would still be a sense of separation between the settlements, reinforced by the presence of Black Carr woods which may restrict the visual impact of any development.	Moderate-High
Access and Recreation	Public access to the site is provided by the PRoW network which runs through the site and the wider landscape. Bridleway Tong 8 and footpaths Tong 6, Tong 7 and Tong 8 are within the site and provide connectivity from Holme Wood and Tyersal Gate into the wider landscape and to Black Carr Local Wildlife Site. These PRoWs are well-used by the local community. The bridleway provides a link to the Leeds Country Way long distance walking route which runs along Pudsey Beck in the east.	Moderate – High
Views	The site is enclosed, particularly in the south by vegetation and views are limited to within the immediate bowl of the valley. This limits the contribution of the site in views from surrounding settlements and the road network. From the site, rural wooded views are funnelled down the valley towards Leeds. However, the distance from the site to Leeds, and the urban edge at Pudsey, limits the contribution the site makes to views from Pudsey. Development would not have a significant impact in these views.	Low – Moderate
Perceptual Qualities	The intimate scale of the site and presence of hedgerows and mature trees enhances the rural and naturalistic qualities across the site. Mature trees in particular create the perception of historic parkland qualities in the north of the site. Away from development there is more tranquillity. However, in the west the site is influenced by built development	Moderate

Criteria	Description	Rating
	and human activity, including road noise which detracts from tranquillity. There are localised areas of poor landscape condition in the western edge, including instances of fly-tipping along Ned Lane, ground poaching, and drystone walls in a state of disrepair. As a result the scenic qualities of the site are reduced.	
Overall Sensitivity Rating		**Moderate – High**

Potential Mitigation
The site is less sensitive in pockets along the west and south, next to Holme Lane and Raikes Lane, which are more strongly associated with the existing development and where the topography is less intricate. Development should be angled to integrate it into the local topography. Retaining existing tree belts and hedgerows would also help soften the development and provide some biodiversity interest. Development should be avoided in the north adjoining Black Carr woodland.

LSA Site 73

Figure 4.157: Map of LSA Site 73



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Source: OS, BMDC

Figure 4.158: Photos of LSA Site 73



View looking south-west from Tong Lane across the site to Lane End Farm.



Fragments of hedgerow bordering the east of the site along Tong Lane.

Table 4.145: LSA Site 73 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
73	SE37/E	F3: Tong Valley Rolling Enclosed Pasture	Employment – Class B2/B8/E

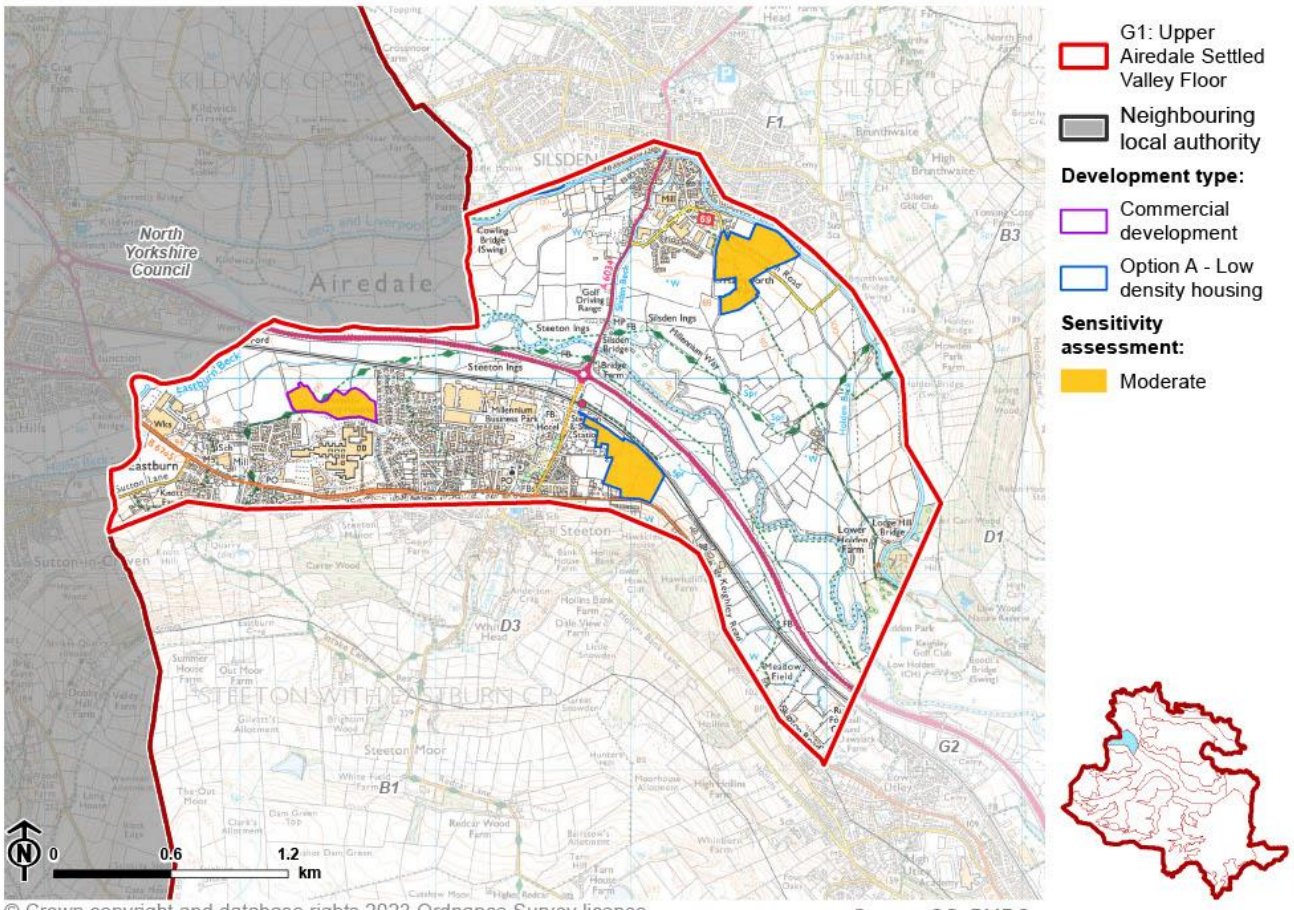
Table 4.146: Criteria and justification for LSA Site 73

Criteria	Description	Rating
Physical and Natural Character	The site slopes very gently from 200m AOD in the south-west to 180m AOD in the north-east. The site appears relatively flat compared to the surrounding rolling landscape. Small to medium scale field pattern is delineated by a mixture of post and wire fencing, degraded gappy hawthorn hedges and some post and board fencing. Field trees punctuate the semi-improved and pastoral land-use. In the north- east, dense tree belts and trimmed hedgerows form the boundary with Tong Garden Centre.	Low – Moderate
Cultural and Historic Character and Associations	The site comprises piecemeal enclosure with relatively little boundary loss. The semi-irregular field pattern reflects this and provides a sense of time depth. The poor condition of hedgerows and presence of modern development, including large scale agricultural barns and commercial development at Tong Garden Centre reduces this time-depth. In the east along Tong Lane, vernacular buildings, including the Grade II Listed Barn at Shawfield Farm, provide a degree of rural quality, although this is counteracted by large warehouse developments to the south-west of the site. To the south-east, beyond Lane End Farm, lies the civil war Registered Battlefield site of Adwalton Moor, one of only 47 Registered Battlefields in England.	Moderate
Settlement Form and Edge	The site occupies the peri-urban hinterland and as a result is less sensitive to development. However, it is detached from existing development and has a limited relationship with existing settlements. Development adjoining the site, such as Tong Garden Centre comprises dispersed developments which would be agglomerated through the development of the site. This would increase the perception of encroachment into the wider countryside.	Moderate
Settlement Setting	From the majority of the site there is no intervisibility with existing settlement due to the gentle topography and woodland shelterbelts around the site.	Low
Access and Recreation	There is no public access onto the site and no public rights of way adjoin the site. PRoW within the wider landscape are at a distance from the site and have no intervisibility with it.	Low
Views	This site is enclosed by woodland to the north and development at Tong Lane End and associated with the A650 to the south. These restrict the prominence of the site in distant views. Hedgerows limit close proximity views along Tong Lane in the west. Gaps in the vegetation are present in places and offer views across the site. In the north-west, the rolling topography of the site is elevated above Tong Lane. Development of the site in this location would have a greater impact on views.	Moderate
Perceptual Qualities	The proximity to the urban edge of Bradford and Birkenshaw reduces the sense of tranquillity in the site, which is influenced by human activity and development. Large scale development at Tong Garden Centre, and views towards a communications mast to the north, also reduce tranquillity. Whilst the presence of hedgerows and tree belts provide a rural and naturalistic quality, the road noise associated with the A650 detracts from this. Night blight is higher, and tranquillity is lower, in the south close to this feature.	Low – Moderate
Overall Sensitivity Rating		**Low – Moderate**

Potential Mitigation
Development should be integrated with tree belts and existing gappy hedgerows should be restored where possible. A woodland belt should be planted along the western edge of the site, if developed. The site is less sensitive to development further south. The proposed development type for this commercial site is a mix of small/medium commercial/industrial buildings (2-3 storeys) (box units). This is in keeping with the scale of built form to the southwest and, to a certain extent, to the north within Tong garden centre. Care should be taken to ensure that proposed buildings do not exceed these existing buildings in scale.

LCA G1: Upper Airedale Settled Valley Floor

Figure 4.159: Map of LCA G1



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Source: OS, BMDC

LSA Site 74

Figure 4.160: Map of LSA Site 74

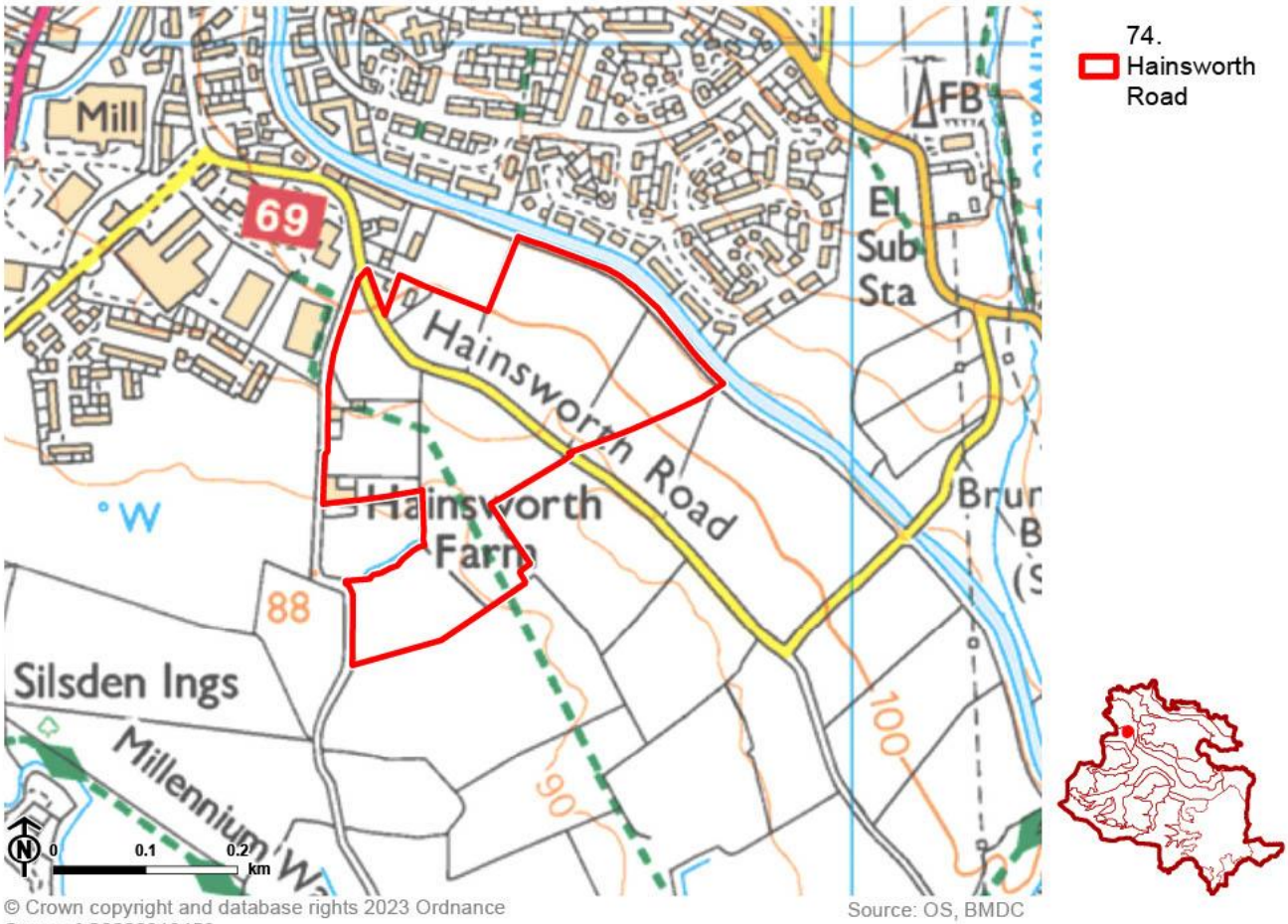


Figure 4.161: Photos of LSA Site 74



View across the Aire Valley floodplain, with drystone walls and wooden electrical poles in the pastoral fields, and Steeton Moor rising in the background.



View into the site from Hainsworth Road, with Steeton Moor in distance.

Table 4.147: LSA Site 74 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
74	SI/006B	G1: Upper Airedale Settled Valley Floor	Low-density housing

Table 4.148: Criteria and justification for LSA Site 74

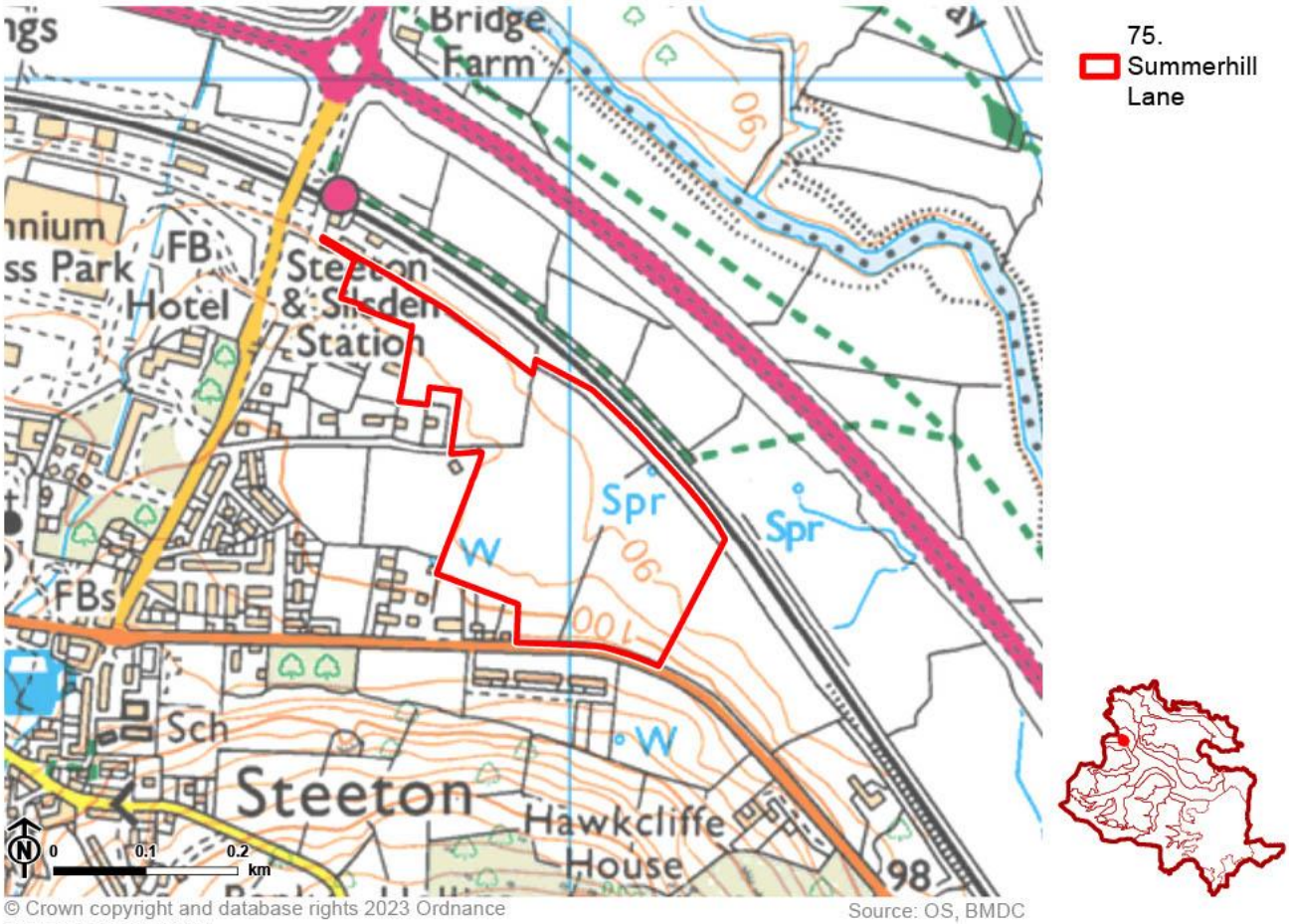
Criteria	Description	Rating
Physical and Natural Character	Comprising pastoral fields alongside the Leeds and Liverpool Canal and partially within the Aire floodplain, the site is low-lying and relatively flat, with gentle undulations. The site is divided by Hainsworth Road, and the landform falls from approximately 100m AOD to 90m AOD along the Leeds and Liverpool Canal to the north, towards the Aire River in the south. The fields are used for grazing, with in-field trees dotted throughout the south of the site. Hedgerows along Hainsworth Road are deteriorated and gappy, although are a designated Local Wildlife Site, providing notable natural qualities. Field boundaries are supplemented by post and wire fences, and wood and pole lines pass through at multiple locations. Roadside vegetation through the centre of the site is mature and dense, with only intermittent gaps.	Moderate
Cultural and Historic Character and Associations	The Leeds and Liverpool Canal Conservation Area forms a boundary to the north, with extensive and open views into the northern half of the site. The site forms part of the setting of the canal and Conservation Area. Glimpses of the site can be had from the Brunthwaite Conservation Area to the north. The HLC identifies the fields in the north as private enclosure with 18th century origins, and to the south as piecemeal enclosure of 16th century origins. Originally part of the Silsden 'Ings', Norse for grazing marsh alongside a river, the fields have long been in use as pasture and contribute to a sense of time-depth.	Moderate – High
Settlement Form and Edge	Located at the southern edge of Silsden, the site is part of a large open area of floodplain grazing pasture associated with the River Aire and the Leeds and Liverpool Canal. Medium scale residential settlement is located to the north-west of the site, and new housing is in construction to the west of the site. Residential development is relatively well integrated into the surrounding landscape with mature vegetation. Although new development is located in proximity to the site, additional development across the site would be perceived as a major expansion into the previously undeveloped grazed floodplain.	Moderate
Settlement Setting	Due to the low-lying and visually open nature of the site, it provides a rural backdrop to the settlements of Silsden and Steeton, which retain views into the site from their location on rising ground to the north and south. The undeveloped nature of the site contributes somewhat to the spatial distinction between Silsden and Steeton. However, the open landscape south of the site would continue to provide this distinction if the site were developed.	Moderate
Access and Recreation	To the north, the Leeds and Liverpool Canal towpath follows the site boundary with extensive open views across the northern half of the site. The Millennium Way long distance walking route passes approximately 250m to the south and east of the site, with occasional intervisibility to the site where not constrained by scrub vegetation and in-field trees. National Cycle Route 69 passes through the site along Hainsworth Road. A PRoW passes through the centre of the site, with clear views across the southern half of the site.	Moderate – High
Views	The site is prominent from the settled upland slopes to the north and south. Views from the Millennium Way to the north retain visibility to the site, and there are frequent views from across the south-western slopes of Rombalds Moor. The site also forms a part of long reaching views from the moors to the south-east across the Aire Valley, tracking the path of the River Aire and the Leeds and Liverpool Canal.	Moderate – High

Criteria	Description	Rating
Perceptual Qualities	The location at the residential fringes of the settlement, rural land uses, and strong relationship to the open valley floor and historic canal provide a localised sense of tranquillity across the site. However, the presence of wood and pole lines, the roadway through the centre of site, and proximity to the A65 (both visual and auditory influences) have some influence on detracting from the sense of remoteness and tranquillity.	Moderate
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Locate development in the west and north of the site, contiguous with modern new development. Minimise the influence of new development in views from the Millennium Way and PRoW. Hedgerows should be retained and enhanced to integrate new development, and gaps in hedgerows filled. Trees and tree belts should be included to help integrate the development into the landscape, and any existing vegetation protected and enhanced. Retain a sense of openness along the canal, and protect views from the canal towpath to preserve the setting of the heritage asset.

LSA Site 75

Figure 4.162: Map of LSA Site 75



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Source: OS, BMDC

Figure 4.163: Photos of LSA Site 75



View south east across the site towards the eastern edge of Steeton and sloping landform at Hollins Bank



View north from Steeton Cricket Club across the site towards the Airedale Valley and rising slopes around Silsden

Table 4.149: Site 75 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
75	ST/001	G1: Upper Airedale Settled Valley Floor	Low-density housing

Table 4.150: Criteria and justification for LSA Site 75

Criteria	Description	Rating
Physical and Natural Character	Located within the Aire Valley, the site is low lying and predominantly gently undulating. There is an area of steeper landform in the south of the site, which sharply falls from 105m AOD along Keighley Road/Aireburn Avenue to 90m AOD adjacent to the railway. Comprising medium to large-scale pastoral fields, the site is open with no woodland and few hedgerows or trees. Located within the Aire floodplain, there are some areas of wetland along the north-eastern edge of the site. Drystone walls, relatively intact, form many of the internal field boundaries, with some replacement fencing. At the southern boundary there are some mature trees which form a gappy boundary with modern residential development.	Moderate
Cultural and Historic Character and Associations	There are no historic features within the site. However, the Steeton Conservation Area adjoins the site at the western edge, with clear intervisibility into the site along Summerhill Lane. Field patterns across the site are generally medium-scale, with semi-regular boundaries, which the HLC indicates are piecemeal enclosure with 16th century origins. Despite the proximity to the Conservation Area, the lack of visible heritage features, proximity to the railway, and some loss of internal boundaries, results in a limited sense of time depth across the site.	Moderate
Settlement Form and Edge	The western half of the site is situated at the edge of residential development east of Steeton, bounded by the railway to the north and historic settlement edge (defined by the Conservation Area) and cricket pitch to the west. The eastern half of the site is just beyond the settlement edge, located within the pastoral floodplain between the railway and Keighley Road/Aireburn Avenue. 20th century residential development and the roadway forms the southern site boundary, which is abrupt and exposed to the wider landscape. Development would be contained north-south between the railway and Keighley Road. However, there are no significant boundary features along the eastern site edge which would contain development from the open floodplain pastures to the east.	Moderate
Settlement Setting	The site provides a rural backdrop to the settlement due to its visual prominence within the local landscape, and forms part of the rural eastern approach to Steeton. The open landscape does not contribute to sense of separation between Steeton and other settlements.	Moderate
Access and Recreation	There are no PRoW within the site. One PRoW passes near the northern site boundary, across the railway, with intermittent visibility towards the site. The Steeton Cricket Club is situated directly west of the site, with intermittent intervisibility where not constrained by hedgerow trees along the western site boundary and overlooks the site and the landscape beyond.	Low – Moderate
Views	Located within the valley floor, the site is visually open and exposed to the surrounding settlement and landscape. Inward views are afforded from the settlement edge (particularly Summerhill Lane and from Keighley Road), as well as from further afield across higher elevations. The site is relatively prominent within the wider landscape, forming a large block of open fields in proximity to developed areas, without enclosing features.	Moderate – High
Perceptual Qualities	The rural land uses, relatively intact drystone walls, and open and dramatic views to the surrounding moorlands across the valley sides contribute to a sense of remoteness and rurality across the site. However, the proximity to settlement to the south and west, the	Low – Moderate

Criteria	Description	Rating
	railway to the north, visibility to Steeton and Silsden, and presence of numerous wood pole lines through the site reduce these qualities. Tranquillity is moderately impacted by the railway and roadway, and modern settlement edge which introduces significant influences of human activity.	
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Locate development in the west of the site, within the area enclosed by existing development and in proximity to the existing settlement edge. Retain and restore drystone walls. Trees and tree belts should be included to help integrate the development into the landscape, and any existing vegetation protected and enhanced. Minimise visibility of any development to and from the Steeton Conservation Area.

LSA Site 76

Figure 4.164: Map of LSA Site 76

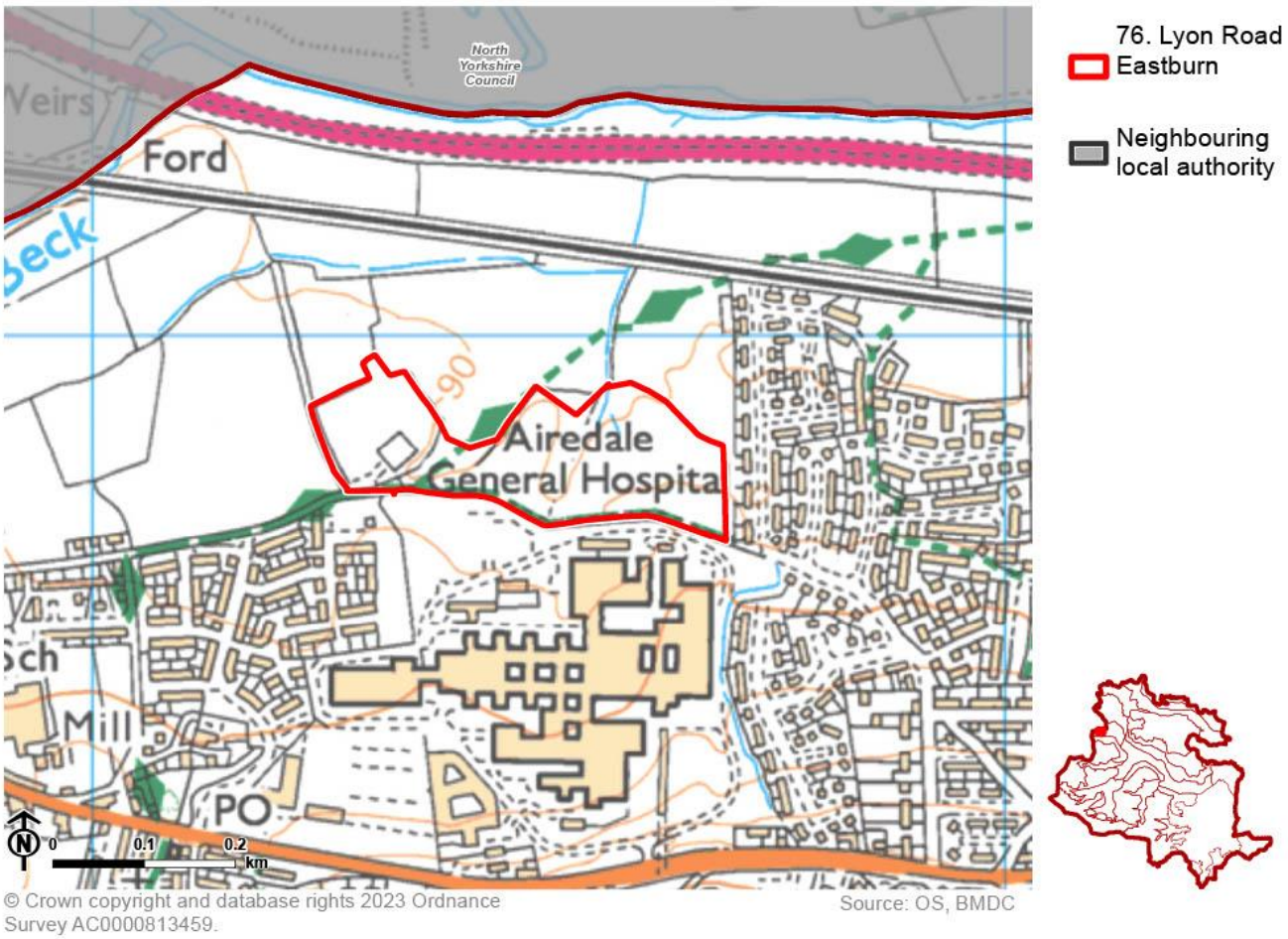


Figure 4.165: Photos of LSA Site 76



Northerly view across the Aire Valley, with wooden electrical poles in the foreground, and Silsden rising on the slopes in the background.



Easterly view towards the exposed settlement edge, with Ilkley Moor in the background.

Table 4.151: Site 76 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
76	SI/009	G1: Upper Airedale Settled Valley Floor	Commercial (Site identified for potential hospital expansion)

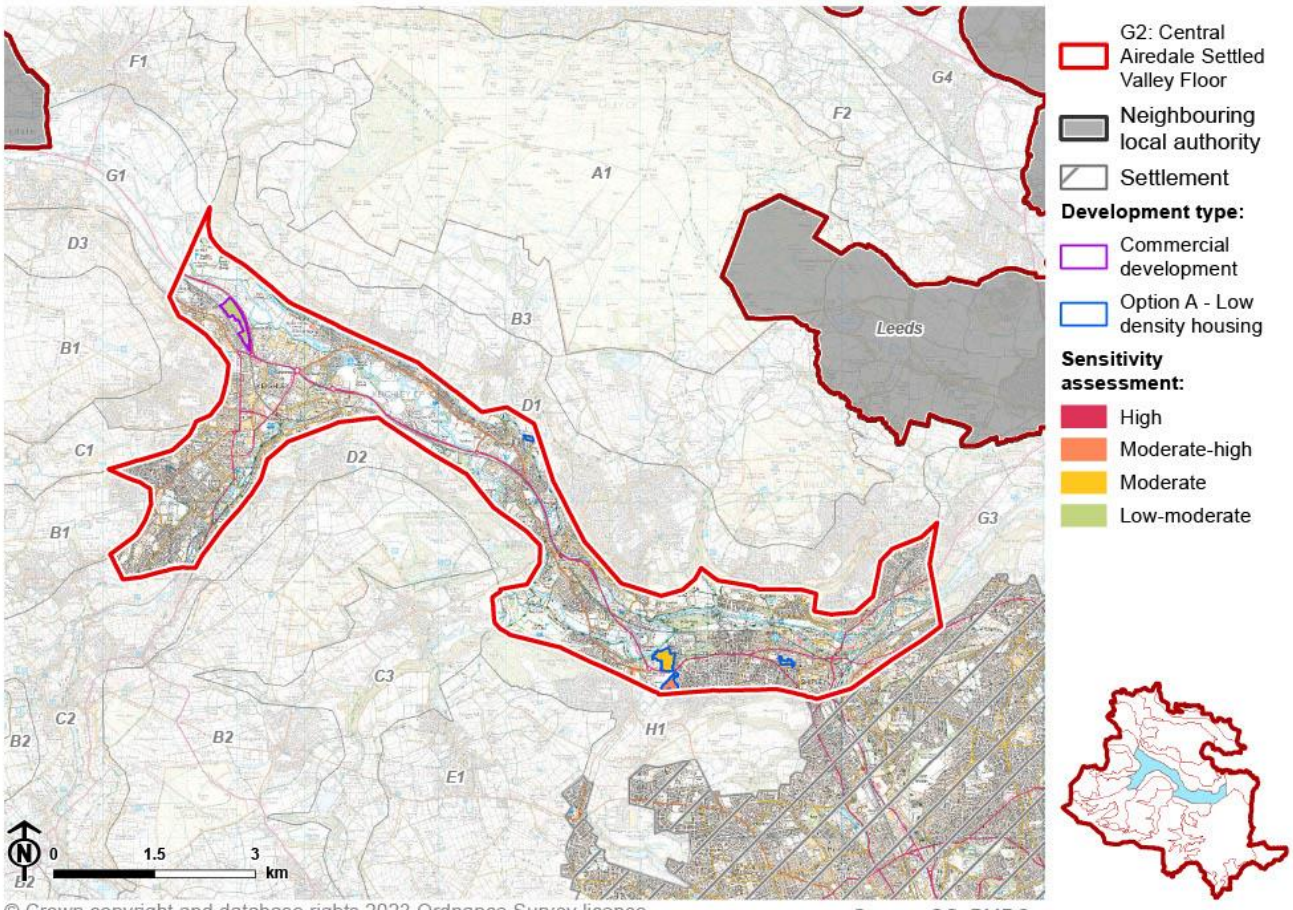
Table 4.152: Criteria and justification for LSA Site 76

Criteria	Description	Rating
Physical and Natural Character	Comprising mostly flat pastoral and arable fields, the site lies within the low-lying Aire valley, 300m south of the River Aire. The landform gently undulates between 90m AOD and 80m AOD in the north. Mature hedgerow trees are dotted along the southern site boundary, and the western half of the site is covered in grassland and pockets of mature trees and scrub, previously used as a sports grounds. Along the north-west site boundary, mature woodland encloses the site and provides some boundary features.	Low – Moderate
Cultural and Historic Character and Associations	There are no historic features within or in proximity to the site. The Steeton Conservation Area is located 300m to the east, with very limited intervisibility due to intervening buildings. Across the Aire valley to the north, a cluster of Grade II listed farmsteads along Skipton Road have clear intervisibility to the site from their location on the rising slopes north of Steeton, over 1km away and outwith the district. The HLC indicates the field pattern to be small-scale piecemeal enclosure of 16th century origin, although erosion of internal field boundaries limits the sense of time-depth in this aspect.	Low – Moderate
Settlement Form and Edge	Located at the northern edge of Steeton, modern development has extended north along the eastern site boundary, with a hard and abrupt edge. Large scale development along the southern boundary of the site (Airedale General Hospital) is clearly visible from across the Aire Valley, and not well integrated into the landscape. Development across the site would extend the settlement edge north into the Aire floodplain. There are limited boundary features along the northern edge of the site to contain development from the wider landscape.	Moderate
Settlement Setting	The site does not contribute to a sense of spatial distinction between settlements. Existing development to the east and north-west (but south of the A629) would contribute to the perception of development across the site as infill development.	Low - Moderate
Access and Recreation	The Millennium Way long distance walking route passes through the middle of the site, crossing the Aire Valley floor and connecting Steeton with Keighley Moor to the south-west and Ilkley Moor to the north-east. A further PRoW passes along the southern boundary of the site.	Moderate – High
Views	The flat and expansive landform with limited vegetation creates a visually open character, with extensive views to and from Silsden to the north. Occasional mature hedgerow trees along the southern site boundary provide some screening from the settlement edge.	Moderate – High
Perceptual Qualities	The location and open relationship with the undeveloped expanse of the Aire floodplain and its pasture fields, as well as visual relationship with the rising pastoral slopes to the north, contributes to a strong sense of remoteness. However, wood and pole lines, proximity to the exposed settlement edges, and the proximity to the Airedale General Hospital have impacts on the qualities of tranquillity and rurality.	Moderate
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Locate development in the south-east of the site, in proximity to the existing settlement edge, and where mature woodland along the western site boundary will screen views from the west. The current settlement edge is exposed and extensively visible from across the valley, and there are opportunities to soften the existing settlement edge, integrating new and existing development with appropriate plantings and an increased landscape buffer, which could also incorporate the footpaths through the site. Considering the small scale of existing residential buildings to the east and south-west, it should be ensured that the scale of new development on the eastern boundary does not overwhelm these. Additionally new development should be located within the horizontal extents of the existing hospital building in views from across the valley, where it will not extend the visual influence of the larger massing.

LCA G2: Central Airedale Settled Valley Floor

Figure 4.166: Map of LCA G2

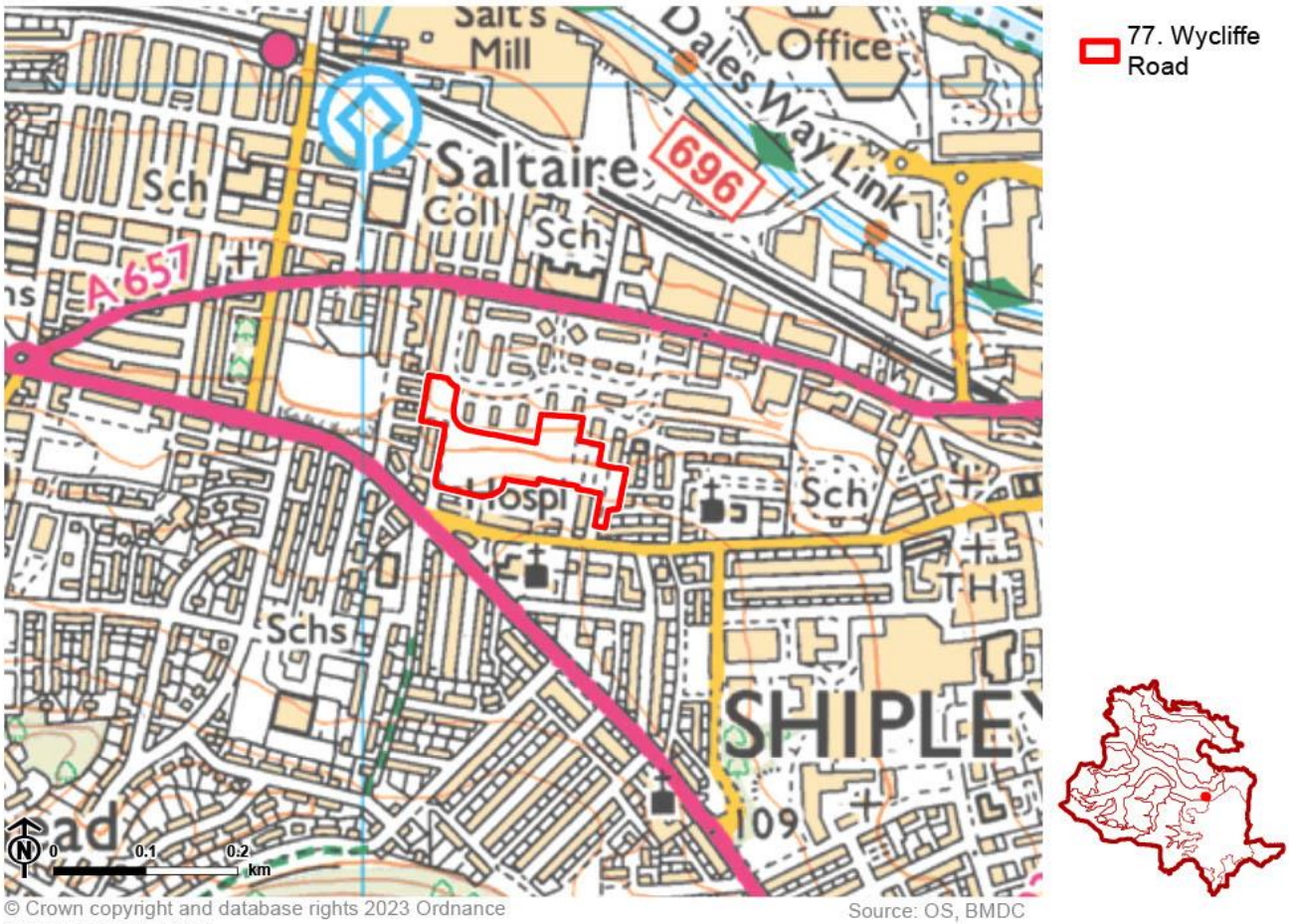


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Source: OS, BMDC

LSA Site 77

Figure 4.167: Map of LSA Site 77



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Source: OS, BMDC

Figure 4.168: Photos of Site 77



Profiled landform of the site in the foreground, with the Saltaire WHS and rising moorland context visible beyond



View of the site from the north-west with modern development around its southern periphery

Table 4.153: Site 77 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
77	SH3/H	G2: Central Airedale Settled Valley Floor	Low-density housing

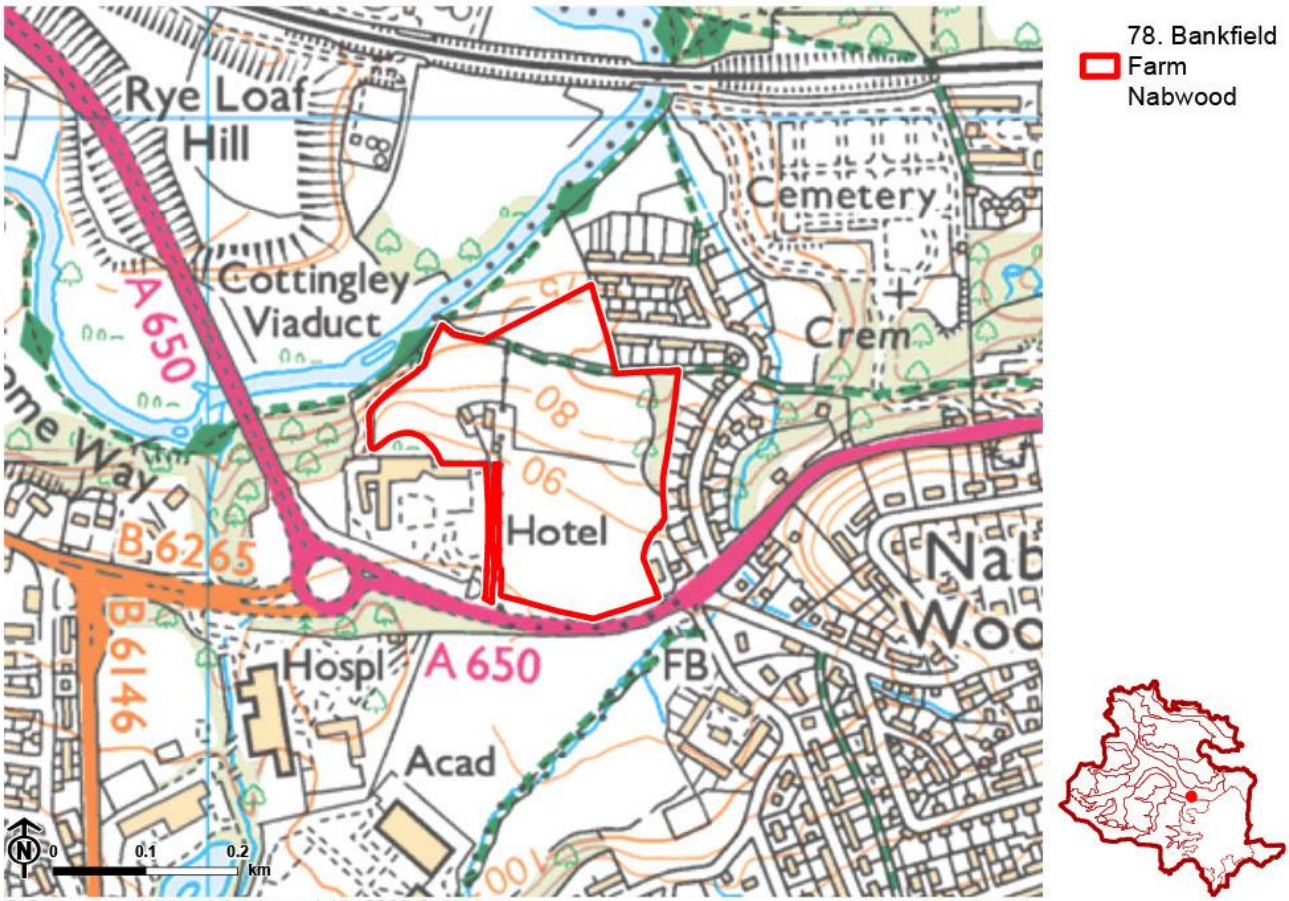
Table 4.154: Criteria and justification for LSA Site 77

Criteria	Description	Rating
Physical and Natural Character	The site is located within the Airedale Valley on a steep slope within a built up area. Although the topography is relatively steep, it is not distinctive or characteristic as it has been profiled as part of the restoration of the site from its previous quarry land use in a way to maximise space for development. The slope has not been profiled in a naturalistic way and it appears engineered. The site consists of mown amenity grass which has minimal value for biodiversity. There are two mature Cherry trees on the eastern site boundary and two mature Beech trees on the western boundary of the site.	Low
Cultural and Historic Character and Associations	The site sits within the Saltaire World Heritage Buffer zone and is located only 125m south-east of the World Heritage Site itself. It has a strong visual connection with Salts Mill, and the towers of the Grade I Listed Saltaire Congregational Church and Grade II* Victoria Hall. The tower of the Grade II Church of St Paul dominates the skyline to the east. There is subsequently a strong sense of time depth with the wider context of the site. Within the immediate context, the site is surrounded by a mix of late-20th century and modern flats and Victorian sandstone terraces. The character of the site is an extension of the greenspace associated with the late-20th century to the north of the site and does not have a strong sense of time depth.	Moderate – High
Settlement Form and Edge	The site falls within the settlement of Shipley and does not contribute to its edge or form.	Low
Settlement Setting	The site falls within the settlement of Shipley and does not contribute to its identity and distinctiveness through its character or its contribution to a perceived gap between settlements. As a greenspace within the settlement it enhances the area due to its openness, but lacks any defining character or purpose in its own right that could make a positive contribution to settlement character.	Low
Access and Recreation	This site is a designated open space site which, despite its steep slope, is utilised by residents for recreational purposes. Located in a dense urban area, it provides amenity value for surrounding residents.	High
Views	Due to the slope the site is situated on and its open character, it is clearly visible from locations on the southern sides of the Airedale Valley. Notably, the site is visible within Key Views of the Saltaire WHS such as Viewpoint 18 and Viewpoint 16 as identified in the Saltaire World Heritage Site Management Plan. The site is also clearly visible from the higher storeys of the Grade I Listed Salts Mill. Within these views (and others) the site is surrounded by modern built form, so the development of the site would not substantially alter the character of the view. Residencies surrounding the site have clear immediate views of it.	Moderate – High
Perceptual Qualities	The wider context of the site has scenic quality which elevates the quality of the site, but in and of itself it has no scenic value or distinctive characteristics. Situated within an urban area it has low levels of tranquillity, in particular due to its proximity to both the A657 and the A650.	Low – Moderate
Overall Sensitivity Rating		**Moderate-High**

Potential Mitigation
It is important to retain the existing mature trees on the site boundary to partially screen views from the existing residencies and to soften any new development edge. For development to blend easily with the surrounding urban fabric when viewed from the sensitive visual receptors associated with the World Heritage Site, it must be constructed of similar materials to the local vernacular: light sandstone or gritstone with slate roofs. Sensitive design should be applied to the development layout to respect the setting of the World Heritage Site, e.g. by imitating the development pattern of Victorian terraces within the local context.

LSA Site 78

Figure 4.169: Map of LSA Site 78



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Source: OS, BMDC

Figure 4.170: Photos of LSA Site 78



Southern half of the site with copse of Beech trees on the A650 visible on the skyline.



Northern section of the site viewed from Branksome Grove to the east.

Table 4.155: Site 78 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
78	SH6/H, SH5/H	G2: Central Airedale Valley	Low-density housing

Table 4.156: Criteria and justification for LSA Site 78

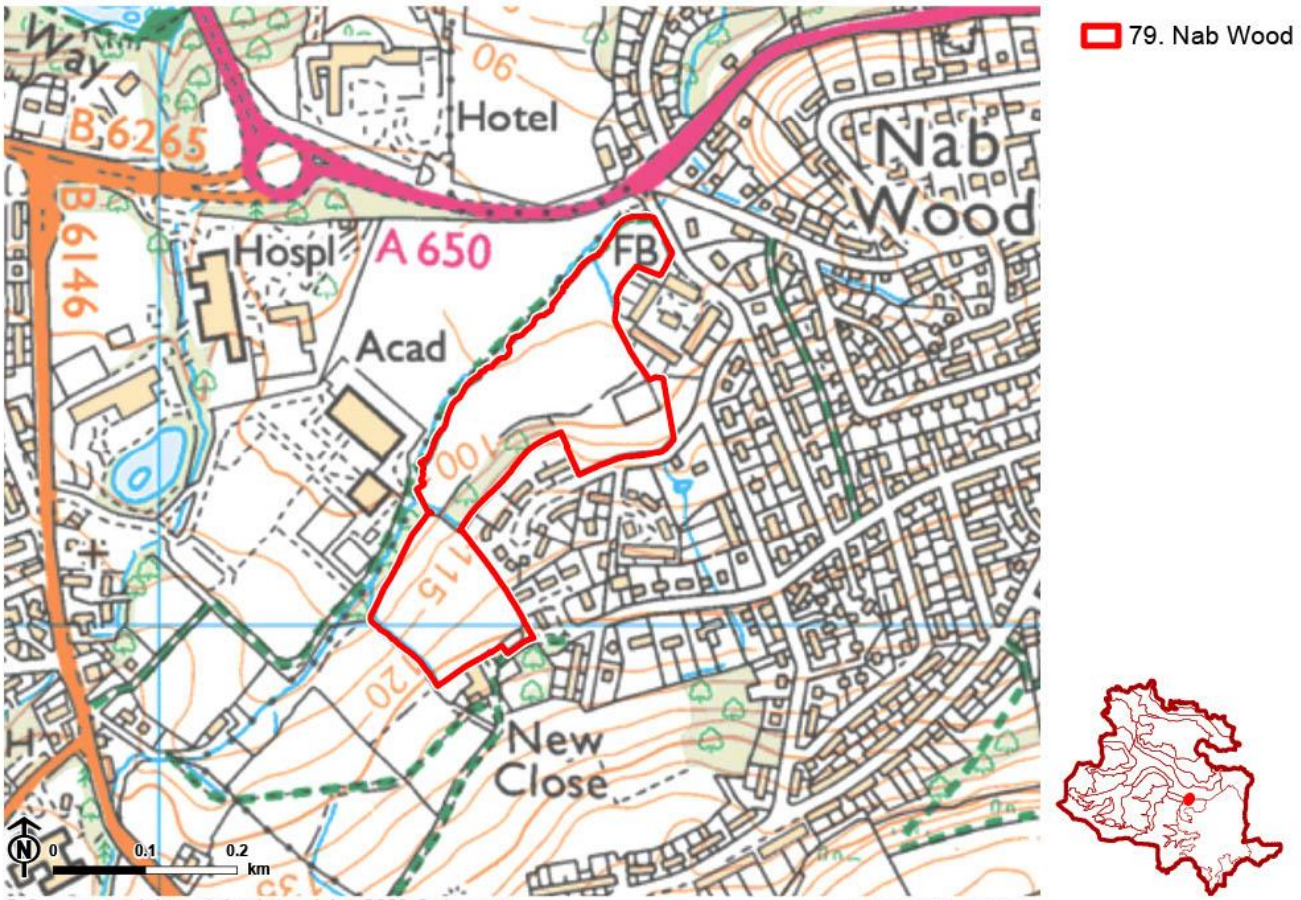
Criteria	Description	Rating
Physical and Natural Character	Located on the gently sloping sides of the Airedale Valley at Shipley. The site is gently undulating, sloping from 96m AOD in the south to 72m AOD in the north where it meets the River Aire. The flattest part of the site is at the top adjacent to the A650. The site comprises medium sized fields of semi improved grassland used for silage, pasture and paddock. Boundaries are mixed and include dry and mortared stone walls, post and wire fencing and hedgerows. The north-western edge of the site is adjacent to the River Aire and some of the lower parts of the site are within its flood zone. In the south of the site on the A650 there is a concentration of mature Beech trees which form part of the wider peri-urban woodland network.	Moderate
Cultural and Historic Character and Associations	The site is located within the Saltaire World Heritage Site Buffer Zone, at its western edge. There is a need to ensure that development in the buffer zone respects the surviving landscape setting of the wider Saltaire settlement. Intact stone wall boundaries (built in local stone of dry or mortared construction) provide a distinctive field pattern. The presence of individual mature trees within the site and mature wooded boundaries also add to time-depth. However, this is diluted by the presence of an exposed 20th century settlement edge and boundary replacement with post and wire/post and rail fencing. The HLC identifies the site as land associated with the Bankfield Hotel, a Gothic style mansion house with 20th century additions. The western part of the site has a parkland character and a clear relationship with the former mansion house.	Moderate – High
Settlement Form and Edge	The site lies on the edge of Shipley (Nab Wood) which forms part of the continuous sprawling urban area with Bradford. The village of Cottingley lies to the south west of the site. Development of the site would not be perceived as an extension into the undeveloped countryside as the site is squeezed between the river and two developed areas. From the A650 the site is not perceived as a gap in development, but rather seems to form part of the wider grounds of the neighbouring hotel. Development of the site would join the existing settlement edge to the hotel and Cottingley to the west. Although perception of the settlement distinction has been greatly eroded in this area, the development of this site would result in its complete loss.	Moderate
Settlement Setting	Although the site does not have a strong rural character, it helps to retain an undeveloped gap between Shipley and Cottingley. This is barely perceived from the ground due to connecting infrastructure corridors. However, the site is part of a narrow strip of pastoral fields which maintains distinction between the two settlements. Development of the site would effectively join the settlements. Although there is no clear defined settlement edge in this location, the remaining distinction would be completely lost if the site was developed.	Moderate-High
Access and Recreation	The Welcome Way long distance path passes along the north western edge of the site where it abuts the River Aire. This route is at a lower level than the site and predominantly enclosed by boundary walls, hedgerows and mature woodland with only occasional glimpse views into the site. The site is also crossed by a local PRoW which passes between dry stone wall field boundaries, connecting the settlement edge with the River Aire. This currently appears unmaintained and under used.	Moderate

Criteria	Description	Rating
Views	The site is highly enclosed by woodland and tree cover (including from the A650 and the Worth Way). Some direct views onto the site are experienced by residents in a number of properties on the eastern edge of the site, residents of the hotel and users of the local PRoW through the site. The site is visible in longer distance views from specific locations on the opposite valley side, but these locations are limited due to the degree of woodland cover.	Low – Moderate
Perceptual Qualities	The site retains some rural qualities and has a naturalistic character due to the locally distinctive stone wall boundaries and wooded boundaries. However, this is interrupted by traffic noise from the A650, exposed 20th century settlement edge, electricity lines and use of post and wire fencing/ post and rail fencing instead of traditional stone walls.	Low – Moderate
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
The site lies on the very edge of the Saltaire World Heritage Site Buffer Zone and any development proposals should carefully consider this context. Development should be sensitively integrated with the sloping topography, and should respect the remnant parkland setting of the Bankfield Hotel mansion. Mature trees on the southern boundary and perimeter drystone walls should be retained. The wooded character of the surrounding area should be considered in the design process using trees throughout the development to connect to wooded boundaries. Access to the River Aire should be considered, retained and strengthened.

LSA Site 79

Figure 4.171: Map of LSA Site 79



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Source: OS, BMDC

Figure 4.172: Photos of LSA Site 79



Open northern section of the site utilised as informal recreational land, surrounded by mature trees on the rising slopes and along Cottingley Beck



Mature woodland and Cottingley Beck adjacent to Bradford Road

Table 4.157: LSA Site 79 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
79	SH/044, SH/048	G2: Central Airedale Settled Valley Floor and H1. Cottingley Urban Edge Wooded Valleys and Slopes	Low-density housing

Table 4.158: Criteria and justification for LSA Site 79

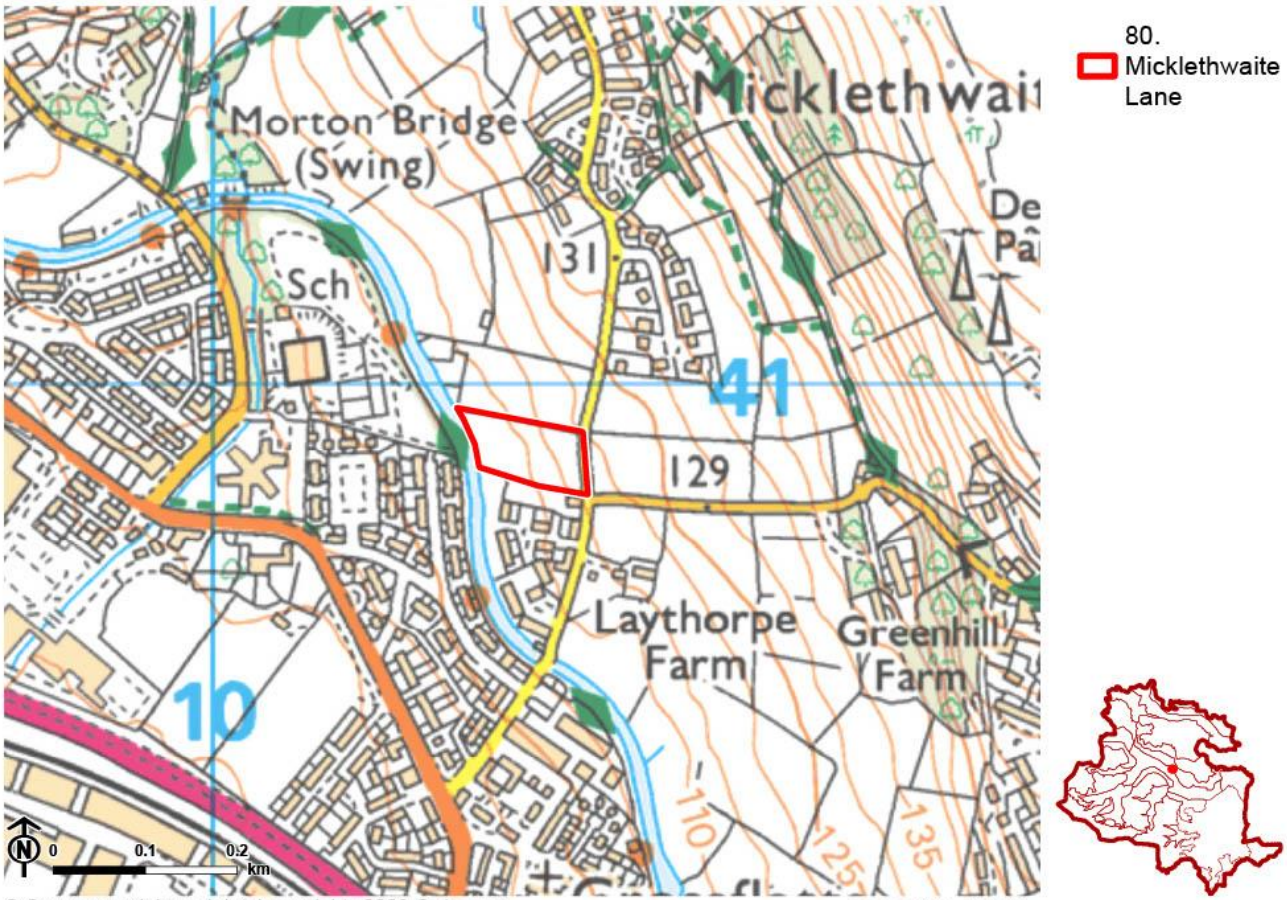
Criteria	Description	Rating
Physical and Natural Character	The site sits where the shallow valley of the Cottingley Beck meets the broad Airedale valley floor. The northern half of the site is flat, sloping almost imperceptibly to the north. In the south-east of the site, the landform rises abruptly to form the Cottingley Beck Valley sides. In the southern part of the site, the valley side rises more uniformly. The level change ranges from 93m AOD at the site's northern extent to 129m AOD in the south. The site contains a range of mature trees. Cottingley Beck runs along the north-western boundary of the site flanked by mature riparian vegetation. Field boundary trees are found on degraded internal field boundaries around the site's periphery. There is a dense block of deciduous woodland on Bradford Road and a shelterbelt of deciduous woodland where the landform rises most abruptly to the east. Due to the extent of woodland, the site is well enclosed. The site has many positive natural characteristics which are sensitive to development.	Moderate – High
Cultural and Historic Character and Associations	The site borders the Saltaire WHS Buffer zone, but due to intervening topography and modern development the site is completely disconnected from the WHS. The surrounding buildings are modern, with the exception of the Grade II Listed New Close Farmhouse and associated Grade II* Listed Barn immediately to the south of the site. The field pattern is defined by piecemeal enclosure dating from the 1500s. The traditional vernacular of the farmhouse and barn associated with the piecemeal field pattern creates a degree of time depth in the south of the site, but this has been overwhelmed by the number of modern features and land uses in the surrounding area.	Moderate
Settlement Form and Edge	The site is located on the western edge of Nab Wood, a suburb within Shipley. The woodland shelterbelt which hugs the backs of properties on New Close Road is a strong existing boundary feature, as is (to a lesser extent) the woodland on Bradford Road. The existing development is well integrated by tree cover. However, potential new development would be contained by Cottingley Beck and associated woodland, creating an alternate boundary feature if the woodland was retained.	Moderate – High
Settlement Setting	The site contributes to the spatial distinction between Shipley and Cottingley. However, perceptually there is limited remaining distinction between the two settlements due to the developed intervening land use. The site represents the last remaining open field network between the two settlements. However due to its enclosure, loss of field pattern and current and historic recreational land use (the site used to be playing fields in association with the former school to the north of the site which is now a housing development at Bracken Grange Court) it is not perceived as open countryside. It has the character of being a recreational open space associated with both settlements. Nonetheless due to its high-quality mature woodland it makes a positive contribution to the character of each settlement.	Moderate
Access and Recreation	A PRoW runs the full length of the north-west site boundary and a short section of PRoW passes through New Close Farmyard directly above the site to the south. The northern extent of the site is also clearly informally used by local residents for walking, with desire line paths through the rough grassland. This area is a very well-used local recreational space.	Moderate – High

Criteria	Description	Rating
Views	The existing woodland within the site and on its periphery currently screens it from view from its immediate context including from the A650. There are partially screened views of the site from the adjacent PRoW. The majority of the site is located at a sufficiently low point in the Airedale valley that it is not prominent in views from the far valley side. The sensitivity of the site is lower in the northern part of the site and moderate towards the higher parts of site where long-distance views are afforded of a well-wooded hillside.	Moderate
Perceptual Qualities	The site has a strong sense of tranquillity that, although slightly reduced by the nearby busy road network, is enhanced by the sound of running water from the stream and the woodland. This creates an area of 'breathing space' within the neighbouring busy residential/peri-urban area. The vernacular farmhouse and its connection to the surviving field pattern creates a sense of place and a degree of scenic value, but the qualities of the area are somewhat overwhelmed by the modern features and degree of activity surrounding it.	Moderate – High
Overall Sensitivity Rating		Moderate – High

Potential Mitigation
If the woodland within and surrounding the site could be retained, the sensitivity of the site would be considerably reduced. It is strongly advised that the northern and the southern, more elevated section of the site be developed separately, retaining the woodland bank between them. It is recommended that the site would be most sensitively designed so that the northern section relates to Bradford Road and the existing development at the bottom of the hill, while development in the southern section related to New Close Drive, Glenview Close and Glenview Approach. Access into the site should avoid impacting the mature woodland setting.

LSA Site 80

Figure 4.173: Map of LSA Site 80



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Source: OS, BMDC

Figure 4.174: Photos of LSA Site 80



View of the site from Micklethwaite Lane looking west down the slope to the Leeds and Liverpool Canal



View of the site looking east from the Leeds and Liverpool Canal tow path and National Cycle Route

Table 4.159: LSA Site 80 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
80	BI/050	G2: Central Airedale Settled Valley Floor	Low-density housing

Table 4.160: Criteria and justification for LSA Site 80

Criteria	Description	Rating
Physical and Natural Character	Located on the edge of the flat Airedale Valley floor the site consists of a gentle, uniform slope down to the Aire River encompassing a level change from 120m AOD to 104m AOD. The site comprises one field of semi-improved grassland, with a dry stone wall running along the eastern boundary and post and wire fences along the other boundaries. There is one mature tree on the site and some scrubby remnants of hedgerow boundaries. The Leeds and Liverpool Canal defines the site's western boundary.	Low – Moderate
Cultural and Historic Character and Associations	The site falls within the Leeds-Liverpool Canal Conservation Area and is separated from the Micklethwaite Conservation Area by one field. The Grade II Listed Building Laythorpe Farm is located to the south-east and there is partial intervisibility between this building and the site. A traditional vernacular building is located on the site boundary which contributes to a sense of time depth. To the south of the site, the chimney of Airedale Mill (now residential properties) is visible and, in conjunction with the Leeds and Liverpool Canal, highlights the area's industrial heritage. Within the wider setting of the site, the Micklethwaite Swing Bridge crosses the canal, further contributing to the area's industrial heritage. The HLC identifies the field pattern as post-medieval piecemeal enclosure. Although the site itself does not have high cultural and historic value, it forms a key part of the setting of a number of important historic features.	High
Settlement Form and Edge	The traditional boundary of the settlement of Crossflats was the Leeds and Liverpool Canal. Development has now occurred on the eastern side of the canal, so the importance of this settlement boundary has been undermined. The site sits between this new development and an allotment site, and the site is perceived as forming part of the wider settlement envelope. Due to this, the development of the site would not be perceived as a substantial encroachment into the countryside, although it would further weaken the Canal's role as a boundary feature.	Moderate
Settlement Setting	The site contributes to a small but important gap between Crossflats and the wider settlement of Bingley to the south-west, and the agricultural hamlet of Micklethwaite (a Conservation Area) to the north. There are now only two narrow fields dividing the two settlements. It forms part of a rural setting to Crossflats which contributes to the character of the settlement.	High
Access and Recreation	There are no PRoW passing through the site, but the 696 National Cycle Route and the Welcome Way long-distance footpath pass along the towpath on the southern bank of the Leeds and Liverpool Canal. The Canal is navigable and in itself is also a recreational asset. Views of the rural context, including views of the site contribute to enjoyment on this route. However, there is already modern development alongside the site, so the development of the site would not substantially alter the experience of those on the towpath or canal.	Moderate – High
Views	There are direct views of the site from the Canal and its towpath which form part of a Conservation Area. The site will be visible from some locations on the elevated slopes of the southern side of the Airedale Valley. The degree of woodland cover on these valley slopes limits the site's visibility from this wider area. Views of the site from the north are screened by topography and buildings.	Moderate
Perceptual Qualities	The site is quiet, and traffic noise from the nearby main road was not found to be audible. The presence of water contributes to tranquillity. Although a number of historic buildings contribute to the sense of place, a number of large, incongruous buildings are also visible	Moderate

Criteria	Description	Rating
	on the valley floor. An overhead power line passes down the valley and is clearly visible in view.	
Overall Sensitivity Rating		**Moderate – High**

Potential Mitigation
The key sensitivities of this site are the gap between Crossflats/Bingley and Micklethwaite, the historic character of the wider areas and the visual impact on recreational users associated with the canal. Due to scale of the site and its open nature, there are no measures that are likely to meaningfully mitigate these potential impacts.

LSA Site 81

Figure 4.175: Map of LSA Site 81

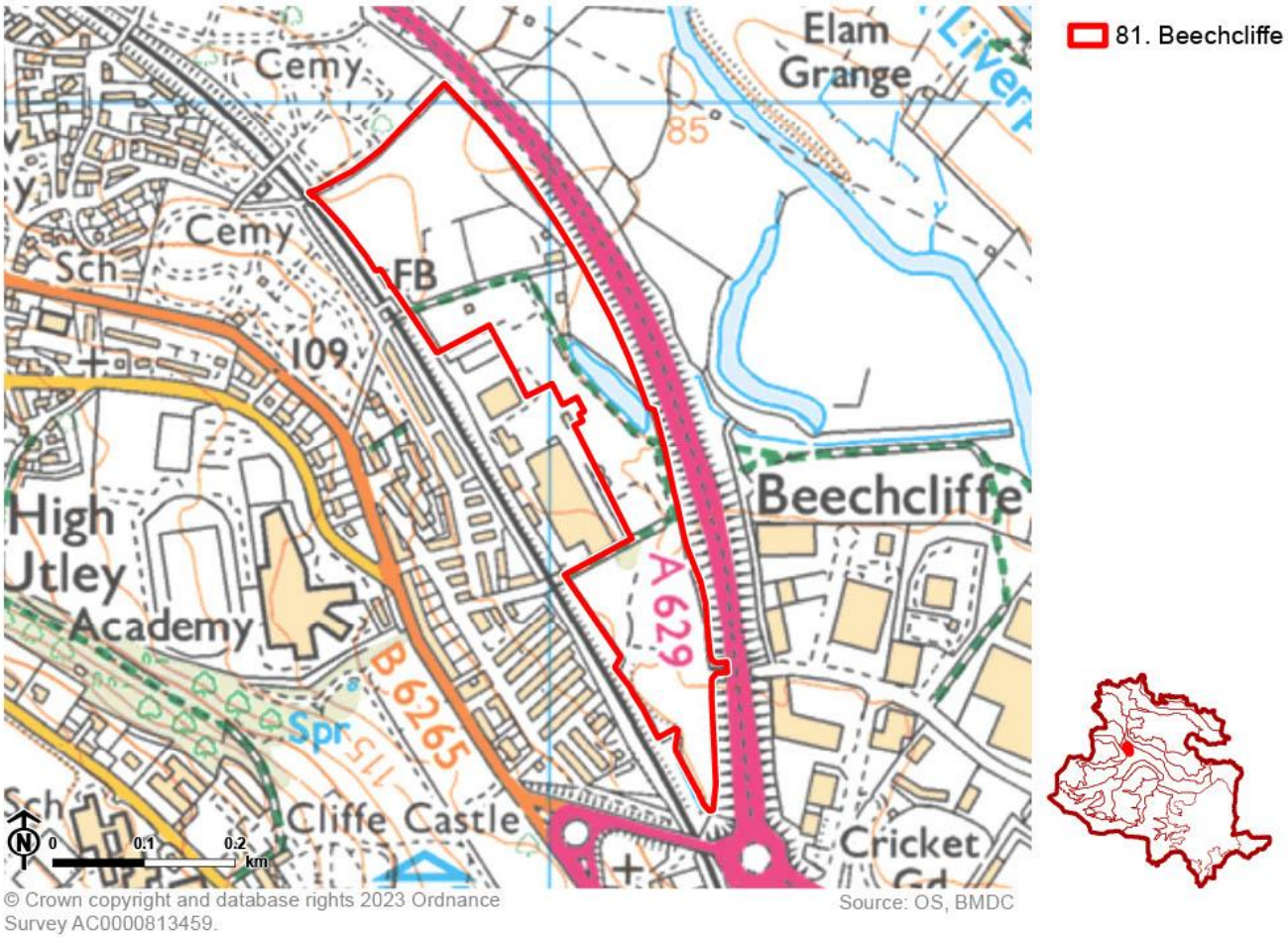


Figure 4.176: Photos of LSA Site 81



View from the PRoW where it passes through the north of the site, showing the mixed woodland and wetland habitat



Surrounding industrial structures and fencing contribute to post-industrial character

Table 4.161: LSA Site 81 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
81	KY49/E	G2: Central Airedale Settled Valley Floor	Commercial

Table 4.162: Criteria and justification for LSA Site 81

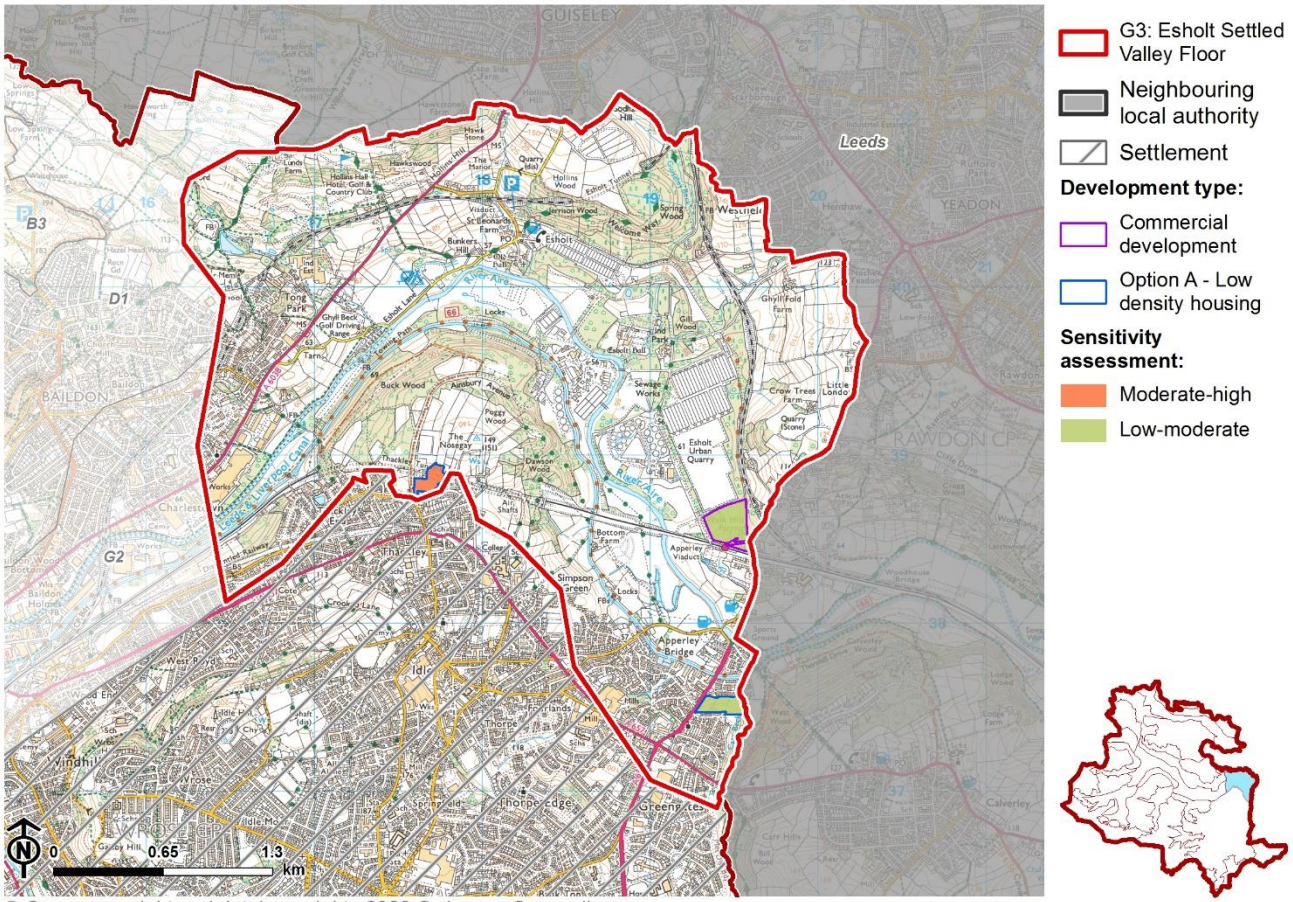
Criteria	Description	Rating
Physical and Natural Character	Located on the base of the Airedale Valley floor the site is very flat, encompassing a level change from 94m AOD to 85m AOD. The site is enclosed by a railway line to the west and by the A629 to the east. Much of the site is covered with deciduous woodland and scrubby vegetation with the exception of a pastoral field located in the north of the site. The site contains a small linear pond which is designated as a Local Wildlife Site, potentially an oxbow lake originally formed by the River Aire. The east of the site falls within Flood Zone 2 and 3 and is classed as wetland (washlands). Internal field boundaries within the site are somewhat degraded and a metal palisade fence separates the site from the railway. The site is of very high value for biodiversity due to the combination of woodland and wetland habitats.	Moderate – High
Cultural and Historic Character and Associations	Utley Cemetery, a Registered Park and Garden, is located adjacent to the north-east corner of the site. This is situated across the railway line and does not have a strong connection with the site. The HLC identifies the field pattern of the site as post-medieval piecemeal enclosure, although due to subsequent industrial land use and woodland regeneration this field pattern is not perceptible. A chimney at the neighbouring factory contributes somewhat to a sense of industrial time-depth.	Low – Moderate
Settlement Form and Edge	The site forms part of the wider peri-urban hinterland of Keighley and is sandwiched between the A629 and the railway. Although the site comprises natural features, these have a neglected, post-industrial character. The site is more in character with a peri-urban landscape and is not perceived as countryside. The railway line and the A629 act as barriers either side of the site, with occasional access points across or under them.	Low
Settlement Setting	The site makes minimal contribution to the character of the settlement and does not create any sense of separation from another settlement. The character of the landscape surrounding the site, to the east of the railway, is generally of an industrial/commercial nature.	Low
Access and Recreation	A PRoW runs through the site, which connects Utley to the River Aire, and a Bradford Cycle Route also runs through the site. Fishing activity takes place on the pond and there are informal benches which indicate local community use.	Moderate
Views	The site is generally enclosed by existing woodland and views in and out are limited. There are intermittent views, filtered by vegetation in places, from the A629 across the pastoral fields in the north of the site. Views are likely from the eastern valley side across the site. Any development would be seen in the context of the urban landscape and would not change the character of the view.	Low
Perceptual Qualities	The site is in relatively poor condition and the presence of dilapidated outbuildings negatively affect the character of the site. There is a sense that the site is a leftover, post-industrial space on the urban edge, with frequent instances of fly-tipping and littering. Despite the woodland and water, there is little sense of tranquillity within the site due to the noise from traffic along the A629, intermittent trains along the railway line and the fizz of the electric lines along the railway track.	Low

Criteria	Description	Rating
Overall Sensitivity Rating		**Low – Moderate**

Potential Mitigation
The key sensitivities of this site are the wetland and woodland areas, particularly the area designated as a Local Wildlife Site, and effects on the biodiversity of these areas should be carefully considered and avoided. If development was to be implemented, it should be sited on the more open fields to the north of the site and the risk of flooding should be assessed and mitigated. Recreational access through the site should be maintained and enhanced. Development would consist of medium-sized commercial/industrial units – similar to the adjacent existing manufacturing unit and commercial development along Royd Ings Avenue. Due to the enclosed nature of the site, its location within a busy transport corridor and the proximity of similar structures, this scale of development is considered appropriate. Care should be taken to ensure new development is both of a similar scale to the existing development and is perceived as such from the surrounding area.

LCA G3: Esholt Settled Valley Floor

Figure 4.177: Map of LCA G3

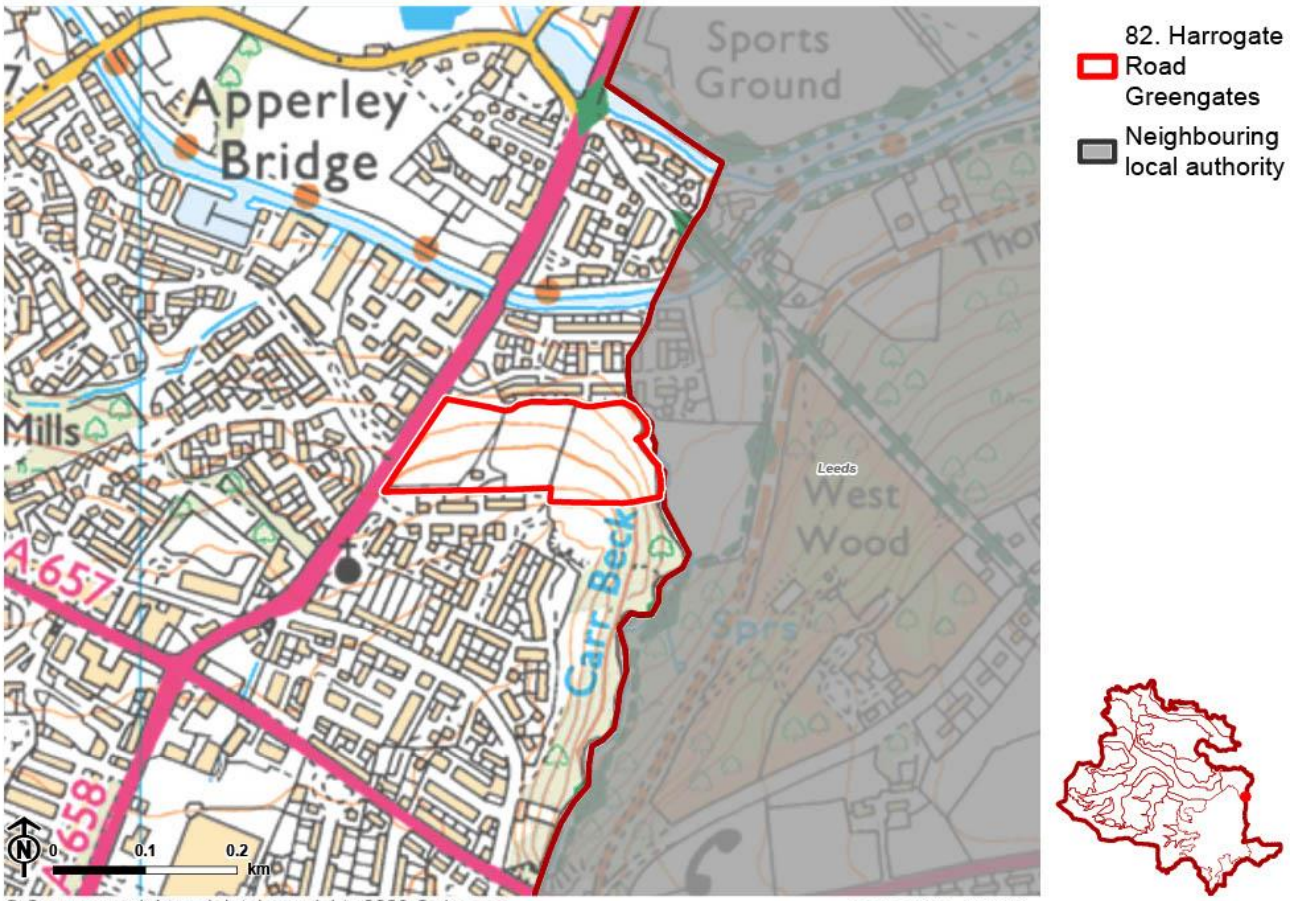


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Source: OS, BMDC

LSA Site 82

Figure 4.178: Map of LSA Site 82



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Source: OS, BMDC

Figure 4.179: Photos of LSA Site 82



View from West Wood looking south across the site



View of the site from Harrogate Road illustrating the level difference between the site and the street

Table 4.163: LSA Site 82 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
82	NE11/H, NE19/H	G3: Esholt Settled Valley Floor	Low-density housing

Table 4.164: Criteria and justification for LSA Site 82

Criteria	Description	Rating
Physical and Natural Character	The site is located on the southern edge of the Esholt Valley Floor, where the topography begins to rise steadily to the south. The site encompasses a generally uniform north-facing slope from 79m AOD to 60m AOD. The Carr Beck flows along the eastern boundary of the site and has eroded a steep slope on the site's eastern boundary. Immediately south-east of the site is West Wood, a Deciduous Woodland Priority habitat. There are also a number of mature trees on the retained field boundaries. The site is enclosed by high fences, walls and vegetation and is difficult to see into.	Moderate
Cultural and Historic Character and Associations	The Leeds and Liverpool Canal Conservation Area is located to the north and north-west of the site. To the north, an area of new development screens views to and from the Canal, disconnecting the site from this historic asset. To the west, two Listed Buildings (the Grade II Dog and Gun Pub and associated residence) within the Conservation Area have a strong visual relationship with the site. The site displays piecemeal boundary enclosure with some boundary loss. Despite the nearby Conservation Area, the site is surrounded by modern development and has a very limited sense of time-depth.	Moderate
Settlement Form and Edge	The Carr Beck, associated topography and West Wood act as a firm boundary feature in this location. The site sits within this boundary and so development would not compromise its integrity. In addition, the site is surrounded to the north and south by modern development, giving it a strong sense of forming part of the urban area.	Low
Settlement Setting	The site does not contribute to any gaps between settlements. In theory, the site should provide an open, rural setting to the historic properties on Harrogate Road, but due to the high retaining walls which raise the site above the road, this is not the case. Due to the lack of visual connection with the site from the surrounding settlement, it makes a limited contribution to the settlement setting.	Low
Access and Recreation	The promoted footpath Leeds Country Way passes the site to the east, but views of the site are screened by woodland associated with Carr Beck. West Wood has a number of informal footpaths running through it, but even on the site boundary, views into the site are heavily screened and the site feels disconnected from the woodland.	Low – Moderate
Views	The south of the site is relatively elevated and so will be distantly visible from some locations on the northern sides of the Esholt valley. However, the site is well enclosed and located between two areas of recent development to the north and south, so would make an imperceptible difference in long-distance views. Views of the site are well enclosed from the surrounding area, but the increased height of development would substantially alter the scale of views on Harrogate Road, even if the quality of views remains constant.	Low – Moderate
Perceptual Qualities	The site has no key characteristics which create a strong sense of place or contribute to distinctive landscape character. The adjacent busy road is clearly audible from within the site and, nearby housing and an overhead electricity line are clearly visible in views resulting in a limited degree of tranquillity. The woodland to the east provides a localised sense of tranquillity and an attractive immediate setting to the site.	Low – Moderate
Overall Sensitivity Rating		**Low – Moderate**

Potential Mitigation
The key sensitivities of this site are the Leeds and Liverpool Canal Conservation Area, Listed Buildings within the Conservation Area on Harrogate Road and the proximity of woodland to the east of the site. Development should be offset from both the woodland and drop in topography in the east of the site. The level change between the site and Harrogate Road should be considered carefully within the design to ensure buildings do not tower over the existing streetscape and Listed Buildings. Links through to West Wood should be explored, to allow recreational access from any new development.

LSA Site 83

Figure 4.180: Map of LSA Site 83

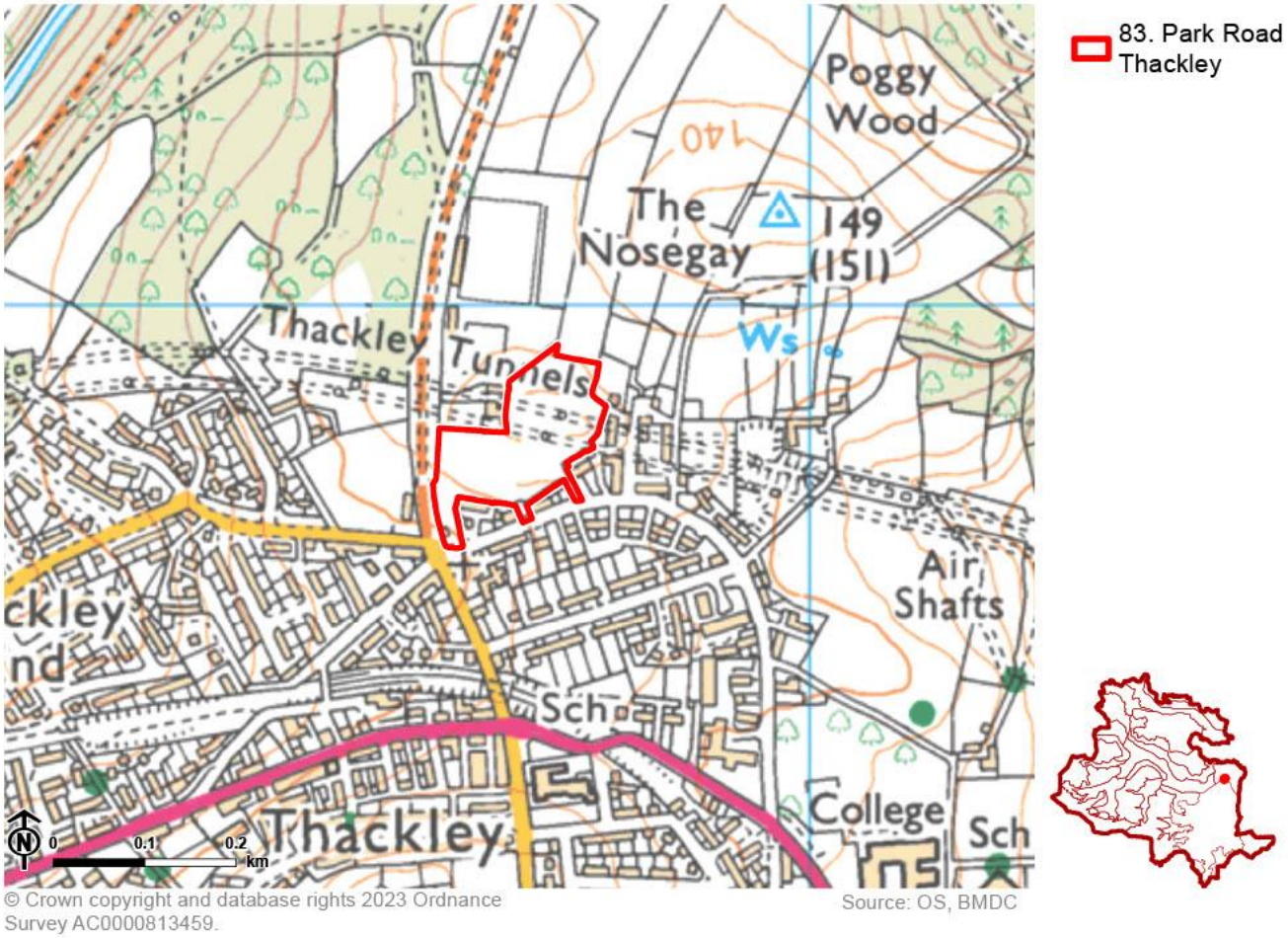


Figure 4.181: Photos of LSA Site 83



View from the back of properties on Park Road looking north-west over the engineered landform and amenity grass of the site



View from the highest point on the site looking south-east to the properties on Park Road

Table 4.165: Site 83 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
83	NE/071	G3: Esholt Settled Valley Floor	Low-density housing

Table 4.166: Criteria and justification for LSA Site 83

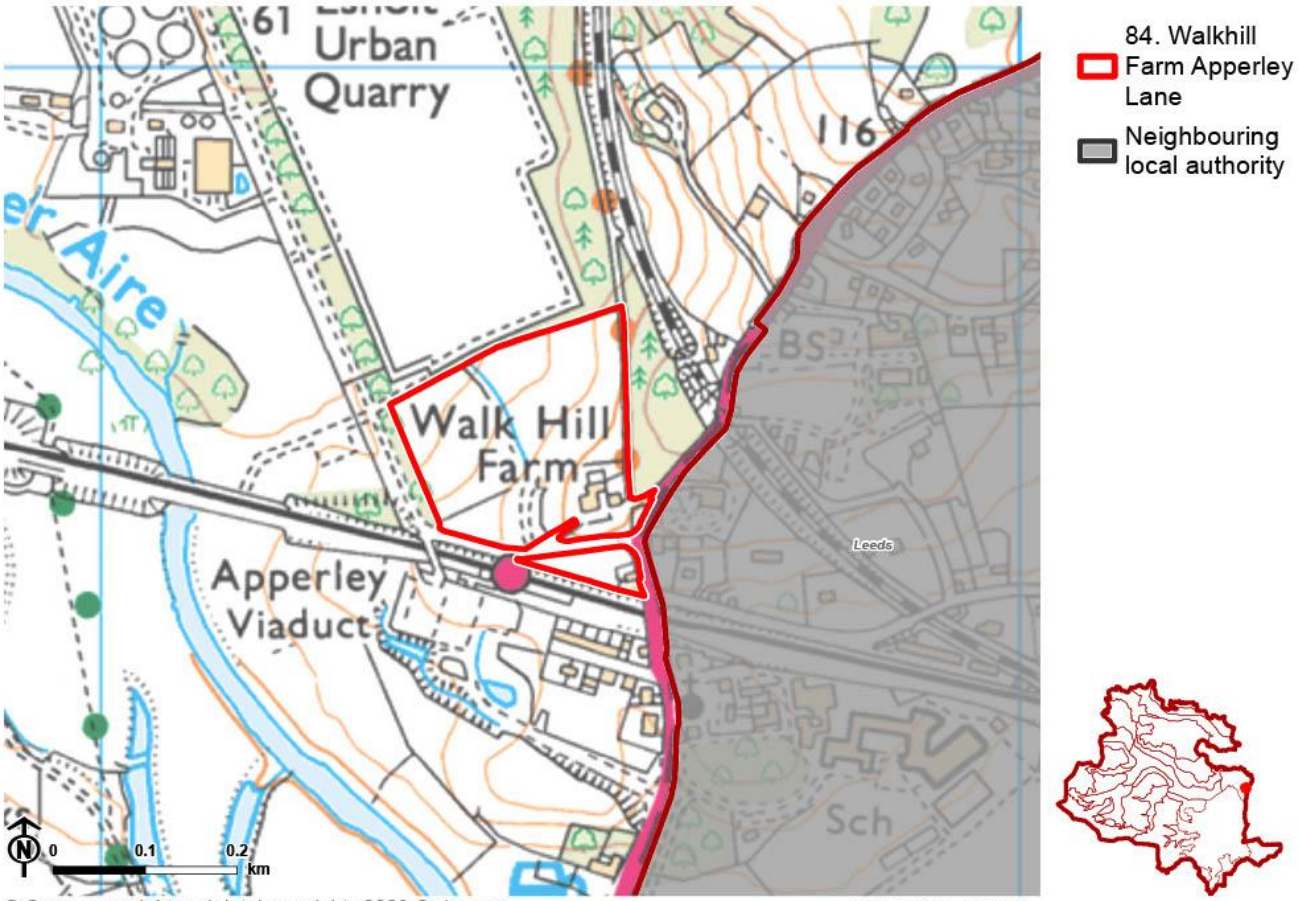
Criteria	Description	Rating
Physical and Natural Character	The site topography has been heavily influenced by its history as a quarry site and the construction of the Thackley Tunnels which run beneath it. Subsequently, due to engineering, the site is a local high point, forming a small, steep rounded hillock 140m AOD at its top. As a result, it is relatively exposed in an otherwise generally low-lying landscape. Although not recorded as a Bradford Open Space Site, the site is an accessible amenity green space and features benches integrated into both the functional and partially dismantled Tunnel Air Shafts. There are a number of mature trees around the edge of the site, although the site largely comprises amenity grass.	Moderate
Cultural and Historic Character and Associations	The site is surrounded by Listed Buildings on all sides. Park Road is made up of a series of local vernacular sandstone buildings with stone slate roofs which back onto the site. These buildings are regionally distinctive and collectively create both a strong sense of time depth and a strong sense of place. The site is part of a wider area of surviving strip fields although landform manipulation has erased this historic landscape form. The air shafts indicate the presence of the Thackley Tunnels running under the site, which were commissioned to improve transport links to the Airedale Valley to support the area's wool trade.	Moderate – High
Settlement Form and Edge	Although located on the northern periphery of Thackley, the site is surrounded by built form and peri-urban land uses, such as Thackley AFC and as a result is perceived as being contained within the wider settlement envelope. The site has the sense of forming part of the settlement as a 'village green' type space linking it closely with the settlement.	Low-Moderate
Settlement Setting	The site does not contribute to a perceived gap between Thackley and any other settlements. Although the site itself does not have a strong character, its spatial relationship with the Listed Buildings around it gives it a sense of being a 'village green' which provides these historic assets with a setting. It is distinct from the developed area due to its comparative elevation. This enhances the character and distinctiveness of the settlement.	Moderate
Access and Recreation	Although not formally an open space site or open access land, the site appears to be an informal area of accessible amenity land utilised by residents for recreational purposes. The south-west corner of the site contains a small garden with a stone bench and a village noticeboard. The panoramic views from the top highest point on the site and benches located around the tunnel shafts, may draw local dog walkers to the site, although it is unlikely visitors will come from further afield.	Moderate – High
Views	Due to the localised high point, the site has 360 degree panoramic views of the developed area to the south and Nosegay Hill to the north-east and the wooded Esholt Valley sides beyond. The northern part of the site is more visible in views from the north, with the urban edge of Thackley currently screened by the landform. Tree blocks reduce some of this intervisibility.	Moderate
Perceptual Qualities	Although the site is in close proximity to the urban form of Bradford, a 'rural village' quality remains, attributed to the vernacular stone cottages which border the site to the south. Views to the north encompass rural open land, and the wooded edges of Buck Wood, providing a relative sense of remoteness, although road noise along Thackley Road does detract. Tranquillity is higher in the north, where sloping landform creates a greater sense of separation from the urban edge of Thackley.	Moderate

Criteria	Description	Rating
Overall Sensitivity Rating		**Moderate-High**

Potential Mitigation
The key sensitivities of this site are the Listed Buildings surrounding it, the sense of place and time depth they inform and the site's value as a recreational asset. The site could be developed in such a way that maintains a central greenspace with development around the periphery, ideally maintaining greenspace both at the site's highest point and around the historic buildings. This approach would substantially reduce the developable area however, and the approach may not be deemed practical.

LSA Site 84

Figure 4.182: Map of LSA Site 84



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Source: OS, BMDC

Figure 4.183: Photos of LSA Site 84



View from The Avenue looking north-east across the site.



View from the PRoW on the eastern boundary of the site looking west down the gentle slope of the site.

Table 4.167: LSA Site 84 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
84	NE22/E	G3: Esholt Settled Valley Floor	Commercial

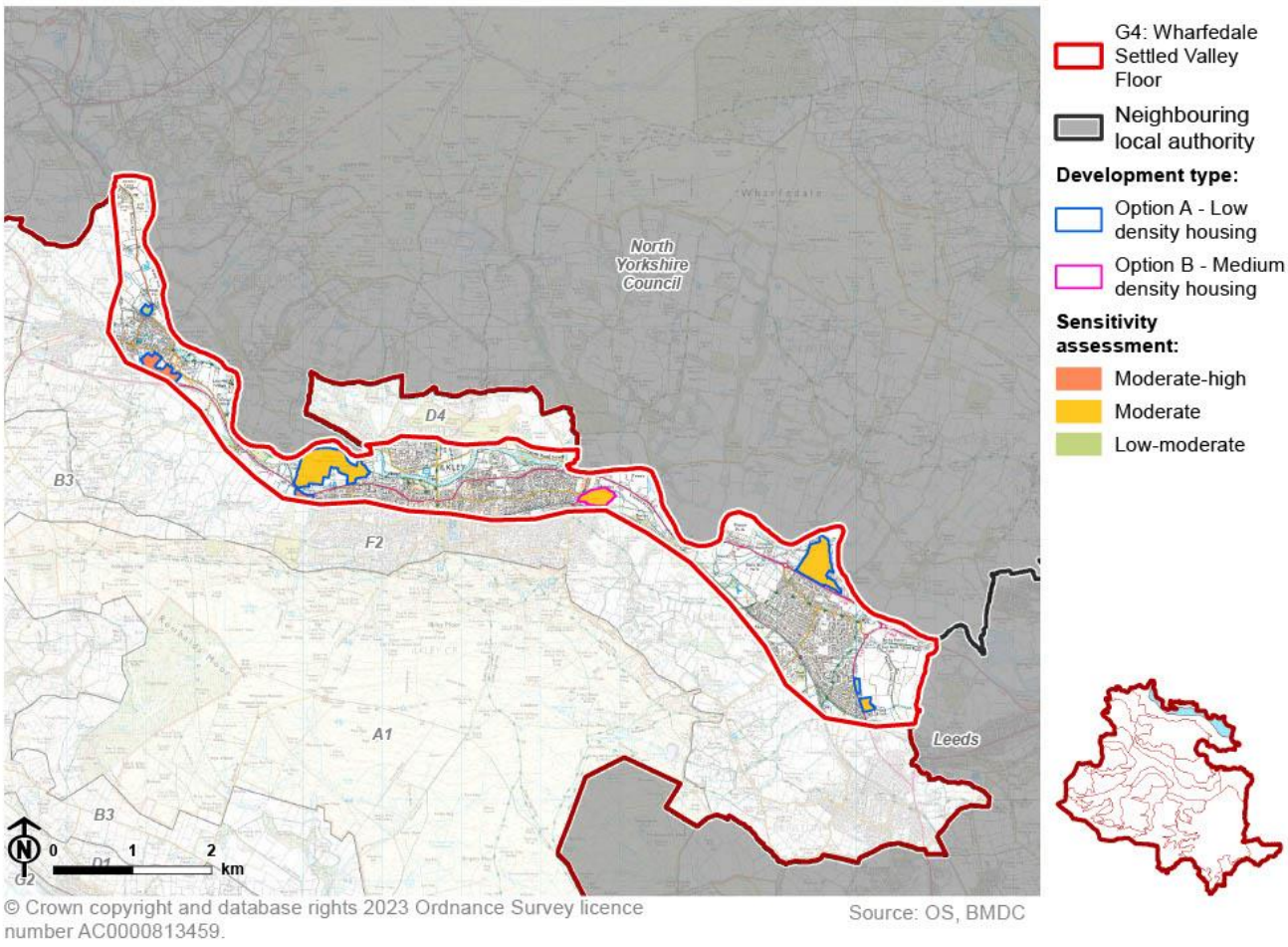
Table 4.168: Criteria and justification for LSA Site 84

Criteria	Description	Rating
Physical and Natural Character	The site is low-lying and slopes from east to west (76m AOD to 55m AOD) where it meets the floodplain of the River Aire. It comprises areas of grassland fields delineated by dense hedges and used as horse pasture. Heras fencing and post and rope fencing occurs in places. There are a number of mature trees in the fields and in the hedgerow boundaries. A planted avenue of mature trees lies on the west side of the site. The site contains residential properties at Walk Hill Farm, and associated land including areas of hard surfacing. The site is enclosed on all edges by deciduous woodland or tree belts. The Airedale Line Railway is just beyond the southern boundary of the site and the northern edge is adjacent to Esholt Urban Quarry.	Low – Moderate
Cultural and Historic Character and Associations	The HLC identifies the site as land associated with Walk Hill Farm, which was formerly part of the wider grounds of Esholt Hall, situated approximately 1km to the north-east of the site. Parts of the former private parkland survive, notably the avenue of trees to the west of this site. Esholt Urban Quarry and the nearby sewage works have reduced this historic character. Walk Hill Farmhouse is a Grade II Listed Building constructed from local stone. The Apperley Viaduct (built in 1846) is located opposite the site but screened by intervening tree cover.	Moderate-High
Settlement Form and Edge	The site is located adjacent to scattered properties which form ribbon development along Apperley Lane (A658) between the northern edge of Bradford (Apperley Bridge) and Yeadon. The edge of settlement is not well defined, and the site feels dislocated from the settlement. Land to the north of the site is Esholt Urban Quarry and sewage works. Low-intensity commercial development of the site would not be at odds with this area of mixed peri urban land use (e.g. transport corridors, institutional buildings, industrial land use).	Low – Moderate
Settlement Setting	The site provides a setting to Walk Hill Farmhouse and provides separation between residential properties and the quarry. However, this is on a very local scale and the site does not contribute to the character of a settlement or provide separation between settlements.	Low – Moderate
Access and Recreation	The National Cycle Route 66 passes through woodland on the eastern edge of the site. A bridleway alongside the site is predominantly screened by tree cover but with glimpse views through gaps.	Low – Moderate
Views	The site is locally enclosed by woodland and tree cover. Its low-lying nature means it may be visible from upper valley slopes however it is within the context of mixed land use and is unlikely to appear distinctive.	Low
Perceptual Qualities	Wooded boundaries and mature trees contribute to a natural character, although this is interrupted by a number of elements including heavy fencing associated with the quarry/ sewage works, fly-tipping and unmaintained boundaries. Lorry traffic on the A658 is audible and an unpleasant smell from sewage works can be discerned.	Low
Overall Sensitivity Rating		**Low – Moderate**

Potential Mitigation
Development could be contained within the site by strengthening and positively managing woodland edges. Low-rise commercial units could be appropriately sited to allow existing mature trees within the site to be retained. A low density of development would reflect the character of nearby residential areas. Access should be designed to avoid impacts on trees. Tree cover across the site should be strengthened and connected to woodland edges. Landscaping as part of the development should focus on planting which benefits biodiversity and appropriate long-term management should be agreed.

LCA G4: Wharfedale Settled Valley Floor

Figure 4.184: Map of LCA G4



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Source: OS, BMDC

LSA Site 85

Figure 4.185: Map of LSA Site 85

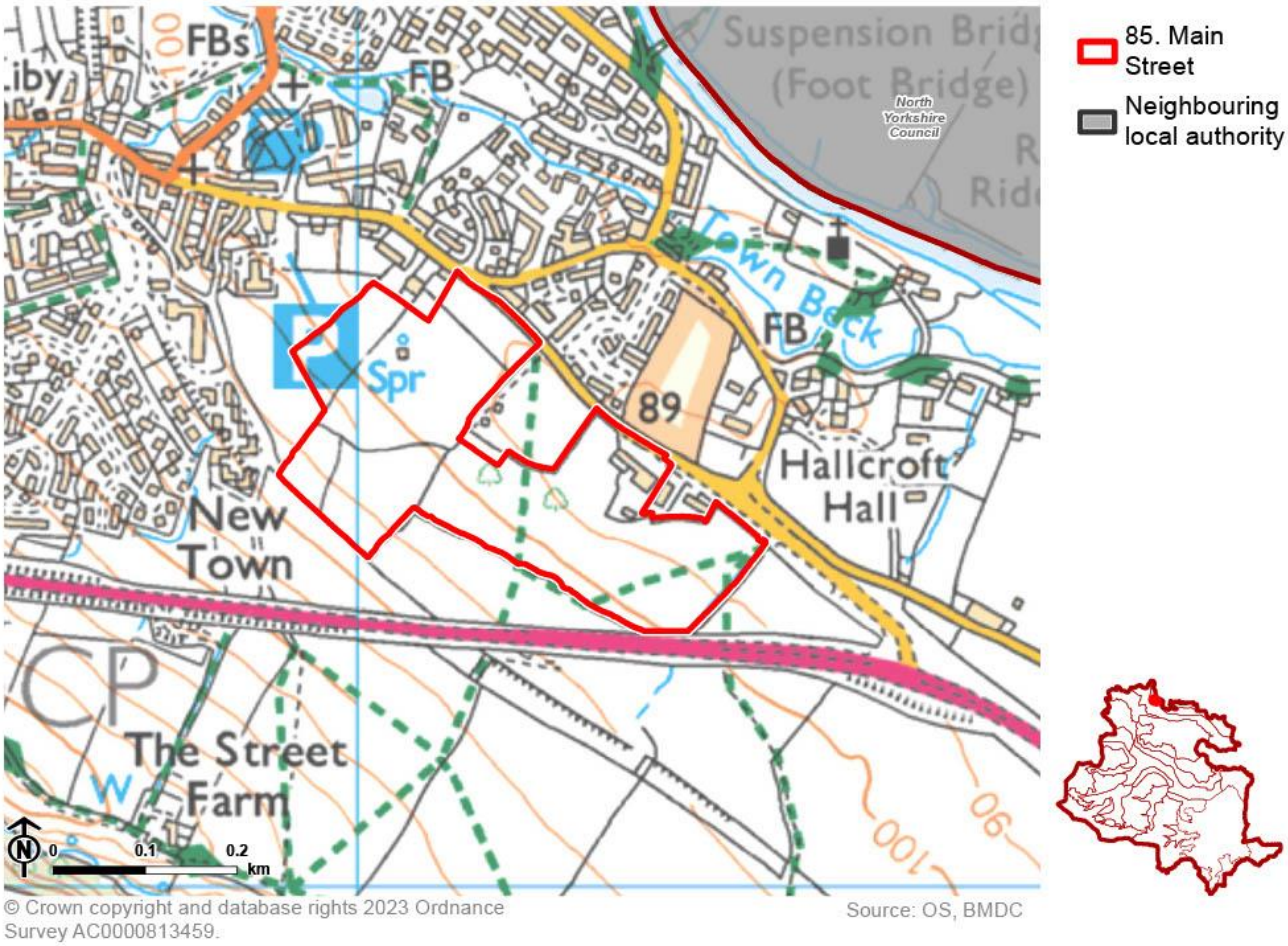


Figure 4.186: Photos of LSA Site 85



View from a PRoW within the site, towards Addingham Conservation Area with Addingham Moor in the background.



Northerly view into the site from Main Street, with mature trees along field boundaries, along with drystone walls in disrepair and an old stone cottage.

Table 4.169: LSA Site 85 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
85	AD/005, AD/008 (G02)	G4: Wharfedale Settled Valley Floor	Low-density housing

Table 4.170: Criteria and justification for LSA Site 85

Criteria	Description	Rating
Physical and Natural Character	The site comprises sloping landform associated with Addingham Moor, falling from 115m AOD in the south to 90m AOD in the north at Main Street. The landform is broadly consistent, with few topographical complexities across its sloping form. Comprising small to medium-scale pastoral fields, numerous mature field trees and remnant hedgerow trees. A small strip of scrub and woodland is found at the north-west edge of the site. Overgrown and intact hedgerows form the internal field boundaries across the west and east of the site, with some observed erosion of field boundaries in the centre.	Moderate – High
Cultural and Historic Character and Associations	The Addingham Conservation Area encompasses the western portion of the site, and extends east along Main Street. The historic settlement edge is mostly intact with clear intervisibility to the site, and open views to the pastoral sloping landform and moorland beyond. A stone structure in disrepair (not listed) is halfway up the slope near the western site boundary, and contributes to a sense of time-depth. The HLC identifies fields within the site as piecemeal, semi-regular enclosure with 16th century origins. Some 20th century internal boundary loss and stonewalls in disrepair are observed in the centre of the site.	High
Settlement Form and Edge	Located at the eastern edge of Addingham, the settlement pattern is historically linear, organised along Main Street and along road junctions. However, modern cul-de-sac development west of the site has altered the historic settlement pattern. The settlement edge is relatively exposed, with few screening features and limited integration into the landscape. Main Street/Ilkley Road was a distinct boundary feature at the southern edge of the settlement and along the northern site boundary, prior to cul-de-sac development to the west. Development on the site would further alter the settlement form, crossing the boundary feature of Main Street and extending the settlement edge into the undeveloped countryside to the south.	Moderate – High
Settlement Setting	The rural characteristics of the site and visually open qualities provide a positive contribution to the settlement setting, and development across the southern elevated expanses of the site would detract from the rural and historic setting to the Addingham Conservation Area, which the site is partially within. However, the site does not contribute to the separation of settlements, with no settlement in proximity to the east of Addingham.	Moderate-high
Access and Recreation	A block of Open Access Land is located directly across Main Street from the site, with clear intervisibility. Multiple PRoW pass north-south through the site, connecting the settlement to the more elevated moorland to the south. These footpaths also connect to the Dales High Way, a promoted footpath which provides connections out into the wider landscape. Additionally, the site surrounds the Addingham Cricket Club pitch located at the south-western site boundary.	Moderate – High
Views	The site is visually open, with little screening along Main Street and from the settlement edge, and is located on a visually prominent slope. There is intervisibility with the Addingham Conservation Area, as well as to the Nidderdale AONB.	High
Perceptual Qualities	The mix of small and medium scale pastoral fields form a relatively tranquil and rural landscape at the edge of Addingham. There are some impacts on tranquillity from the	Moderate

Criteria	Description	Rating
	road, and proximity to the modern settlement edge directly north and to a lesser extent the A65 to the south	
Overall Sensitivity Rating		**Moderate – High**

Potential Mitigation
Locate development in the south-west of the site, in proximity to the modern settlement edge and outwith the Conservation Area. Minimise views of modern development in views to and from the Conservation Area. Historic drystone walls and features, and hedgerows should be retained and integrated into new development. Trees and tree belts should be included to help integrate the development into the landscape.

LSA Site 86

Figure 4.187: Map of LSA Site 86

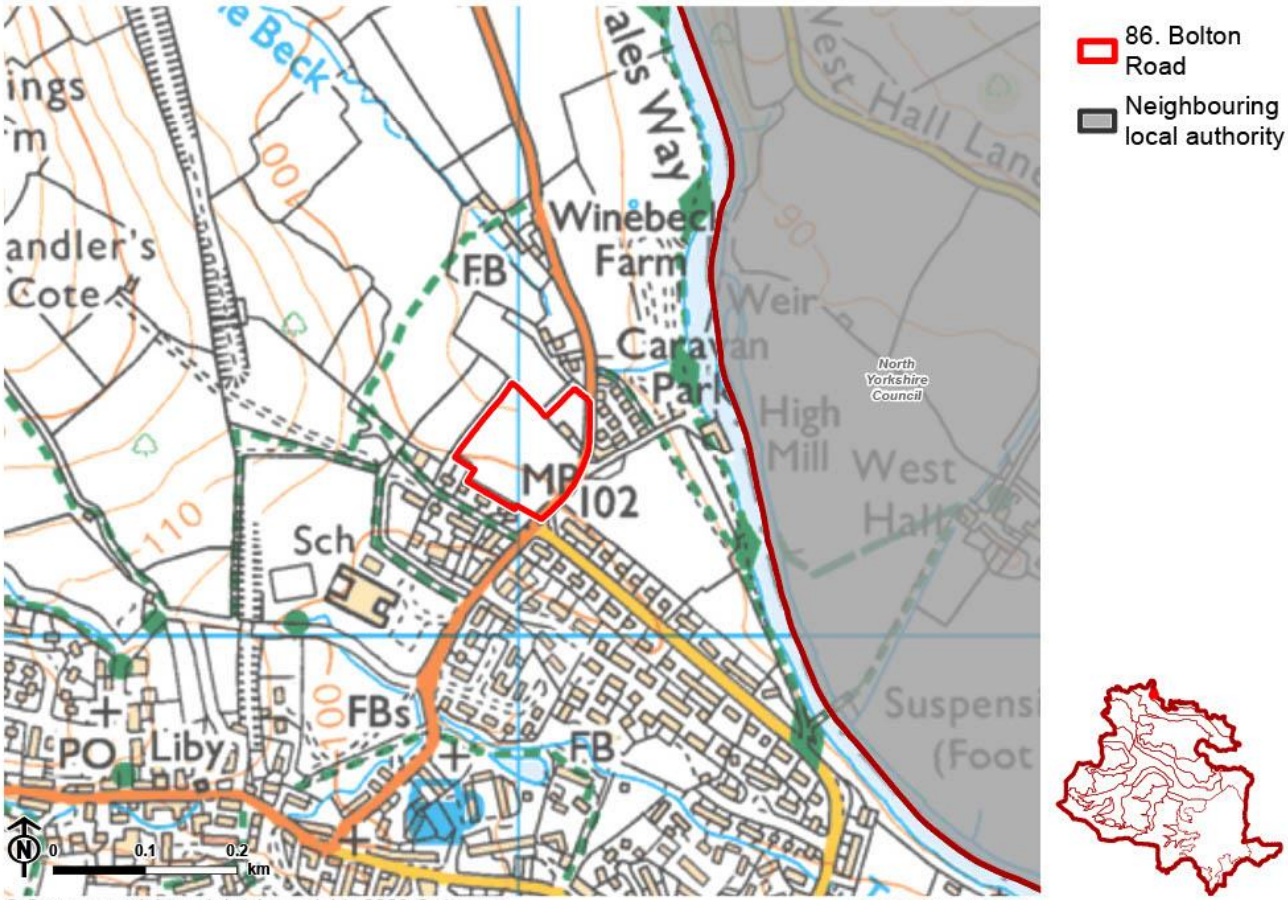


Figure 4.188: Photos of LSA Site 86



View into the site from across Bolton Road, with drystone walls and fencing in the foreground, and the exposed settlement edge to the south.

Table 4.171: LSA Site 86 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
86	AD/013	G4: Wharfedale Settled Valley Floor	Low-density housing

Table 4.172: Criteria and justification for LSA Site 86

Criteria	Description	Rating
Physical and Natural Character	The site sits at the northern edge of Addingham, within a sloping landform, descending from approximately 100m AOD in the south to 90m towards the River Wharfe in the north-east. The slope is consistent and broad, without major undulations. Composed of pastoral fields, the site lacks vegetative diversity, with mature trees dotted intermittently along the site boundaries. Drystone walls overgrown with ivy and shrubby vegetation form the eastern site boundary. The exposed and modern settlement edge forms the southern site boundary. Internal field boundaries to the west and north have been replaced with fencing, and wood pole lines cut through the western half of the site. A single residence is situated in the north of the site along Bolton Road.	Low – Moderate
Cultural and Historic Character and Associations	The Addingham Conservation Area is located 200m to the south, however intervisibility is limited due to intervening buildings. There are no historic features in proximity to the site, or within the site boundaries, although the Grade II Listed Winebeck Farmhouse is located 160m to the north, with intermittent intervisibility. The HLC identifies the field patterns as piecemeal enclosure with 16th century origins, although many of the field boundaries are fragmented.	Low – Moderate
Settlement Form and Edge	Located at the northern settlement edge of Addingham, the site is exposed to the modern residential settlement edge adjacent to the south, and clusters of properties to the north with a small caravan park just beyond to the north-east. Detached and dispersed farmsteads are located further north of the site along Bolton Road. There are no boundary features which contain the site from the open fields to the west, barring sparse and fragmented hedgerows trees.	Low – Moderate
Settlement Setting	The site sits between the Addingham settlement edge and dispersed existing development further north, and so does not provide a strong transition from the settlement edge to the surrounding pastoral landscape. Additionally, the site does not contribute to the sense of spatial distinction between settlements, as there are no settlements in proximity north of Addingham.	Moderate
Access and Recreation	No PRoW pass through the site, although the Dales Way long distance walking route passes 100m to the north-east along the River Wharfe, with limited intervisibility. A PRoW passes 100m to the west, with relatively clear views to the western site boundary.	Low – Moderate
Views	The site is relatively open to the road and adjacent settlement edge. However, the site is not prominent within the wider landscape.	Moderate
Perceptual Qualities	Although the site is part of the wider pastoral landscape north of Addingham, the wood poles lines, fragmented field boundaries, and clear intervisibility and relationship with the existing settlement edge reduces the overall sense of rurality and remoteness. Tranquillity on the site is reduced by the proximity to the modern settlement edge and the presence of an existing residential building.	Low – Moderate
Overall Sensitivity Rating		**Low – Moderate**

Potential Mitigation
Locate development in the south of the site in proximity to the settlement edge. Avoid development along the adjacent roadway so as to minimise the perception of ribbon development and coalescence between dispersed residential properties further north. Trees and tree belts should be included to help integrate the development into the landscape, and hedgerow gaps filled, particularly along the western site boundary.

LSA Site 87

Figure 4.189: Map of LSA Site 87

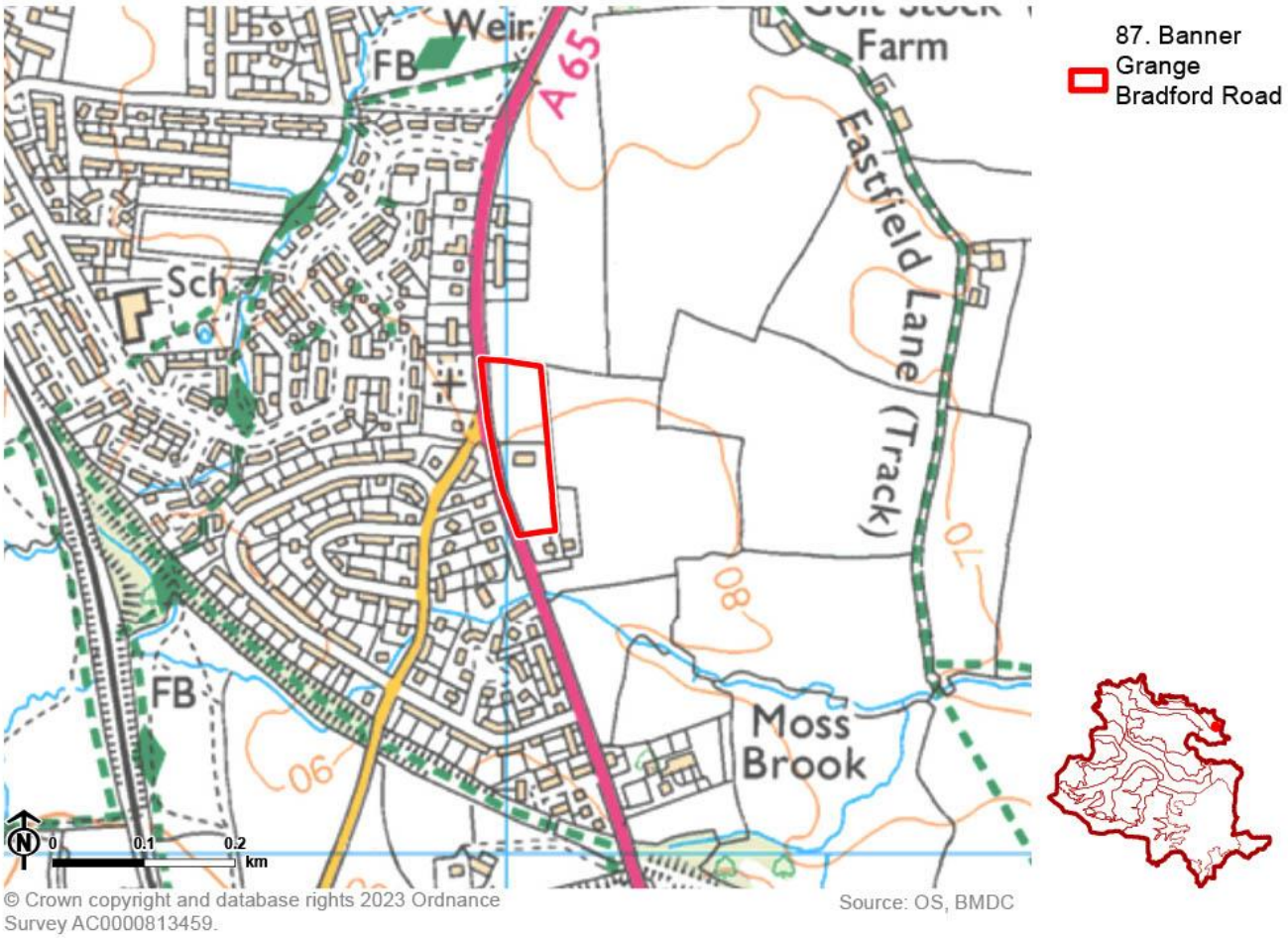


Figure 4.190: Photos of LSA Site 87



North-easterly view from Bradford Road, with hedgerows and hedgerow trees providing field boundaries in the middle ground, and the Nidderdale AONB in the distance.



Easterly view into the site from Bradford Road, towards gappy hedgerows and mature hedgerow trees scattered in the distance.

Table 4.173: LSA Site 87 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
87	BU/005	G4: Wharfedale Settled Valley Floor	Low-density housing

Table 4.174: Criteria and justification for LSA Site 87

Criteria	Description	Rating
Physical and Natural Character	Comprising a relatively flat, small-scale pastoral field, with a residential property and associated gardens and tennis court to the south, the site is located east of Burley-in-Wharfedale. The site gently slopes between 80m AOD and 70m AOD, and sits at the edge of the low-lying River Wharfe floodplain. Hedgerows and hedgerow trees provide a boundary along the A65 to the west, with internal field boundaries to the north. Boundaries to the east have been mostly lost, and are open to more expansive fields further east.	Low – Moderate
Cultural and Historic Character and Associations	There are no historic features within or in proximity to the site, with the Burley-in-Wharfedale Conservation Area located approximately 550m to the north with limited intervisibility. The HLC indicates the field is of piecemeal enclosure of 16th century origin, with conversion in the 20th century to a detached residential building in the south of the site.	Low – Moderate
Settlement Form and Edge	The site is located east of the A65 from the settlement edge, which is relatively exposed but is contained from the wider landscape by the A65. Development across the site would be perceived as a slight extension into open countryside across this boundary feature, but would not be considered a step change to the existing settlement form, as there are some existing properties east of the A65.	Moderate
Settlement Setting	The site forms part of the rural buffer to the settlement edge, and provides some positive contribution to the rural setting to the settlement, although the effect is somewhat localised due to the small size of the field.	Moderate
Access and Recreation	There are no PRoW through or in proximity to the site, although a PRoW follows Eastfield Lane 400m to the east with intermittent intervisibility to the site, where not constrained by hedgerows and in-field trees.	Low – Moderate
Views	The site retains a semi-enclosed character, bound by mature hedgerow trees to the north and east, with views in from the south and west partially screened by buildings and mature trees. Although there is some intervisibility to the Nidderdale AONB in the north, the site is not visually prominent within the wider landscape, and development would be seen within the context of the existing settlement.	Low – Moderate
Perceptual Qualities	The proximity to the A65 and modern settlement edge impacts on the tranquillity and sense of rurality across the site, despite the rural land use to the north and east. Existing residential development on the southern half of the site further detracts from rurality.	Low – Moderate
Overall Sensitivity Rating		**Low – Moderate**

Potential Mitigation
Locate development along the A65, in line with existing linear residential development further north. Trees and tree belts should be included to help integrate the development into the landscape, particularly along the eastern and northern site boundaries.

LSA Site 88

Figure 4.191: Map of LSA Site 88

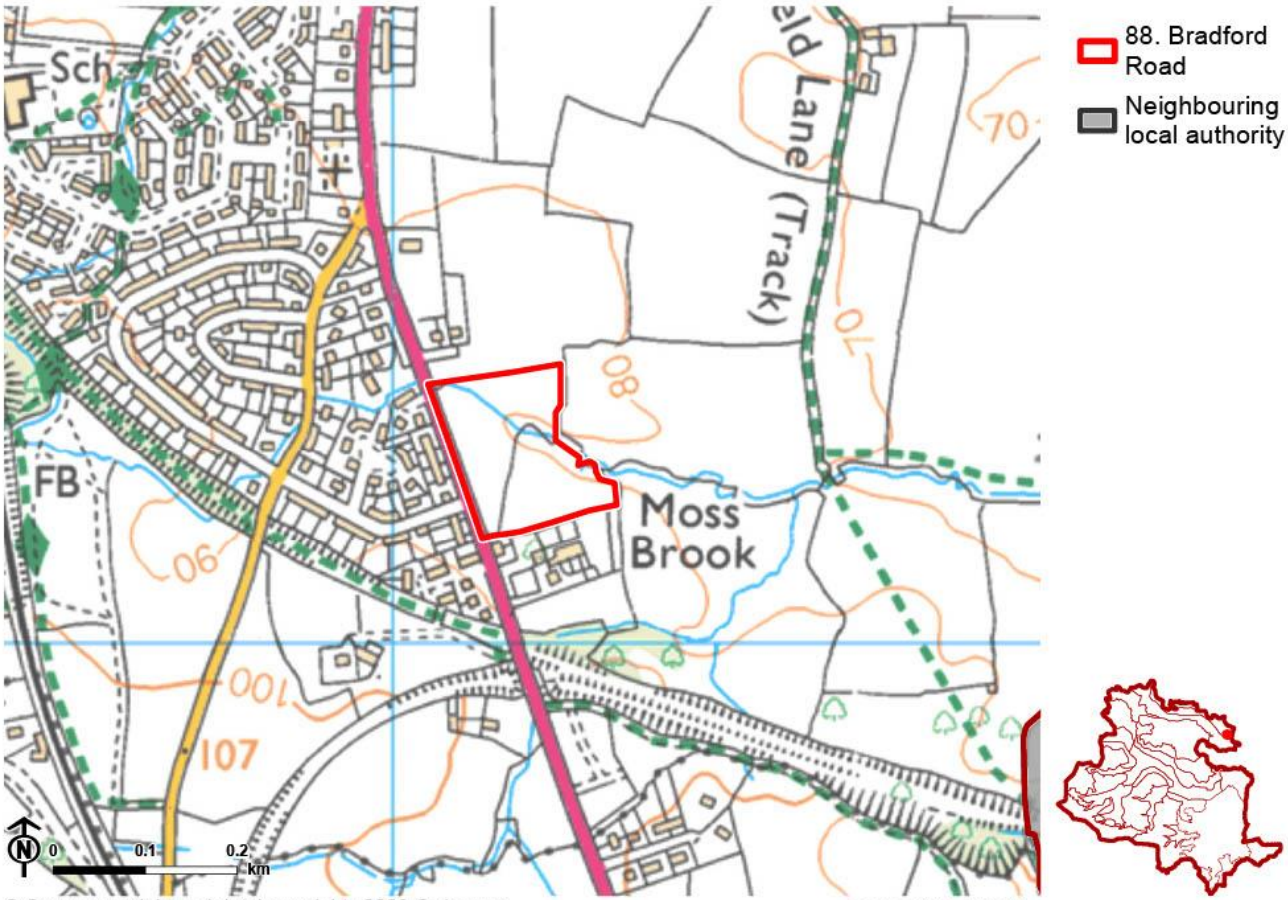


Figure 4.192: Photos of LSA Site 88



Easterly view from Bradford Road into the site, with a band of woodland in the left hand frame, and gappy hedgerows in the middle distance.



Easterly view from Bradford Road, with somewhat gappy hedgerows and a wooded watercourse in the distance.

Table 4.175: LSA Site 88 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
88	BU/014	G4: Wharfedale Settled Valley Floor	Low-density housing

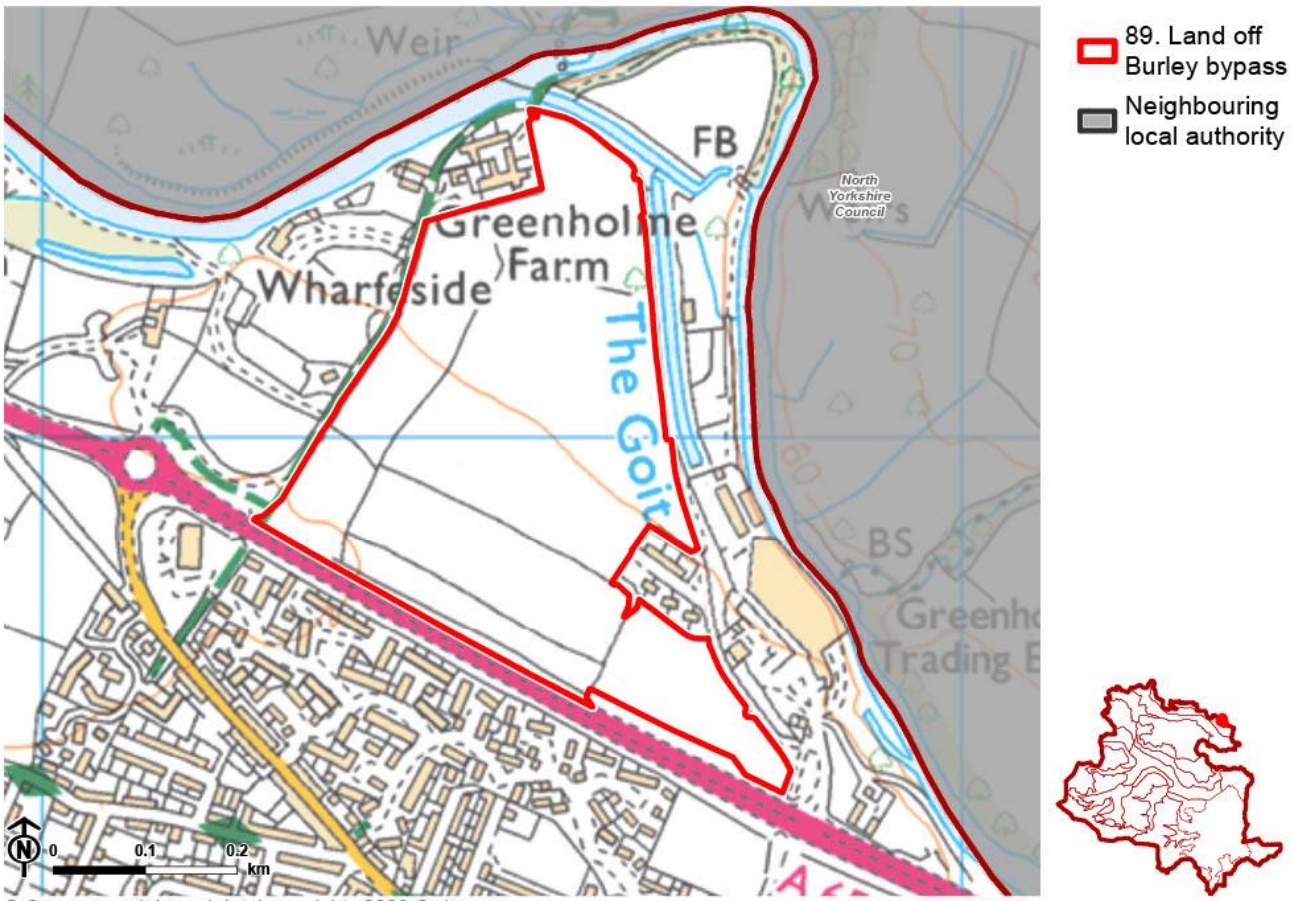
Table 4.176: Criteria and justification for LSA Site 88

Criteria	Description	Rating
Physical and Natural Character	Comprising small-scale pastoral fields, the site is located east of Burley-in-Wharfedale. The site gently slopes between 80m AOD and 90m AOD, and sits at the edge of the low-lying River Wharfe floodplain. An intact drystone wall provides a boundary along the A65 to the west, with internal hedgerow field boundaries to the north. Mickle Ing Beck runs through the centre and north of the site, and is lined with riparian vegetation and a dense band of deciduous trees. Hedgerow boundaries are somewhat intact, with occasional gaps.	Moderate
Cultural and Historic Character and Associations	There are no historic features within or in proximity to the site, with the Burley-in-Wharfedale Conservation Area located approximately 750m to the north with limited intervisibility. The HLC indicates the field is of piecemeal enclosure of 16th century origin, with field boundaries mostly intact.	Low – Moderate
Settlement Form and Edge	The site is located east of the A65 from the modern settlement edge of Burley-in-Wharfedale, which is relatively exposed but is contained from the wider landscape by the A65. Development across the site would be perceived as extension into open countryside, and would be considered to contribute to a step change to the existing settlement form in combination with other isolated and clustered properties to the east of the road.	Moderate
Settlement Setting	The site provides some positive contribution to the rural setting to the settlement, although the effect is somewhat localised due to the small area covered by the fields. The undeveloped fields contribute to the sense of separation between Burley-in-Wharfedale and Menston to the south, and development across the site could contribute to the perception of coalescence between the settlement edges.	Moderate
Access and Recreation	There are no PRoW through or in proximity to the site, although a PRoW follows Eastfield Lane 400m to the east with intermittent intervisibility to the site.	Low – Moderate
Views	The site is relatively open, and prominent in views from the A65 and adjoining properties. The landscape forms part of easterly long-distance views across the open countryside to rising landforms in the distance, including the Nidderdale AONB.	Moderate
Perceptual Qualities	The site has a rural character, strengthened by the relatively intact hedgerows, band of riparian vegetation along the meandering brook that runs through the fields. However, the proximity of the A65 and modern settlement edge to the west has impacts on the sense of remoteness and tranquillity across the site.	Moderate
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Locate development along the A65, contiguous with existing development to the south. Avoid development north of Mickle Ing Beck, which creates separation between the north and south of the site. Avoid development in proximity to the watercourse and associated riparian vegetation. Provide landscape buffer and enclosure using vegetation, and protect and enhance existing hedgerow boundaries.

LSA Site 89

Figure 4.193: Map of LSA Site 89



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Source: OS, BMDC

Figure 4.194: Photos of LSA Site 89



View into site from Great Pasture, with a cell tower in the left hand frame, and enclosing woodland and fencing to the south.



Westerly view into the site from Great Pasture, with wooden electrical poles in the middle ground with residential properties in the right of the frame, and a large construction crane in distance.

Table 4.177: LSA Site 89 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
89	BU/015	G4: Wharfedale Settled Valley Floor	Mixed-use scheme of commercial and lower density 2-3 storey housing

Table 4.178: Criteria and justification for LSA Site 89

Criteria	Description	Rating
Physical and Natural Character	The site sits within the Wharfe floodplain, partially situated within a bend in the River Wharfe. Low-lying with limited undulations, the landform sits around 70m to 80m AOD. Wetlands bleed onto the northern site boundary in proximity to the river, and the frequent field boundary and field trees and surrounding pockets of woodland contribute to a pastoral and rural setting. Riparian vegetation associated with the River Wharfe and the Goit water channel lines the north and east boundaries and to the west is the tree lined Leather Bank lane.	Moderate – High
Cultural and Historic Character and Associations	The HLC indicates the fields in the centre of the site are valley-floor meadows with medieval origins, and fields in the north and south of the site are identified as piecemeal enclosure with more modern 20th century origins. There has been some boundary loss in the north of the site, although hedgerow boundaries across the south are mostly intact. The Burley-in-Wharfedale Conservation Area is adjacent to the site in the south, although intervisibility is limited by embankment and roadside vegetation. The Goit (an artificial channel fed from the River Wharfe which was built to power Greenholme Mills cotton mills) and the Greenholme Mills buildings themselves add some sense of time depth; located just outside the site to the east.	Moderate
Settlement Form and Edge	The site is located north of the settlement edge, which is mostly contained by the A65 along the southern site boundary. Residential developments and old mill structures at the eastern edge of the site are relatively exposed and form a hard boundary. A cluster of residential properties associated with Greenholme Farm to the north are somewhat integrated into the landscape with mature trees and garden vegetation. Development across the site would constitute a large northwards expansion of the settlement edge and would alter the settlement form, and be perceived as encroachment into the undeveloped countryside in proximity to the Nidderdale AONB.	Moderate
Settlement Setting	The site provides a positive contribution to the settlement setting, as part of the pastoral river valley backdrop. However, this effect is concentrated across the south-western site boundary, which has clear views across the site to the rising landforms beyond and to the AONB. The site does not provide much contribution to the spatial distinction between settlements, although it does provide some separation between the settlement and clusters of residential properties to the north and east, including Greenholme Mills which has recently been converted into residential apartments.	Moderate
Access and Recreation	A PRoW (bridleway) passes along the western site boundary with intermittent intervisibility where not constrained by vegetation, and connects the settlement edge to the Nidderdale AONB in the north. The Burley-in-Wharfedale Stepping Stones and a weir are located beyond the northern edge of the site at the river, and are popular locally. A permissive route runs along the eastern boundary of the site and links into the bridleway and stepping stones to the north.	Moderate
Views	The site retains a semi-enclosed character, with embankment and roadside vegetation limiting views from the south. However, the site can be seen from the wider landscape (particularly from rising landforms to the north and more distantly to the south) and is prominent in views from a PRoW to the north, within the Nidderdale AONB.	Moderate – High

Criteria	Description	Rating
Perceptual Qualities	The proximity to the A65, residential developments along the south-eastern site boundary, and presence of communication towers and wood pole lines introduce elements of modern influence and human activity, which detract from the overall experience of tranquillity and rurality. These characteristics of tranquillity and rurality are more pronounced in the north of the site in proximity to the river, further from the settlement edge.	Low – Moderate
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Locate development in the east of the site, in proximity to existing residential developments and where the site is well-enclosed by mature roadside vegetation and landform. Minimise the influence of development in views to and from the AONB. Traditional drystone walls and hedgerows should be retained and integrated into new development. Trees and tree belts should be included to help integrate the development into the landscape, and any existing vegetation protected and enhanced.

LSA Site 90

Figure 4.195: Map of LSA Site 90

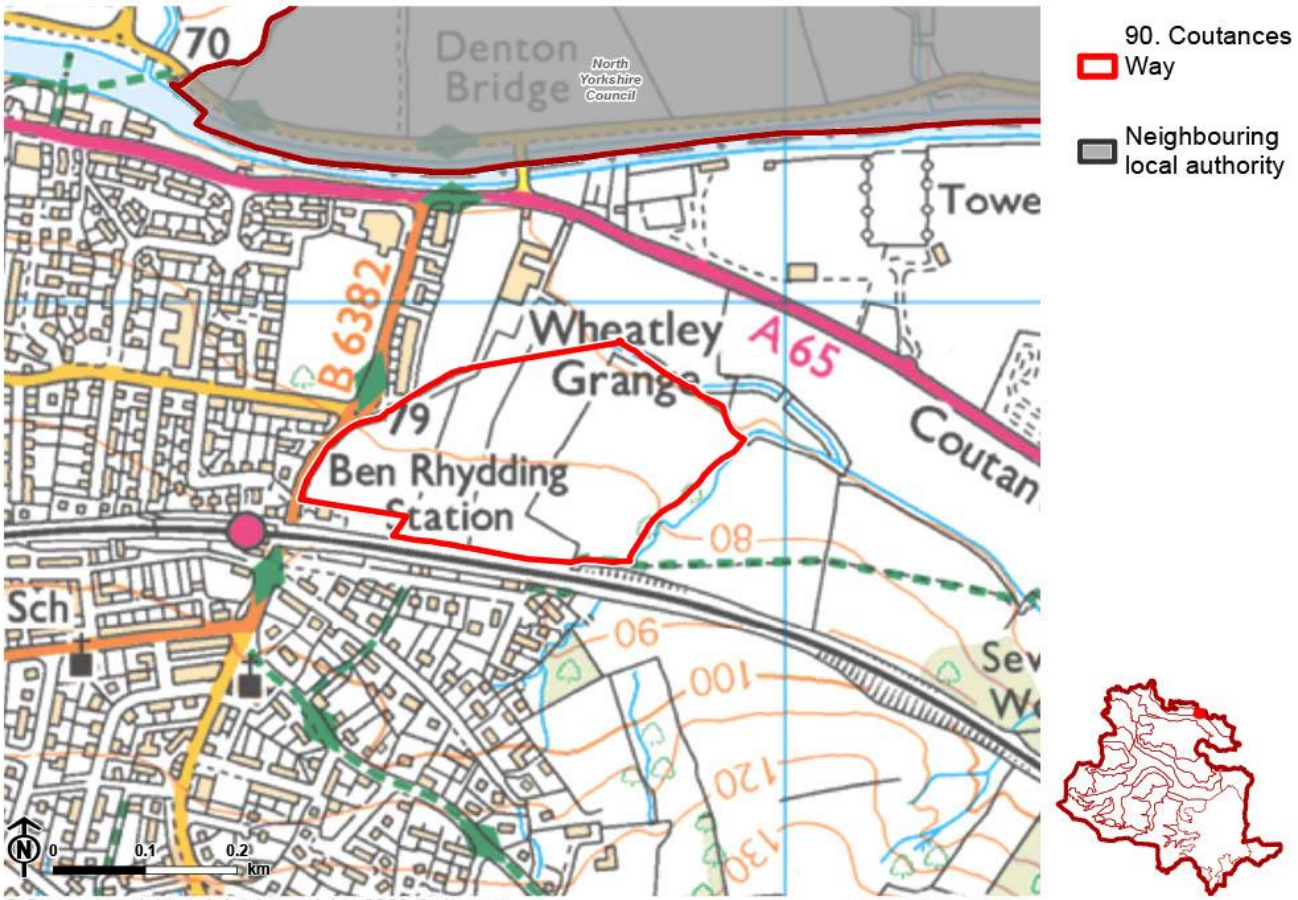


Figure 4.196: Photos of LSA Site 90



Northerly view into the site from Wheatley Lane, with larger scale residential developments in the left of the frame, and the Nidderdale AONB rising in the distance.



Southerly view into the site from Wheatley Lane, with a mature in-field tree in the foreground, and views to the exposed settlement edge in the north.

Table 4.179: LSA Site 90 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
90	IL3/H	G4: Wharfedale Settled Valley Floor	Medium-density housing

Table 4.180: Criteria and justification for LSA Site 90

Criteria	Description	Rating
Physical and Natural Character	The site is in pastoral use, and located at the base of the sloping landform descending into the Wharfe Valley, low-lying and gently undulating. The landform gently falls away from the Ben Rhydding settlement edge, from approximately 85m AOD in the south to 70m AOD in the north. The field pattern is generally regular, forming narrow strip fields with drystone wall boundaries, and hedgerows along the western and eastern edges. Internal field boundaries are somewhat eroded, with gappy walls and hedgerows. Occasionally hedgerow trees are dotted across the fields, along the field boundaries. A strip of woodland meanders along the eastern site boundary, following a small watercourse and tributary of the River Wharfe.	Moderate
Cultural and Historic Character and Associations	The Ben Rhydding Conservation Area is in proximity to the site to the south-west, however, due to the intervening railway line and bridge there is limited intervisibility to the historic settlement edge and its Listed Buildings. A cluster of Grade II Listed Buildings associated with Wheatley Grange are located north of the site with very clear visibility across the site. The HLC identifies the fields as piecemeal enclosure of 16th century origin, although there has been some deterioration of internal field boundaries.	Moderate
Settlement Form and Edge	Located at the north-eastern edge of Ben Rhydding, part of the wider Ilkley settlement, the site is located north of the railway and east of the B6382, an existing boundary feature to the majority of the existing settlement. Two to three storey residential development and the large-scale Wheatley Grange farm buildings are situated along the north-western site boundary, and form an abrupt and prominent edge to the settlement. Woodland along the eastern edge of the site provides a boundary feature to more open fields to the east, and the A65 is a significant boundary feature to the north. Development would be perceived as an extension east into pastoral countryside, however would be mostly contained by existing boundary features.	Low – Moderate
Settlement Setting	Undeveloped pasture fields within the site provide a rural backdrop to the settlement, affording clear visual connections to the Nidderdale AONB and across the rising pastoral fields to the north and east. Additionally, the site forms a small part of the undeveloped countryside between the eastern edge of Ilkley/Ben Rhydding and the western edge of Burley-in-Wharfedale. However, development is unlikely to contribute to the perception of coalescence between the settlements, as woodland and further fields to the east keep the distinction.	Moderate
Access and Recreation	There are no PRoW through the site, although one skirts by the south-east corner, with clear views across the site and connecting the settlement edge to the open fields to the east. Additionally, the Welcome Way long distance walking route passes along the western site boundary, with relatively clear views in.	Moderate
Views	Situated in a low lying area of the Wharfe Valley and lacking enclosing features, the site is somewhat prominent from more elevated locations to the north and south across the valley sides, and very prominent in views from the A65 on the approach from Burley-in-Wharfedale. The Nidderdale AONB lies approximately 200m to the north of the site, and retains occasional intervisibility to the site. The site is also somewhat visible from Ilkley Moor to the south, with intervisibility with the popular tourist locations at the Cow and Calf Rock, and along Hangingstone Road. The cluster of Grade II Listed Buildings at Wheatley Grange Farm also retain clear views into the site, and the development would influence the historic and pastoral setting the site provides.	Moderate – High

Criteria	Description	Rating
Perceptual Qualities	Despite rural land use and pastoral fields, the site is in proximity to the modern settlement edge of Ilkley/ Ben Rhydding, and is bound by busy roadways to the west and north. Overhead lines and the railway line pass along the southern site boundary, and flood lights for the playing fields at Ben Rhydding Sports Club are clearly visible from across the site and form elements of modern development and human activity, reducing qualities of rurality and tranquillity.	Low – Moderate
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Locate development along the western edge of the site, contiguous with existing residential development north of the site along the eastern edge of the B6382. Provide sufficient and appropriate landscape buffer to any new development, which would screen and integrate modern development into the wider landscape, and soften the existing abrupt settlement edge. Retain in-field trees, providing suitable and appropriate buffer. Repair and enhance drystone walls where possible. Minimise development in views from the Nidderdale AONB and from the northern edge of Ilkley Moor and popular tourist locations.

LSA Site 91

Figure 4.197: Map of LSA Site 91

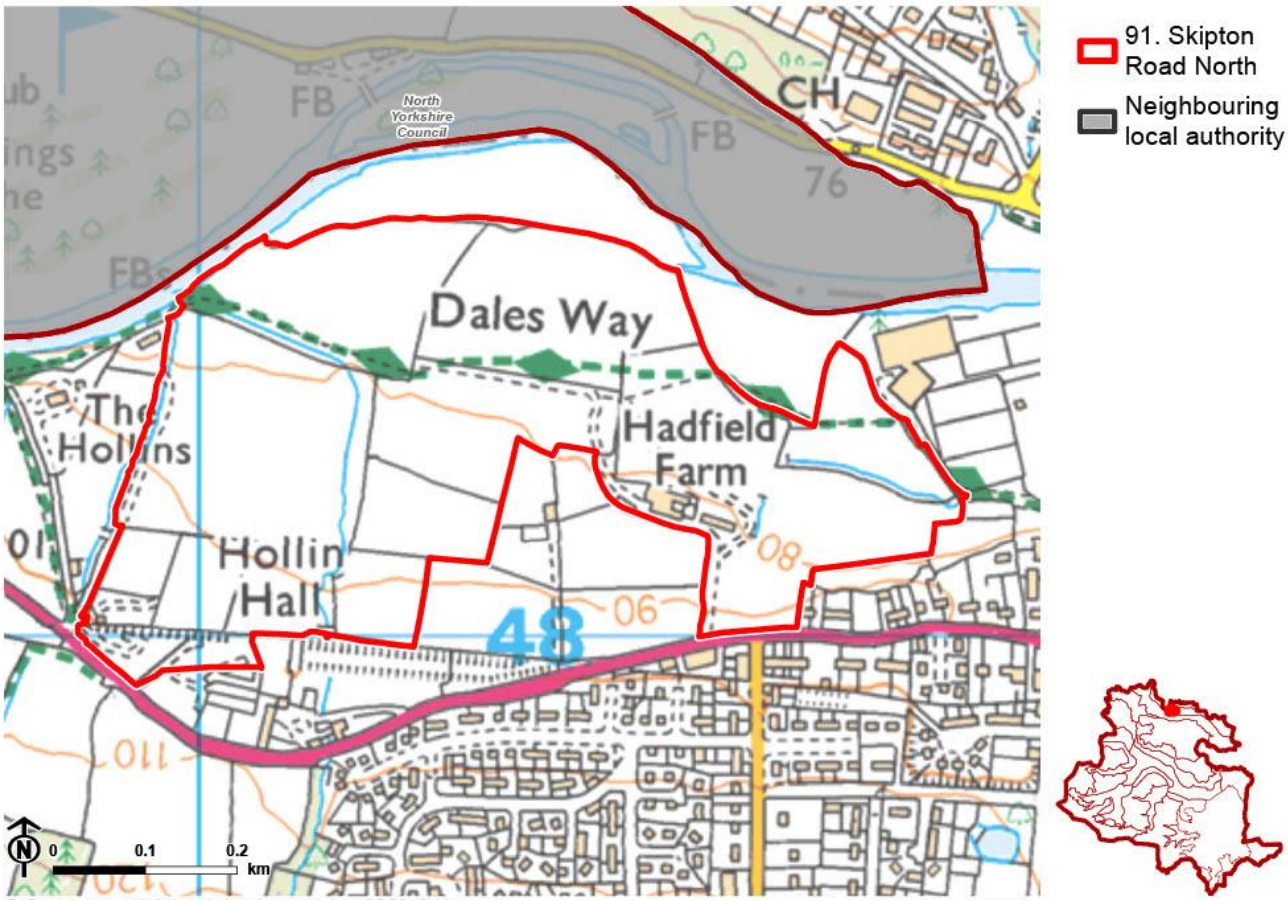


Figure 4.198: Photos of LSA Site 91



Northerly view into the site from the A65, across low lying fields in the Wharfe Valley experiencing flooding, looking towards Middleton on the rising slopes in the distance.



Westerly view into the site from the A65, with views across the Wharfe Valley towards the rising slopes of Middleton Moor in the north.

Table 4.181: LSA Site 91 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
91	IL/011A	G4: Wharfedale Settled Valley Floor	Low-density housing

Table 4.182: Criteria and justification for LSA Site 91

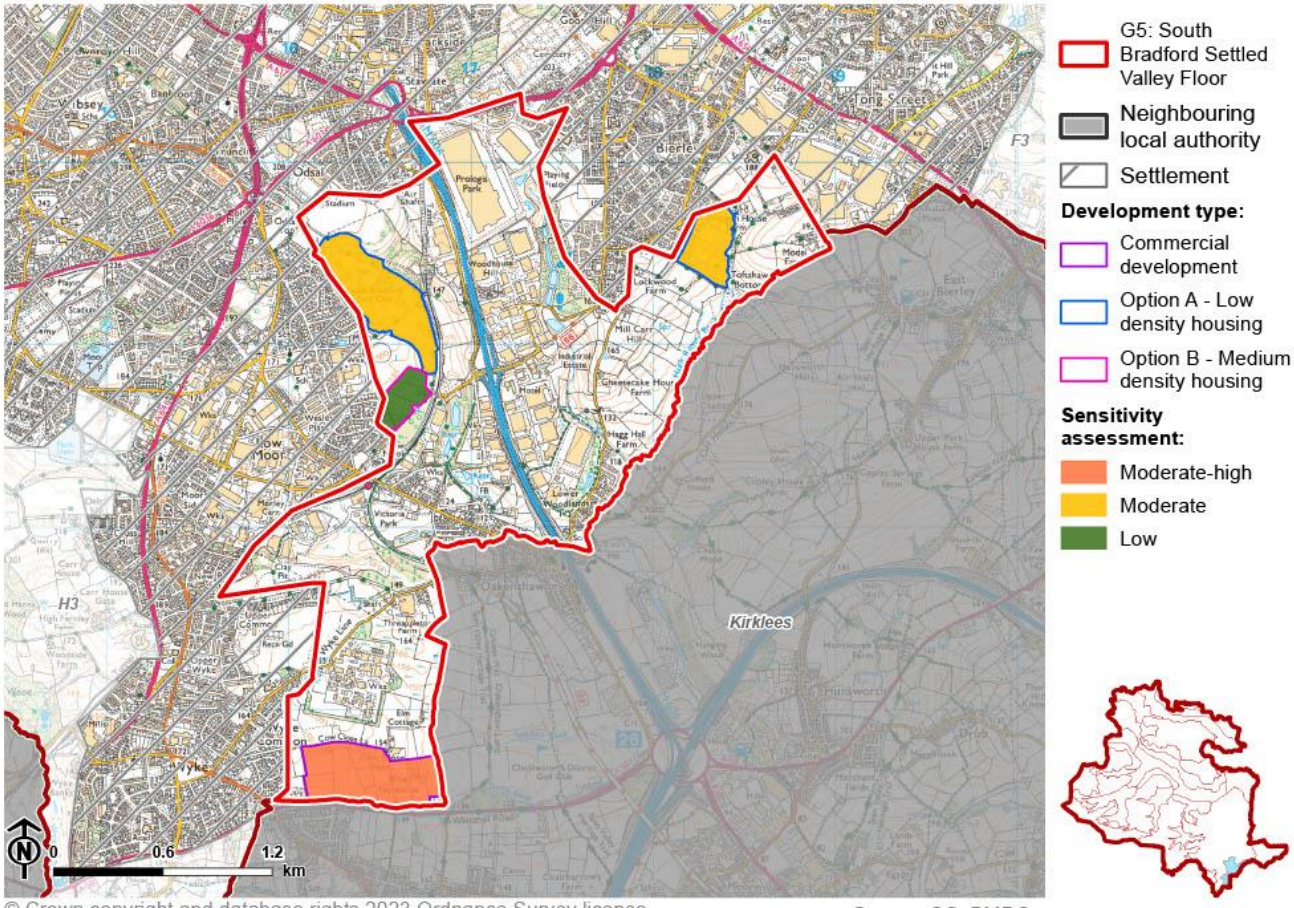
Criteria	Description	Rating
Physical and Natural Character	The site sits within the Wharfe River floodplain, between the river and the northern Ilkley settlement edge. Relatively flat, the landform falls from 100m AOD at the southern edge near the A65 to approximately 80m AOD at its northern edge. Comprising pastoral fields of improved grassland, the site has numerous small strips of deciduous woodland along field boundaries. Hedgerows have been replaced with fencing in places, and Black Beck, a tributary of the River Wharfe, runs through the centre of the site. The River Wharfe forms part of the site boundary to the north-east, and intact drystone walls form the boundary with the A65 in the south.	Moderate
Cultural and Historic Character and Associations	The HLC indicates that field patterns across the site are of piecemeal enclosure across the north, with 16th century origins. 20th century field amalgamation has occurred across the southern extents of the site, with internal field boundaries lost or replaced with fencing. Two Grade II Listed Buildings are located south of the site, with limited intervisibility. The Ilkley Conservation Area retains clear views to the eastern half of the site from along the A65 and Victoria Avenue, which rises sharply to the south. There are occasional views from the Middleton Conservation Area to the east.	Moderate – High
Settlement Form and Edge	The site is located north-west of the Ilkley settlement edge, which is mostly contained by the A65 along the southern site boundary. Dispersed farm structures are located in the east of the site and are relatively exposed to the wider landscape with few enclosing features. Development across the whole of the site would constitute a large northwards expansion of the settlement edge and would significantly alter the settlement form. However, to the east of the site, the settlement edge has already been extended north across the A65 to the river, and therefore sensitively sited development here would not be without precedent.	Moderate
Settlement Setting	Characterised by open fields and the proximity to the River Wharfe, the site contributes to the rural and pastoral backdrop to the settlement. The site would be perceived as infill development between the core of Ilkley south of Skipton Road and further residential developments north of the river.	Moderate
Access and Recreation	The long-distance Dales Way (with starting point 500m to the east) passes east-west through the centre of the site and connects to the wider landscape beyond the settlement edge. The undeveloped and pastoral nature of the landscape plays an important part in the setting to recreational users along this path, and in views from the elevated slopes of Ilkley Moor to the south. To the north, Ilkley Golf Club has glimpsed views of the site through vegetation, which may be exacerbated when the foliage is not leafed out.	Moderate – High
Views	The site is relatively prominent within the wider landscape and is visually open to the main road and to the adjacent settlement edge to the east and south. Views are particularly open in the eastern half of the site, with clear views from the settled rising slopes to the south and north. There are also northerly views to the site from Ilkley Moor, and the large scale of the site contributes to the wider context of the pastoral landscape along the valley floor in views here.	Moderate – High
Perceptual Qualities	The site is relatively tranquil with a feeling of remoteness further north, in proximity to the river. At the southern edge, these characteristics are diminished by the proximity to the A65 and modern settlement edge, which brings influence of modern development and human activity.	Moderate

Criteria	Description	Rating
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Locate development in the east and west of the site behind existing development, where new development would be screened in wider views. Avoid development in the centre of the site, where development is more prominent in views from the settlement edge and rising slopes to then north and south. Minimise development in views from the Ilkley Conservation Area. Traditional drystone walls and hedgerows should be retained and integrated into new development. Trees and tree belts should be included to help integrate the development into the landscape (particularly along the river), and any existing vegetation protected and enhanced.

LCA G5: South Bradford Settled Valley Floor

Figure 4.199: Map of LCA G5

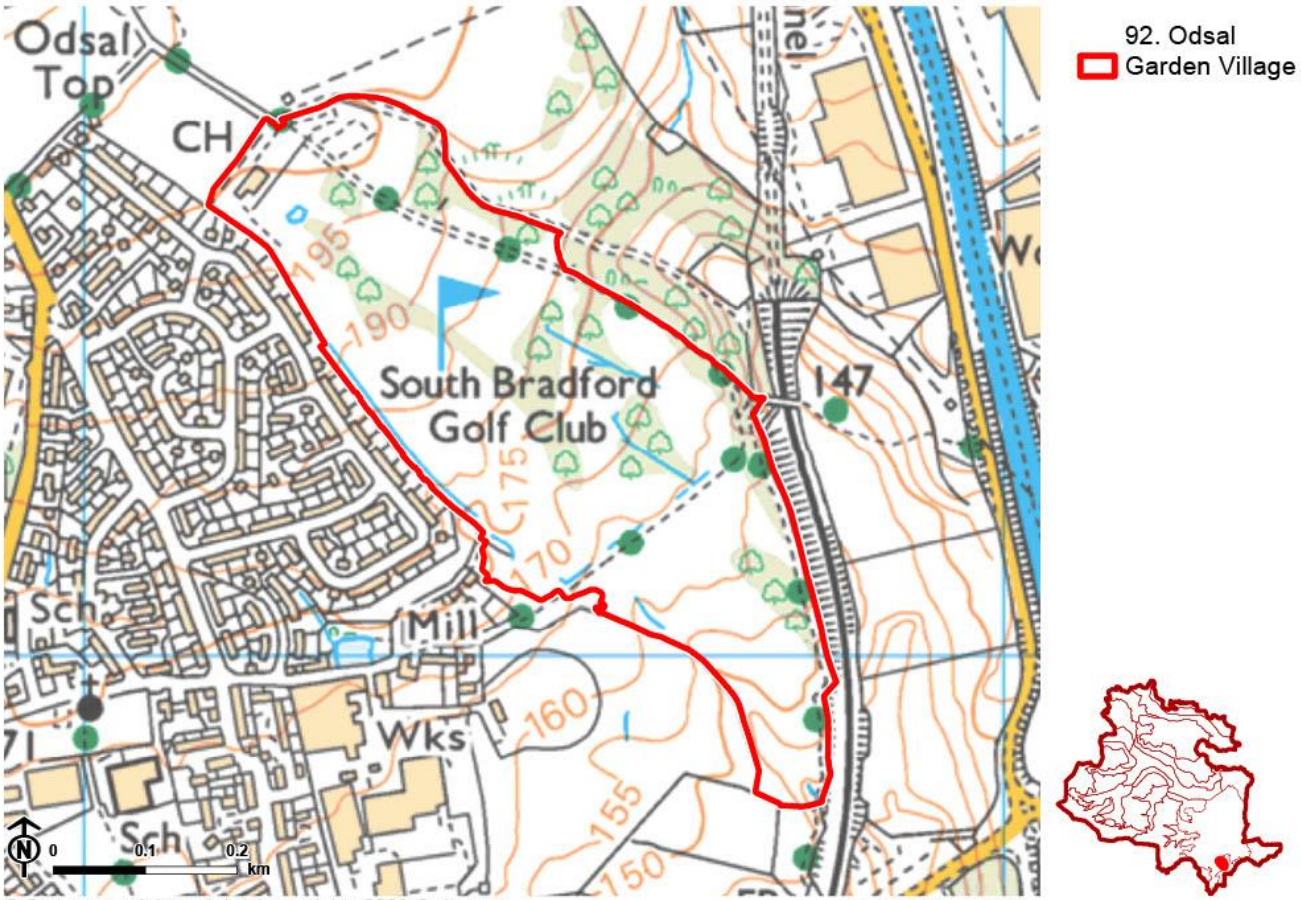


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Source: OS, BMDC

LSA Site 92

Figure 4.200: Map of LSA Site 92



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Source: OS, BMDC

Figure 4.201: Photos of LSA Site 92



Semi-mature trees and golf course character within the site



Long-distance views from within the site showing the rising land to the south and Emley Moor mast

Table 4.183: LSA Site 92 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
92	SE/192	G5: South Bradford Settled Valley Floor	Low-density housing

Table 4.184: Criteria and justification for LSA Site 92

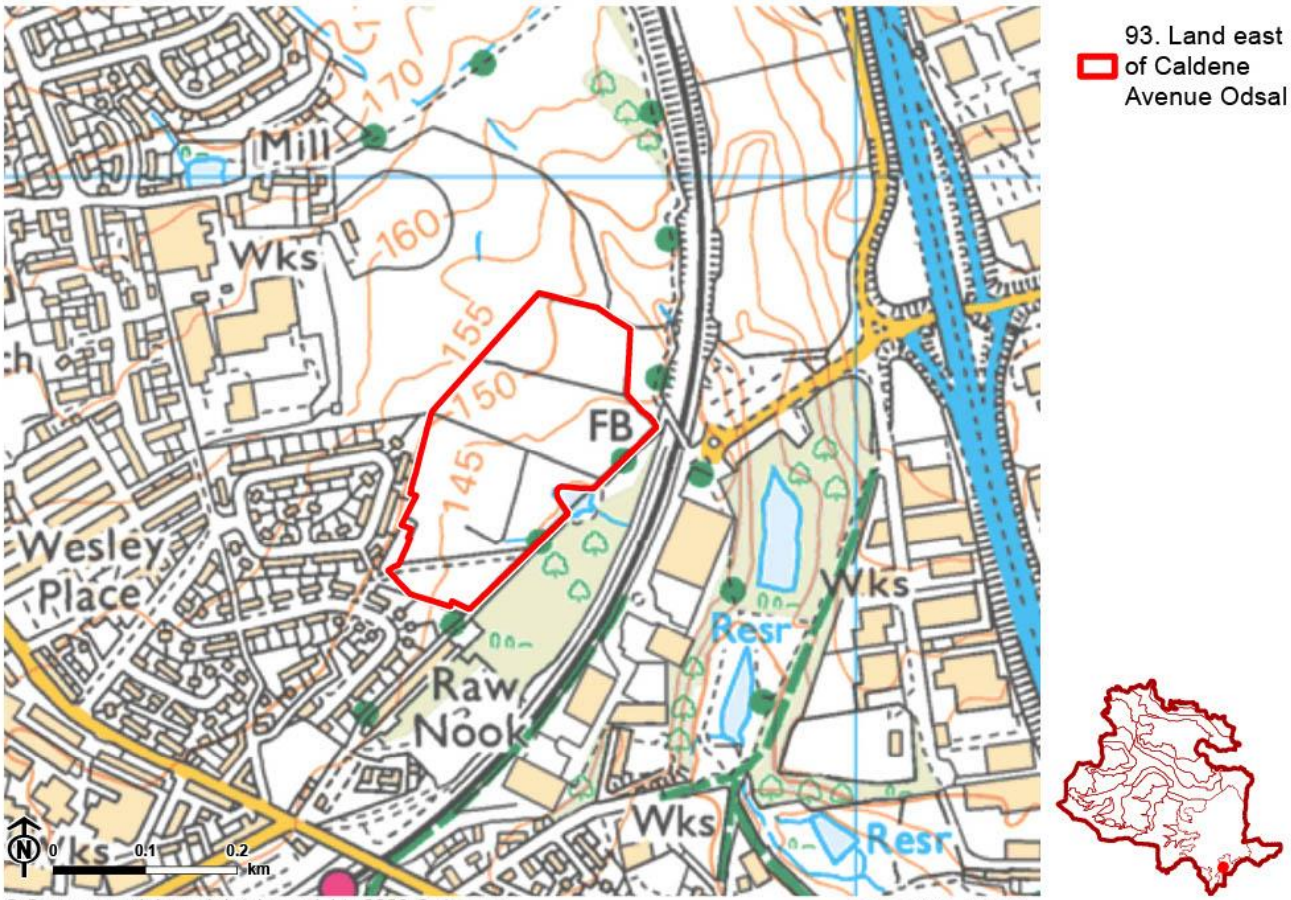
Criteria	Description	Rating
Physical and Natural Character	The site forms part of a gradual, steady slope encompassing a level change from 200m AOD in the north-west corner to 143m AOD in the south-east corner. There are incised furrows in the landscape in the west where a stream may have once run. The site is currently utilised as a golf course and is well-wooded both within the site and on its eastern boundary, creating a sense of enclosure. Some of the woodland on the north boundary is Ancient Woodland and designated as a Local Wildlife Site. The young woodland within the site forms part of a wider connected peri-urban habitat mosaic.	Moderate-high
Cultural and Historic Character and Associations	There is a grouping of Grade II Listed Buildings to the west of the site, but due to vegetation they have a limited visual relationship with the site. The HLC identifies the site as being modern recreation since 1906. There is no evidence of the former land use and much of the surrounding field pattern has been lost.	Low
Settlement Form and Edge	The site forms part of a pocket of undeveloped land which is surrounded by built form. A railway line directly abuts the eastern boundary and a motorway and a commercial and industrial area lie just beyond. The site has an association with the settlement of Low Moor which is to the west. Development here would not be perceived as an extension of the settlement into the countryside.	Low
Settlement Setting	The site makes a small contribution to the setting of the settlement as an undeveloped and partially wooded green space. The site sits within an area of agglomerated development and therefore does not contribute to the settlement separation.	Low
Access and Recreation	The Golf club provides (private) recreational opportunities and two PRoW pass through and along the boundary of the site, which appear well used. These PRoW connect to the Local Wildlife Site to the east and another south of the site.	Moderate – High
Views	Views of the site from the surrounding area are restricted due to the degree of woodland enclosure and the drop in topography to the east of the site. From elevated parts of the site there are long-distance views of the rising land to the south and to Emley Moor mast, but from these locations, the development of the site would make an imperceptible difference to the view. Views into the site are afforded from the community along the eastern edge of Low Moor.	Low – Moderate
Perceptual Qualities	The character of the site is designed, and it is located in a busy urban context close to the M606 which is audible from the site. A number of large commercial / storage buildings are visible from the site as is a pylon line to the north. However, the degree of woodland cover within the site and proximity to dense ancient woodland does creates a relative pocket of tranquillity in an otherwise busy landscape.	Moderate
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
More highly sensitive aspects of this site relate to the proximity of the Ancient Woodland and the Local Wildlife Site. A sufficient buffer from these ecological assets should be determined in consultation with an ecologist. The PRoW passing through the site should be retained or a suitable alternative route provided so that valued recreation opportunities continue to

Potential Mitigation
be provided. Consideration of the provision of a green corridor and buffers would help to mitigate impacts on views from the PRoW. Tree cover should be retained where practicable to maintain a wooded character.

LSA Site 93

Figure 4.202: Map of LSA Site 93



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Source: OS, BMDC

Figure 4.203: Photos of LSA Site 93



View looking east from the PRoW in the most southern field within the site looking towards woodland on the eastern site boundary.



View north-east from the PRoW in the most southern field within the site over the full extent of the site

Table 4.185: LSA Site 93 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
93	SE/197	G5: South Bradford Settled Valley Floor	Medium-density housing

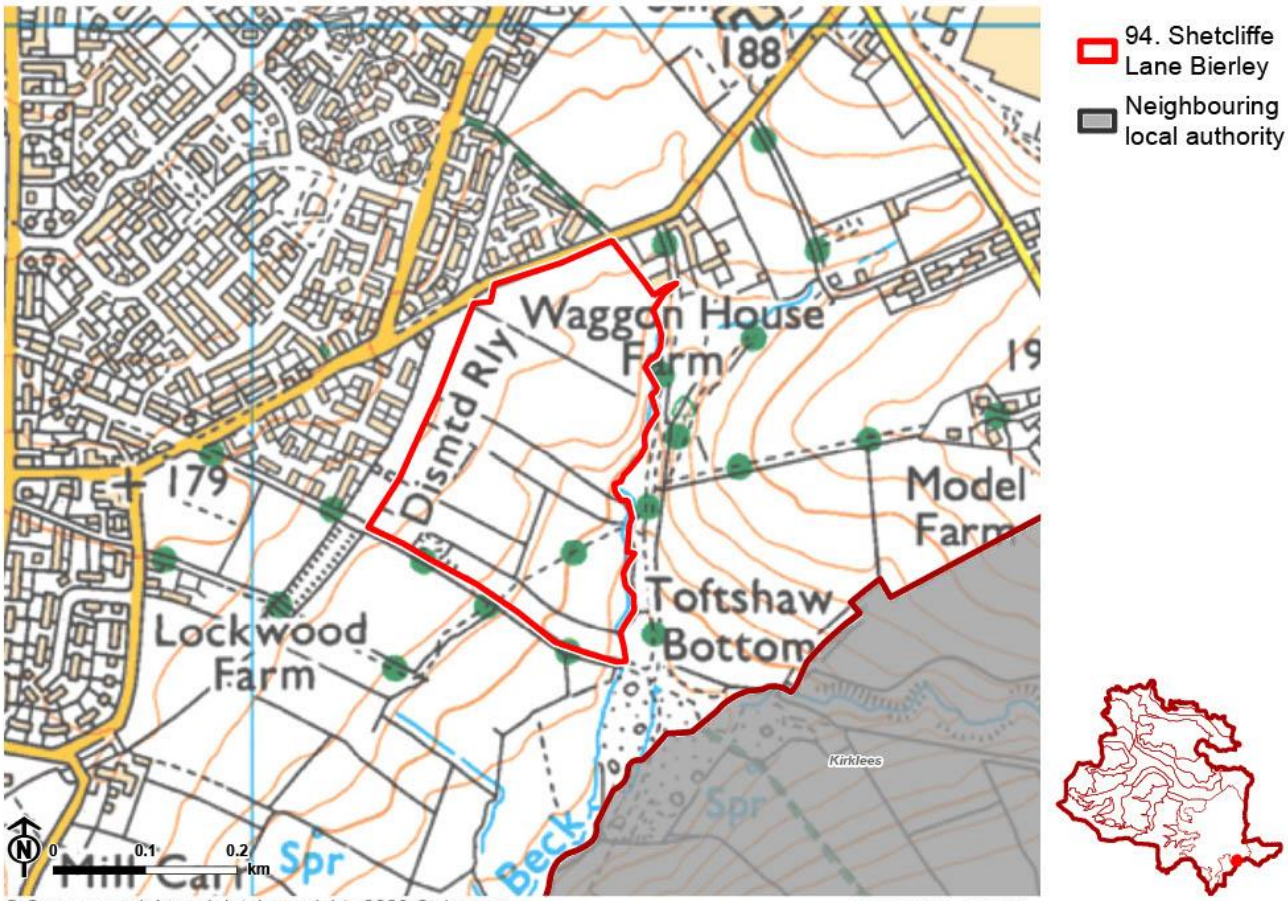
Table 4.186: Criteria and justification for LSA Site 93

Criteria	Description	Rating
Physical and Natural Character	The landform of the site is flat to very gently rolling, encompassing a level change from 151m AOD to 140m AOD. It is enclosed by tree-cover to the east and north, and by built form and garden boundary vegetation to the west. The woodland on the eastern site boundary is designated as a Local Nature Reserve. The site consists of a number of scrubby fields utilised for horse pasture and defined by drystone walls in poor condition. There are a few scrubby field trees within the site and a small seasonal pond on its eastern boundary. Although the site has few valued natural features and is in poor condition, it is located next to a valued woodland.	Low – Moderate
Cultural and Historic Character and Associations	The field pattern is the result of piecemeal enclosure and is being increasingly lost due to the lack of maintenance of the drystone wall field boundaries. In places, encroaching scrub is also masking the remnants of these field boundaries. As a result of the degraded field pattern and the visibility of large-scale modern buildings to the north-east there is little to no time-depth. There are limited heritage assets (Listed Buildings) in close proximity to the site and those within the wider area lack intervisibility with the site.	Low
Settlement Form and Edge	The site is strongly associated with the existing built form surrounding it and is not perceived as an area of countryside. Although development on the valley floor around the M606 has essentially agglomerated with Low Moor, the railway line, woodland and topographical change associated with it do provide a small sense of separation. The development of the site would be contained within these features.	Low
Settlement Setting	The site makes a small contribution to the setting of the settlement, as an undeveloped green pocket of land. The site sits within an area of agglomerated development and therefore does not contribute to settlement separation.	Low
Access and Recreation	There is one PRoW passing along the eastern site boundary which provides access to the Local Wildlife Site to the east of the site. Another PRoW theoretically runs along the site's eastern boundary, but access to this has been impeded. There are a number of informal desire lines crossing the southern section of the site.	Low – Moderate
Views	The site is generally well enclosed by tree cover and screened in views due to its low-lying topography. There are views of the site from the residences surrounding it and the edge of the neighbouring golf course, but views of the site from the wider area are limited.	Low
Perceptual Qualities	The poor condition of the site, and the surrounding visible large-scale infrastructure including overhead power lines and warehouses to the east, greatly reduces any sense of tranquillity. Noise from the nearby M606 is audible, and it is assumed the railway will also be audible.	Low
Overall Sensitivity Rating		**Low**

Potential Mitigation
The site is more sensitive in proximity to Railway Terrace Local Wildlife Site. Consideration of a sufficient buffer from this ecological asset should be determined in consultation with an ecologist.

LSA Site 94

Figure 4.204: Map of LSA Site 94



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Source: OS, BMDC

Figure 4.205: Photos of LSA Site 94



View looking south-west from Shetcliffe Lane over the site



View from Cliff Hollins Lane looking north down onto the site

Table 4.187: LSA Site 94 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
94	SE/129	G5: South Bradford Settled Valley Floor	Low-density housing

Table 4.188: Criteria and justification for LSA Site 94

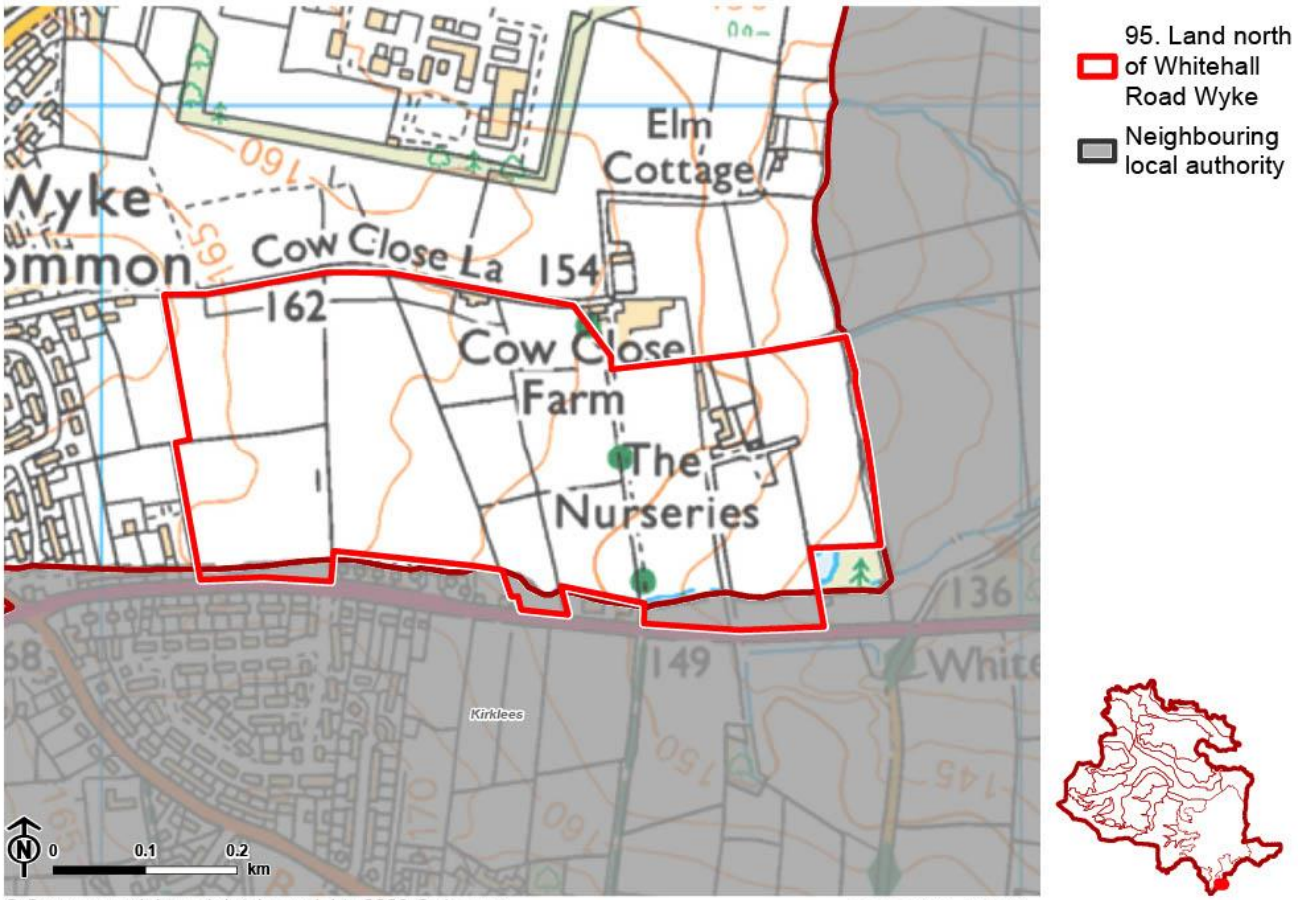
Criteria	Description	Rating
Physical and Natural Character	The site is located on the shallow small-scale valley slopes above High Royds Beck. The slope descends gently to the south-east, becoming suddenly steeper approaching the watercourse. The beck runs along the eastern boundary of the site and is flanked by a band of riparian woodland, which is thicker on the opposite bank than within the site. The site encompasses a level change from 168m AOD adjacent to Shetcliffe Lane to 143m AOD at the southeastern corner of the site. The railway embankment on the western site boundary is roughly 173m AOD along its length, The site comprises pastoral fields defined by a mixture of drystone walls, gappy hedgerows and mesh fences, the majority of which are in poor condition. There are a number of semi-mature hedgerow/ boundary trees, concentrated in the south and east of the site. The ground is heavily poached from the number of horses grazing and during the site visit there was evidence of both roadside littering and fly-tipping.	Moderate
Cultural and Historic Character and Associations	The site is located within an area of surviving medieval strip field enclosure surrounded by piecemeal enclosure. Views from the two Grade II Listed properties in the wider area are screened by built form and vegetation. On the western boundary of the site is an embankment previously the route of the Pudsey and Low Moor Branch railway line. Features associated with the railway line have been retained, including a stone wall which formed part of the bridge over Shetcliffe Lane, and an imposing stone underpass. Despite these structures, the site does not have a strong sense of time-depth due to surrounding development and a limited connection with the wider agricultural landscape.	Moderate
Settlement Form and Edge	The topography and associated vegetation of the dismantled Pudsey and Low Moor Branch railway has kept existing development contained to the west and has maintained the rurality of the site to a certain degree. However, there is some development to the east of the site, leaving the site as part of a green wedge. Development would be perceived as settlement advancement into the countryside and a step-change in settlement form as it would extend the settlement onto the typically undeveloped High Royds Beck valley sides.	Moderate-high
Settlement Setting	The site provides a rural fringe setting to the settlement with some tree cover; albeit it is physically and visually separated by former railway embankments. The site forms part of a gap between Bierley, Tong Street and East Bierley. While there is development on three sides, the High Royds Beck valley remains undeveloped.	Low – Moderate
Access and Recreation	PRoW pass along the southern and eastern boundaries of the site and transect its southern corner. These paths are close to a relatively dense area of housing forming a local recreational network, and connect into the Spen Valley Heritage Trail and Kirklees Way further to the southeast.	Moderate
Views	There are views of the site from the other side of the small-scale valley, such as from Cliff Hollins Lane. Otherwise, views are fairly localised due to topography and built form. Due to the former railway line embankment, views of the site from properties to the west are screened. The northern site boundary is open to views from Shetcliffe Lane.	Low-Moderate
Perceptual Qualities	The site has a rural fringe character and forms part of the undeveloped High Royds Beck valley sides. The site appears in poor condition, due to poorly maintained field boundaries, scrubby field edges, poached ground, littering and fly-tipping. There are	Low-moderate

Criteria	Description	Rating
	borrowed views of large warehouses to the north-east, as well as more open views along the valley to the south. Proximity to existing and recent development also detracts from rural qualities.	
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Areas of higher sensitivity are associated with High Royds Beck, the steeper slopes approaching it and tree cover in this location. Development should be concentrated in the north and west of the site and the stream corridor should be retained as a natural feature. Where possible, more mature hedgerow trees should be retained.

LSA Site 95

Figure 4.206: Map of LSA Site 95



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Source: OS, BMDC

Figure 4.207: Photos of LSA Site 95


View from PRoW north-west over the site to Nufarm Chemical Works. Screening trees are seen in the mid-ground.


View looking north to Cow Close Farm from PRoW

Table 4.189: LSA Site 95 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
95	EM114	G5: South Bradford Settled Valley Floor	Commercial

Table 4.190: Criteria and justification for LSA Site 95

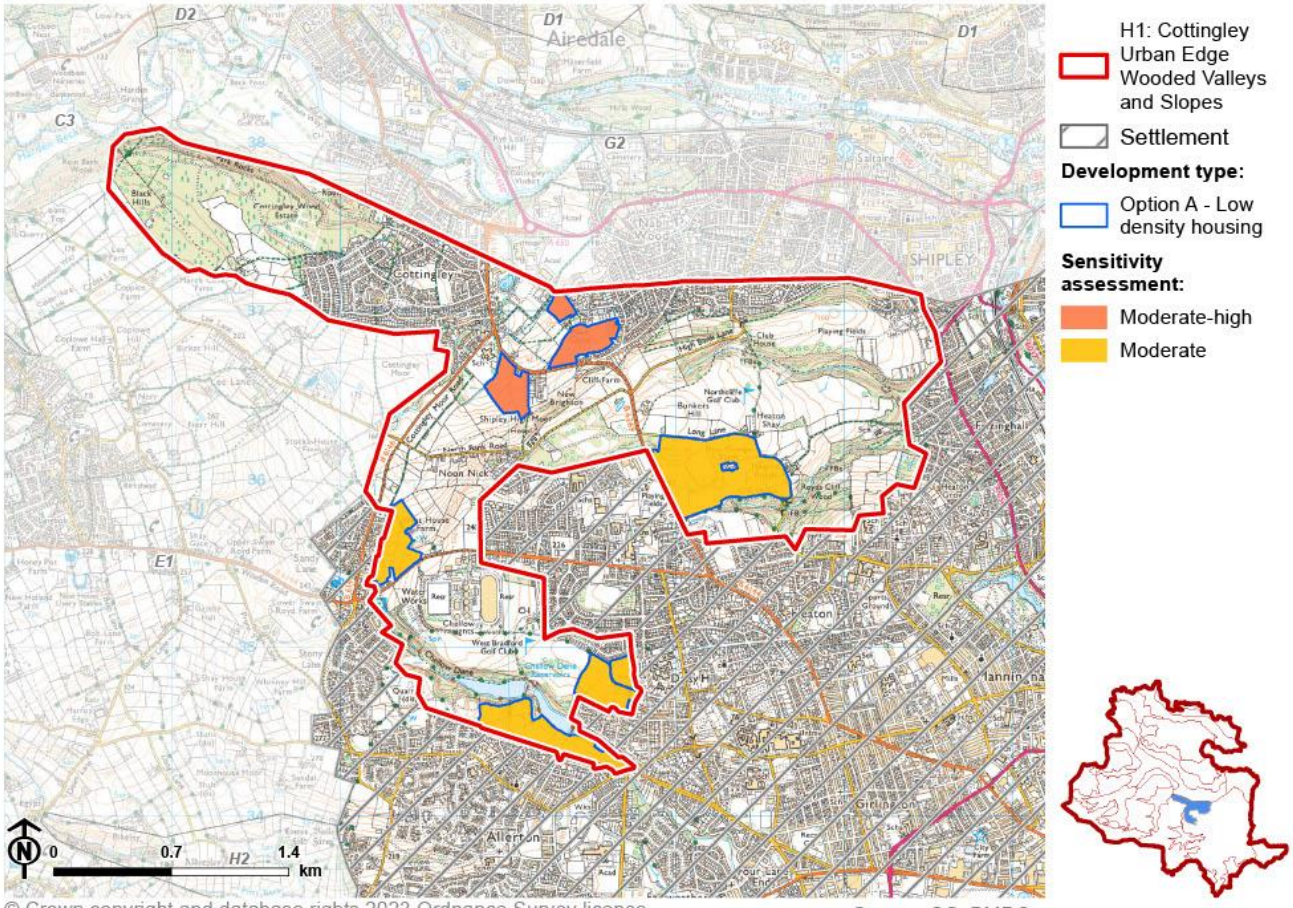
Criteria	Description	Rating
Physical and Natural Character	The site is located on the gentle east-facing slopes of the shallow Hunsworth valley and encompasses a gradual level change from 170m AOD in the west to 143m AOD in the east. It consists of a series of small to medium scale arable fields defined by gappy hedgerows. Stubs Beck flows along the southern boundary of the site and is briefly culverted adjacent to the properties on Whitehall Road. In the east of the site, the Beck is flanked by a narrow strip of riparian vegetation. There are a number of narrow belts of young trees in the centre and on the northern boundary of the site planted to screen views of the Nufarm Chemical Works to the north. The site is relatively enclosed due to the simplistic topography and the presence of woodland. Although topography is indicative of lower sensitivity, the presence of a watercourse, hedgerow network and woodland increases sensitivity. Despite the presence of the Nufarm Chemical works to the north, the character of the site remains rural. The scale and character of the site are defined by the surrounding residential development and open fields.	Moderate
Cultural and Historic Character and Associations	There are two Grade II Listed Buildings on the north-eastern boundary of the site, Cow Close Farm and Cow Close Cottages. An embankment runs north to south through the west of the site, marking the route of a former mineral railway which connected various pits in the wider area to the main railway lines. The majority of the field pattern is the result of piecemeal enclosure and has suffered significant boundary loss and agglomeration. Gaps in remnant drystone walls have been filled with sections of wooden fences. There is a very small section of surviving strip fields pattern which extends the south of the site.	Moderate
Settlement Form and Edge	The site is located on the eastern edge of Wyke, in a gap between residential development and the Nufarm chemical works to the north. The site immediately abuts residential areas to the south (in the neighbouring district of Kirklees) and is close to the edge of the settlement to the west. Properties to the west are typically one storey and are set back from the site. There is also a buffer between the site and the chemical works to the north. The south western section of the site has a stronger relationship with the adjacent settlement, although there is little if any relationship between the site and other commercial areas. Commercial development on this site would likely conflict with the scale and nature of adjacent built form.	High
Settlement Setting	The site has little contribution to the sense of separation between Wyke and other settlements but it does contribute to the sense of separation between residential properties and Nufarm chemical works. The site's rural character, partial openness and tree cover play a role in screening the chemical works, and make a positive contribution to the identity and setting of Wyke.	Moderate – High
Access and Recreation	A PRoW passes through the centre of the site and the Kirklees Way and Spen Valley Heritage Trail pass the south-west corner of the site. The Cleckheaton and District Golf Club is located approximately 250m to the east, but there is limited intervisibility between the two sites.	Moderate
Views	Views of the site are limited due to the gentle topography and the numerous belts of woodland within and surrounding the site. However, the scale of the proposed development would make it prominent in views within the immediate vicinity and from the valley floor.	Moderate

Criteria	Description	Rating
Perceptual Qualities	The local vernacular form of Cow Close Farm and the fields associated with it create a degree of rural character. The Nufarm chemical works are glimpsed from the site, though set back and relatively well screened. The elevated topography creates a degree of separation from the transport and communications corridor on the valley floor, albeit the M606 is audible from the site. In addition, Whitehall Road adjacent to the site is a busy A road reducing the sense of tranquillity.	Moderate
Overall Sensitivity Rating		**Moderate – High**

Potential Mitigation
Commercial development on this site would be at odds with the adjacent suburban-type residential development and would need substantive screening to integrate. The existing woodland screening around the periphery of the site should be retained and enhanced, as should (if possible) the route and associated vegetation of Stubbs Beck. Sensitivity is higher in the north-east corner due to the presence of the Grade II Listed farmhouse. To mitigate the impacts on this and on walkers on the long-distance footpaths to the east, consideration should be given to incorporating a buffer within the eastern section of the site to minimise impacts on views from the PRoW. Further buffers would be needed to protect views from residential areas to the west and south. The sense of arrival into Wyke along the A58 would also need to be considered.

LCA H1: Cottingley Urban Edge Wooded Valleys and Slopes

Figure 4.208: Map of LCA H1



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Source: OS, BMDC

LSA Site 96

Figure 4.209: Map of LSA Site 96

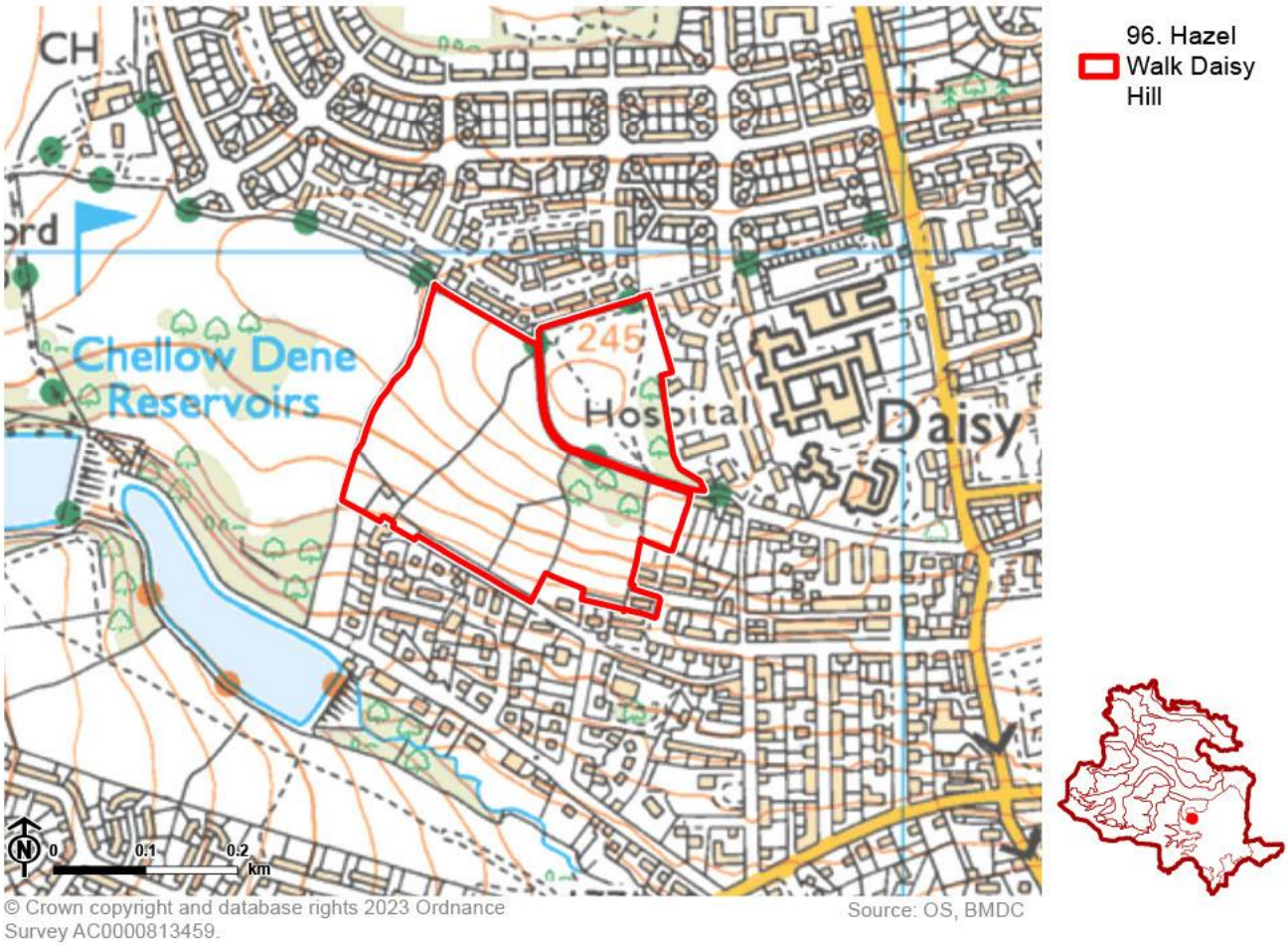


Figure 4.210: Photos of LSA Site 96



North-easterly view towards the site from the edge of Allerton (site 98) approximately 0.5km away. Properties on Chellow Dene View, immediately north of the site, are visible on the skyline.



Westerly view directly into the site from Millmoor Close. PRoW run along and within the site.

Table 4.191: Site 96 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
96	NW13/H, NW/031A	H1. Cottingley Urban Edge Wooded Valleys and Slopes	Low-density housing

Table 4.192: Criteria and justification for LSA Site 96

Criteria	Description	Rating
Physical and Natural Character	The site forms part of the typically steep valley sides of the small-scale Chellow Dean Valley. There is a notable level change between 215m AOD in the south and 245m AOD in the north. The site extends from the valley sides to the upper valley edges. Topography flattens out towards the upper extent. The site comprises several small-scale, semi-regular fields with frequent mature trees along field boundaries and two small pockets of woodland in the east of the site. The frequency of tree cover contributes to the wooded and green character of this part of the valley. The formal and well-treed landscape of West Bradford Golf Club is immediately east of the site.	Moderate - High
Cultural and Historic Character and Associations	The site does not contain any identified features of cultural heritage significance. The HLC indicates the fields in this site were formed by mid-16th century Piecemeal Enclosure in contrast to the surrounding 20th and 21st century golf course and residential areas which do not contribute to historic character.	Low-Moderate
Settlement Form and Edge	The site is located on the western edge of Daisy Hill suburban area, northwest of Bradford. The site is surrounded by residential settlement to the north, east and south. The existing settlement edge is abrupt and more exposed to the north and therefore less sensitive to change; whereas to the south and east the settlement edge is relatively well integrated by vegetation.	Moderate
Settlement Setting	The site has some contribution to the setting of the existing settlement forming part of the undeveloped green and wooded character of this part of the valley. The site alone does not make a significant contribution to the sense of separation between settlements.	Moderate
Access and Recreation	One PRoW passes directly through the site and another borders the northern edge. During site visits a number of additional desire lines/ paths were seen within the site which suggest that it is locally valued for recreation; albeit informally. The formal PRoW connect the community of Daisy Hill to Chellow Dene Reservoirs and associated woodland which are valued for recreation. The site contributes to the green and wooded character of this part of the valley which is experienced by walkers in this area.	Moderate - High
Views	Although the site is elevated and parts are steeply sloping, the enclosed and wooded nature of the valley restricts the majority of views from areas outside the immediate valley. Some very distant views of the site were noted from elevated parts of Clayton, approximately 2.5km away. Views in and out of the site are afforded from PRoW within and adjacent to the site and elsewhere in the valley. The site is clearly visible from the southern side of the valley including from PRoW and properties along the northern edge of Allerton.	Moderate
Perceptual Qualities	The site itself is influenced by surrounding peri-urban land use and residential areas. Although diminished somewhat, the features and field patterns associated with the once rural character of this pocket of landscape contrast with the adjacent settlement which reduces the sense of tranquillity, in particular to the north where the settlement edge is abrupt and not softened by vegetation.	Moderate
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Any development within the upper part of the site should carefully consider effects on the skyline and also take opportunities to soften the edge of the settlement. Avoiding development on the open and also more vegetated steep valleys sides would have less direct impact on valued elements. Any development within the southern half of the site should be carefully designed to avoid detrimental impacts on valued blocks of woodland and mature trees.

LSA Site 97

Figure 4.211: Map of LSA Site 97

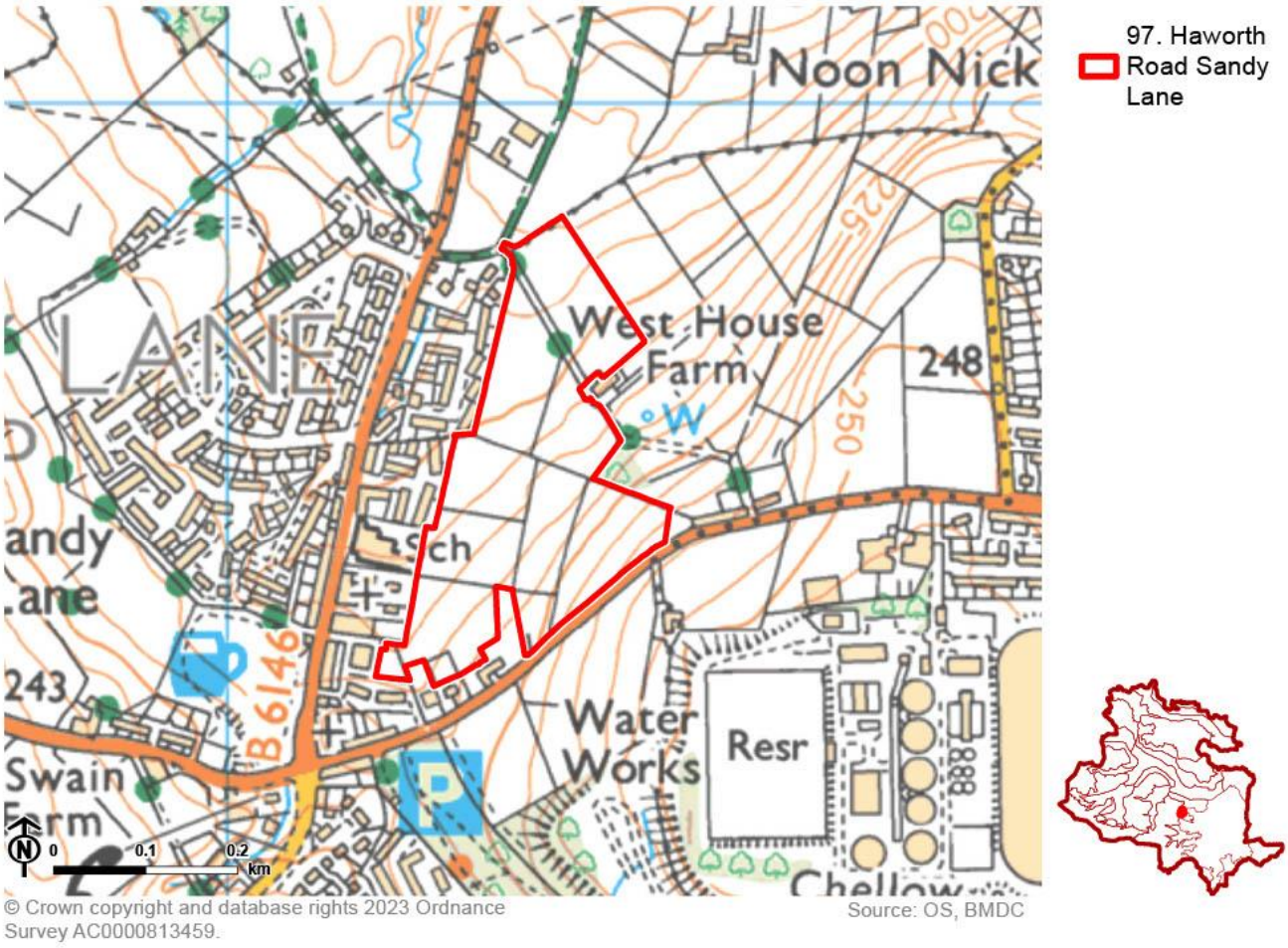


Figure 4.212: Photos of LSA Site 97



North-westerly view towards the site from Haworth Road. Residential properties within Sandy Lane are visible in the mid distance. Urban area of Bingley and rising moorland visible in the far distance.



South-easterly view from Florida Road. The site lies beyond the properties within Sandy Lane settlement. Vernacular terraced cottages are visible on the skyline.

Table 4.193: LSA Site 97 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
97	NW/020	H1. Cottingley Urban Edge Wooded Valleys and Slopes	Low-density Housing

Table 4.194: Criteria and justification for LSA Site 97

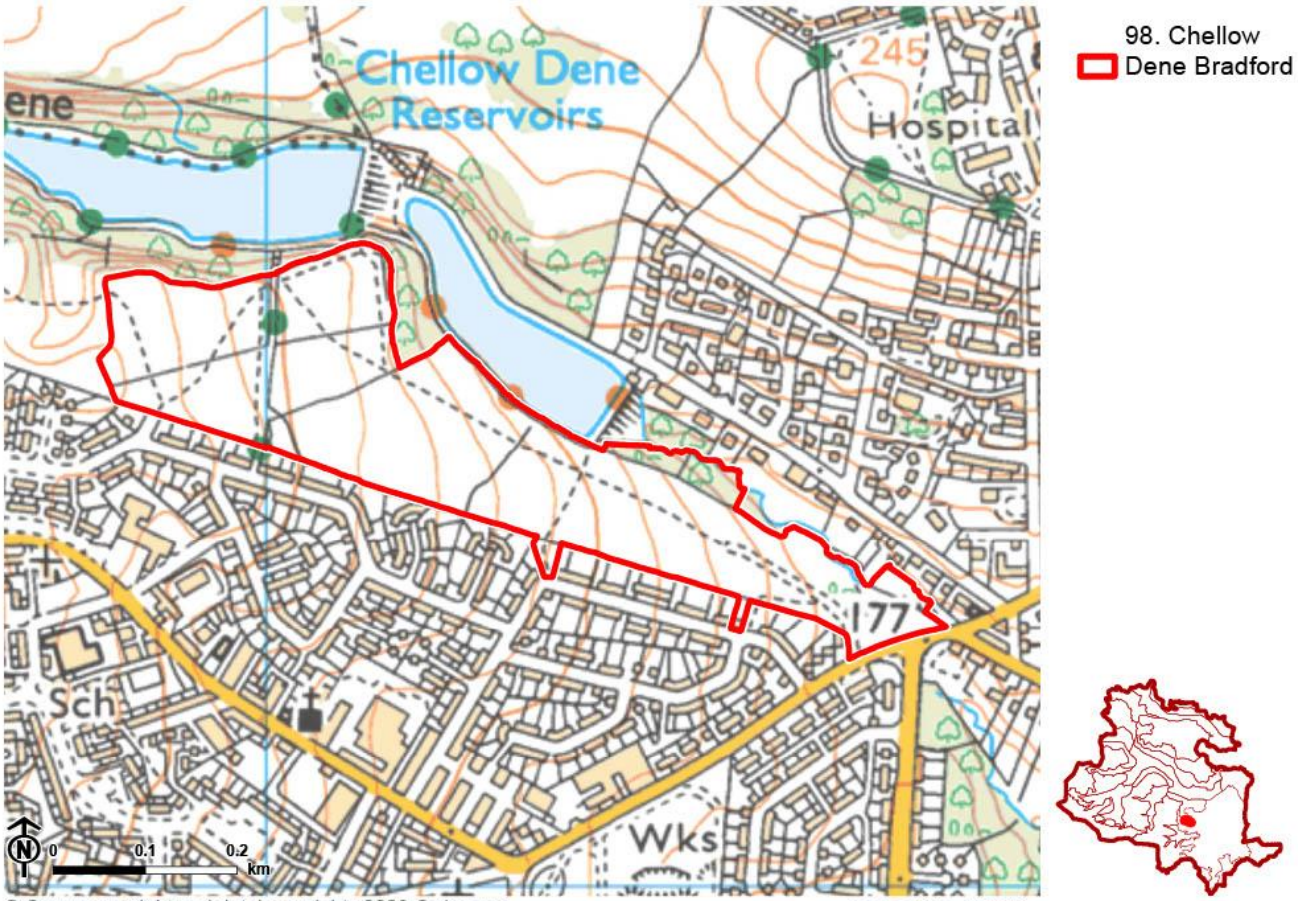
Criteria	Description	Rating
Physical and natural character	The site forms part of the typically steep valley sides of the small-scale Cottingley Beck Valley. It encompasses a notable level change between 190m AOD and 235m AOD extending from the valley floor to the upper valley edges. The landform is distinctive and steeper to the south before topography flattens in the lower lying part of the site to the north where there is reduced sensitivity. Sparsely vegetated, small-scale, regular pastoral fields are bounded by drystone walls with a very small number of mature field boundary trees.	Moderate-High
Cultural and historic character and associations	There are no identified features of cultural heritage significance within or adjacent to the site. The HLC indicates the fields in this site were established in the mid-18th century on former moorland. The surrounding built form has limited contribution to historic character as it is predominantly 19th and 20th century development.	Low-Moderate
Settlement form and edge	The site is located on the eastern edge of the residential area of Sandy Lane Village to the east of Cottingley Moor Road. The existing settlement is nestled within the lower lying parts of the valley. The settlement edge is open and abrupt to the north whereas it is slightly more integrated and softened by vegetation to the south. To the north-west of the site is Carlton Nurseries and its associated land use and structures. Development of this site on the low-lying fields to the west would not greatly change the character of the settlement edge; however, additional development on the steeper fields to the east may be perceived to cross a topographical boundary.	Moderate
Settlement setting	The site makes a contribution to the undeveloped setting of the existing settlement due to its open and rural nature. The site also makes a contribution to the sense of separation between Sandy Lane Village and the outer periphery of West Bradford. If developed, the site would absorb West House Farm and a number of vernacular terraced cottages on Haworth Road into Sandy Lane, and substantially close the gap between the village and the city of Bradford.	Moderate-High
Access and Recreation	The site has limited access and recreation value. One public access route partially follows the eastern site boundary and then runs within the site along West House Farm access road.	Low-Moderate
Views	Although the site is located on the upper west facing Cottingley Beck valley slopes, near distance views to it are largely contained within the immediate valley itself though longer distance views are possible towards elevated parts of the site. Views out of the site comprise long distance views towards Cottingley and Bingley and the moors beyond. Steel lattice electricity pylons are visible in the immediate valley to the north. The easternmost and most elevated part of the site is visible from the steep valley sides to the west, notably from PRoW and Trig Points at Norr Hill and Cottingley Moor. The lower lying parts of the site to the north and west are less visible from the wider landscape, although there are immediate views from the local community within Sandy Lane Village to the west. There are also views from the local road network.	Moderate

Criteria	Description	Rating
Perceptual qualities	The site itself has traditional agricultural features including intact drystone walls and a small number of boundary trees. The sense of tranquillity in this location is eroded to some degree by traffic along the B6144 to the south and to a lesser extent Sandy Lane settlement and nearby overhead steel lattice electricity pylons.	Low-Moderate
OVERALL SENSITIVITY RATING		Moderate

Potential Mitigation
The southeastern part the site is most sensitive to change due to steeper and more open and elevated landform than lower down the valley to the north and west. By avoiding development on the more elevated, steeper valleys sides, development would be more in keeping with the settlement pattern lower in the valley. Development in lower lying parts of the site could positively integrate the existing abrupt edge of the settlement with sensitive siting / layout of development and tree planting.

LSA Site 98

Figure 4.213: Map of LSA Site 98



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Source: OS, BMDC

Figure 4.214: Photos of LSA Site 98



North-westerly view over the site from Allerton Road. Properties along the northern edge of Allerton are glimpsed to the south (left). Woodland associated with Chellow Dene Reservoirs is visible in the mid to far distance.



North-easterly view over the site from PRoW between Canford Drive and Chellow Dene Reservoirs. Remains of drystone walls are visible and woodland associated with Chellow Dene Reservoirs is visible in the mid distance.

Table 4.195: LSA Site 98 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
98	NW/033	H1. Cottingley Urban Edge Wooded Valleys and Slopes	Low-density housing

Table 4.196: Criteria and justification for LSA Site 98

Criteria	Description	Rating
Physical and natural character	The site forms part of the typically steep valley sides of the small-scale Chellow Dean Valley and encompasses a notable level change between 180m AOD in the east and 245m AOD in the west towards the upper valley edges. The southern edge of the site runs along the top of a slight ridgeline which slopes from north-west to south-east. The site comprises medium-scale regular to semi-regular pastoral fields, grazed by horses. Fields are bounded by a mix of dilapidated drystone walls and post and wire fences. Frequent mature trees are found along the field boundaries and areas of woodland are within the site boundary to the north. The frequency of tree cover makes a contribution to the wooded character of the valley. Chellow Dean Reservoirs and associated Ancient Woodland lie immediately north-west of the site.	Moderate - High
Cultural and historic character and associations	The site does not contain any identified features of cultural heritage significance. The HLC indicates the fields in this site were formed by mid-16th century Piecemeal Enclosure in contrast to 20th century residential areas to the south which do not contribute to historic character. Ancient Woodland lies to the north-west adjacent to the 19th century Chellow Dean Reservoirs.	Low-Moderate
Settlement form and edge	The site is located on the north-eastern edge of Allerton, a suburban area, northwest of Bradford. The existing settlement edge is linear running along a slight ridgeline which slopes from northwest to southeast. Existing tree cover helps to soften and integrate the settlement edge. The development of the site may be perceived as crossing over the ridgeline onto the north facing valley slopes.	Moderate
Settlement setting	The site has some contribution to the undeveloped setting of the existing settlement as part of the green and wooded character of the valley. The site separates the suburbs of Allerton and Daisy Hill, although these areas constitute parts of the same settlement (west Bradford) and so this area does not represent a settlement gap.	Low-Moderate
Access and Recreation	One PRoW passes directly through the site and another PRoW borders the western edge of the site. During site visits a number of additional desire lines/ paths were seen within the site which suggest that it is locally valued for recreation; albeit informally. A short section of traffic free cycle route runs along of the northern boundary. These routes connect Allerton, Daisy Hill and suburban areas of Bradford to Chellow Dene Reservoirs and associated woodland which are valued for recreation. The site contributes to the green and wooded character of this part of the valley which is experienced by walkers in this area.	Moderate - High
Views	Although parts of the site are elevated (to the west), the enclosed and wooded nature of the valley restricts views from much of the surrounding area. The eastern half of the site is visually contained by tree cover and the fact that it is lower lying; Views are afforded from Allerton Road to the south and the community along the northern edge of Allerton. There are views in and out of the site from PRoW within and adjacent to the site and elsewhere in the valley, most notably including PRoW and an off-road cycle route around the recreationally valued Chellow Dene Reservoirs.	Moderate - High
Perceptual qualities	The site is influenced by its proximity to Allerton and other suburban areas of Bradford which reduces the sense of tranquillity in places. In contrast to the adjacent areas of settlement there is some sense of tranquillity to the north, close to Chellow Dene	Moderate

Criteria	Description	Rating
	Reservoirs and associated woodland. The site feels visually enclosed by vegetation and landform.	
OVERALL SENSITIVITY RATING		Moderate

Potential Mitigation
It is important to ensure that there is a sufficient buffer between any development and the Ancient Woodland associated with Chellow Dene Reservoirs which are not only valued for biodiversity and cultural heritage but also highly valued for recreation. The visual amenity of people using PRoW within and around the site should be considered, in particular in relation to minimising impacts of people visiting Chellow Dene Reservoirs. The retention of mature trees and hedgerows within the site should also be considered.

LSA Site 99

Figure 4.215: Map of LSA Site 99

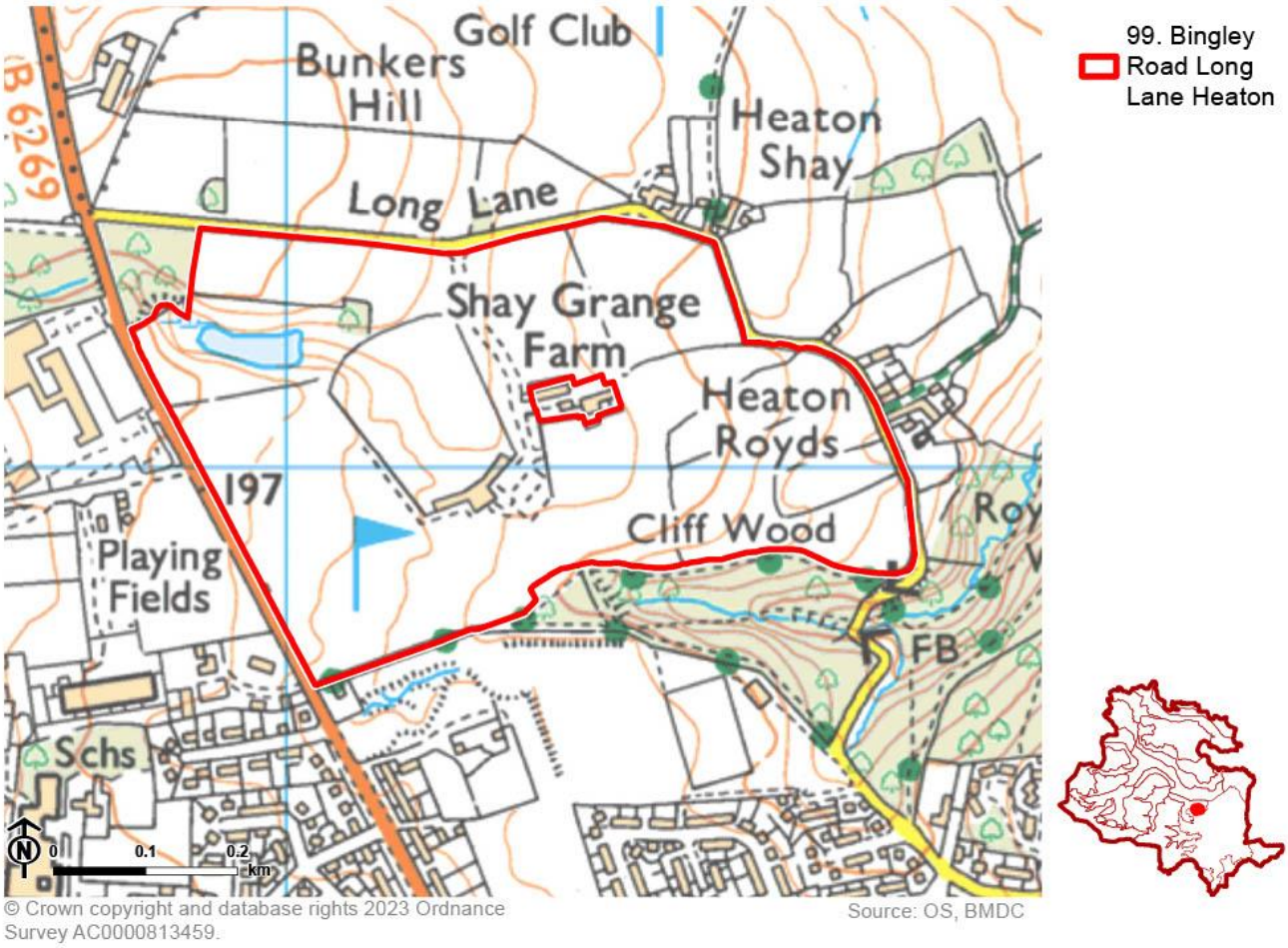


Figure 4.216: Photos of LSA Site 99



View south over the western part of the site from Long Lane. Nine-hole golf course with associated vegetation is visible in the foreground with large buildings along Bingley Road beyond.



Westerly view into the site from Shay Lane. Small scale pastoral fields with drystone walls and mature boundary trees and vegetation associated with the 9-hole golf course beyond.

Table 4.197: LSA Site 99 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
99	NW/049, NW19/H	H1. Cottingley Urban Edge Wooded Valleys and Slopes	Low-density housing

Table 4.198: Criteria and justification for LSA Site 99

Criteria	Description	Rating
Physical and natural character	The site slopes down to the east and encompasses a level change between 160m AOD in the south-east and 205m AOD in the north-west. The landform is relatively smooth with the exception of localised steeper slopes associated with a water body to the north-west of the site and steeper slopes and undulating landform to the east. The site mainly comprises a designed 9-hole golf course and driving range with amenity grassland, pockets of woodland, small tree clusters and individual trees. Outside the golf course there are several small-scale pastoral fields to the east. These are bounded by a mix of drystone walls, overgrown hedgerows and hedgerow trees. Royds Cliff Wood lies immediately south of the site and is designated as Ancient Woodland and also a Local Wildlife Site.	Moderate-High
Cultural and historic character and associations	The northern and north-eastern boundary of the site abuts the edge of the Saltaire World Heritage Site buffer zone. Eastern parts of the site display features which suggest time depth. Clusters of Grade II and II* Listed Buildings lie to the north-east. The HLC indicates enclosed land to the east. Small irregular shaped pasture fields were formed by mid-16th century strip fields; possibly assarts, given the nature of surrounding ancient and semi-natural woodland. The majority of the site to the west and centre comprises a 9-hole golf course and driving range established in late 20th century.	Moderate - High
Settlement form and edge	The site is located between the B6269 (Bingley Road) and Long Lane, to the north of Heaton and Daisy Hill. The site does not have a strong relationship with the settlement edge to the north, south or east as development is typically set back from the B6269 to the west and woodland and playing fields to the south act as a buffer between the site and residential development in Heaton. Development within the site would not greatly conflict with the existing settlement form.	Moderate
Settlement setting	The site makes a limited positive contribution to the character of the settlement area. It contributes to the gap between Chellow Heights/ Daisy Hill/ Heaton and outlying farmsteads on Long Lane. It forms part of a broader gap between west Bradford and Shipley to the north. Existing residential properties are located along the B6269 Bingley Road to the south and additional development along the road would not therefore be out of character. Areas surrounding the site to the north, south and east are identified as critical or important rural backdrops to the Saltaire World Heritage Site, but the site itself does not fall into these areas[3].	Moderate
Access and Recreation	There are no PRoW passing directly through the site: one PRoW passes directly south of the site connecting into the community to the west to Royds Cliff Wood. Other rights of way from the north connect into Long Lane which is a quiet lane running along the northern site boundary. Much of the site is a 9-hole golf course and driving range which is privately accessible for recreation.	Low-Moderate
Views	Although parts of the site are elevated (to the west), the numerous woodland blocks and tree cover within and around the site restricts views from much of the surrounding area.	Moderate

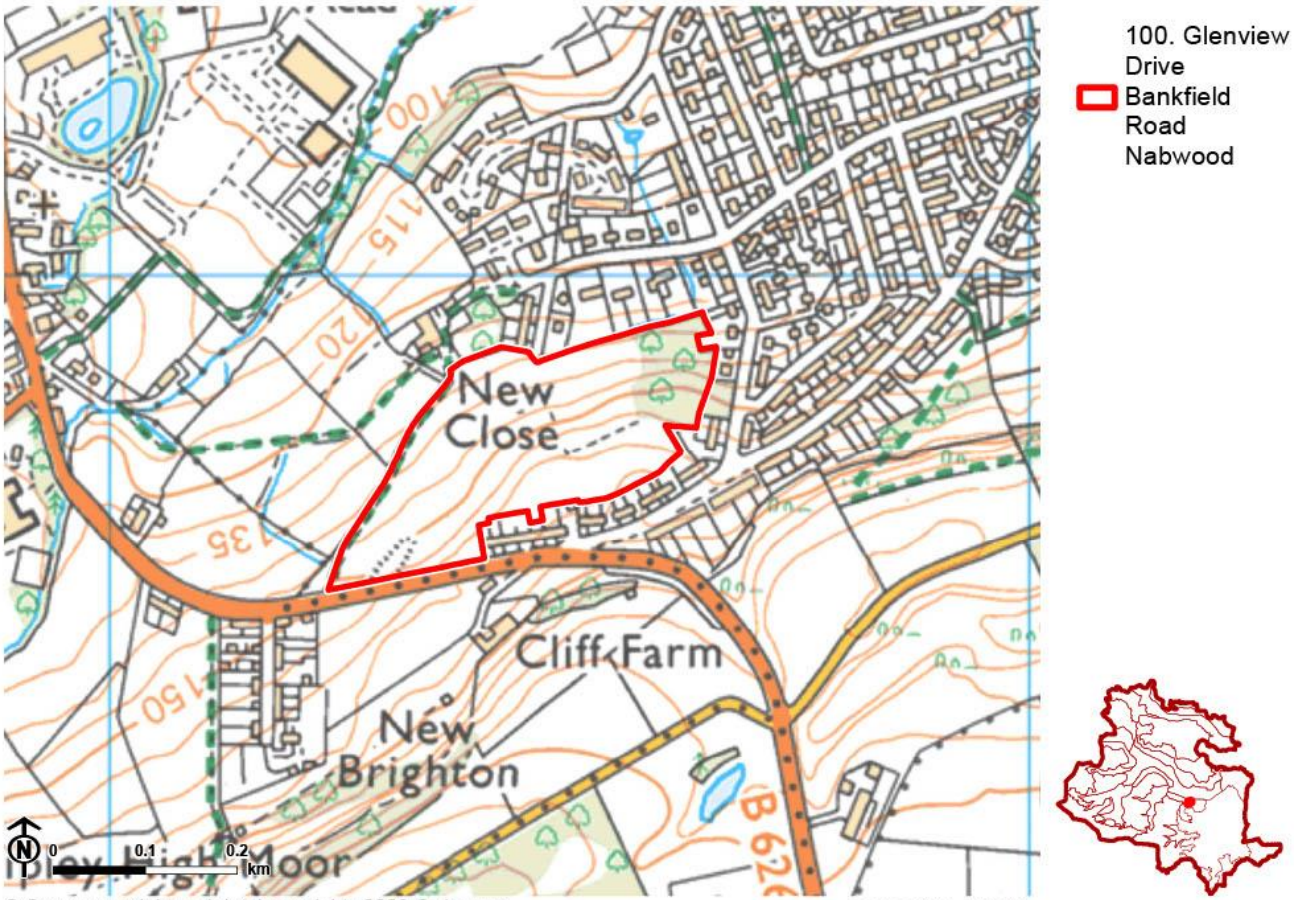
[3] Saltaire World Heritage Site Management Plan (2014)

Criteria	Description	Rating
	The north and east extents of the site are visible from Long Lane. The site is visible from Gaisby Hill/ Windhill to the east on the opposite valley side. There are also filtered views from parts of Heaton / Daisy Hill to the south.	
Perceptual qualities	The site has a peri-urban character heavily influenced by the designed golf course/driving range and associated buildings and infrastructure and to a lesser extent the proximity of Daisy Hill, Heaton and other suburban areas of Bradford and Shipley. In contrast to the surrounding built up residential areas there is some sense of tranquillity to the east where views are more enclosed, and a sense of rural character remains here due to the small scale historic field pattern and ancient woodland. Traffic along the B6269 Bingley Road reduces tranquillity to the west. At the time of the site visit a new crematorium was being built immediately north of the site on the opposite side of Long Lane which when complete will introduce new built form to the north.	Moderate
OVERALL SENSITIVITY RATING		Moderate

Potential Mitigation
The western extent of the site is of relatively lower sensitivity because topography is less steep and tranquillity is reduced by the B6269. Any development should seek to retain pockets of tree planting to integrate built form and retain the partially wooded character and valued elements of the site. Development should be avoided in the east where the landscape is more sensitive due to historic field pattern and time depth related to nearby Listed Buildings.

LSA Site 100

Figure 4.217: Map of LSA Site 100



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Source: OS, BMDC

Figure 4.218: Photos of LSA Site 100



North-easterly view over the site from PRoW off the B6269 Cottingley Cliffe Road. Bingley moor is visible in the distance.



View from within the site looking north. Properties on Glenview Drive are visible in the foreground and the fringes of Bingley and moorland beyond in the distance.

Table 4.199: LSA Site 100 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
100	SH4/H	H1. Cottingley Urban Edge Wooded Valleys and Slopes	Low-density housing

Table 4.200: Criteria and justification for LSA Site 100

Criteria	Description	Rating
Physical and natural character	The site forms part of the typically steep valley sides of the small-scale and winding Cottingley Beck Valley. The site encompasses a level change between 135m AOD and 165m AOD mid-way up the valley sides. The landform is distinctive and steeper to the north and centre of the site with topography flattening out very slightly to the south. Landcover comprises pasture and a mix of trees and scrub. The site appears to be one large field, bounded by overgrown hedgerows to the north-west and south-west and the gardens of residential properties to the north-east and south-east. Although there are no formal nature designations there is a notable amount of tree and scrub cover within the site; particularly to the south-west and east.	Moderate - High
Cultural and historic character and associations	The eastern boundary of the site lies just outside Saltaire World Heritage Site buffer zone. The HLC indicates the fields of this site were formed by mid-16th century Piecemeal Enclosure. The surrounding built form does not contribute to historic character as it is predominantly mid to late-20th-century development with just one Listed Building to the north-west outside the site.	Moderate
Settlement form and edge	The site is located on the south-western edge of Nab Wood which is a residential suburb of Shipley. Over half of the site, to the east, is surrounded by parts of the settlement located on less steeply sloping topography. The existing settlement edge to the south is fairly abrupt and is elevated in relation to the site, stopping short of the steep valley sides. The settlement edge to the north and east is integrated and softened by tree cover and sits lower down the valley sides than the site. Development of this site would have some relationship with the existing settlement form; albeit, it would extend development along the steep sides of the Cottingley Beck valley.	Moderate
Settlement setting	The site contributes to providing a distinction between the suburbs of Shipley and New Brighton vernacular cottages that lie to the south-west. To a lesser extent it also contributes towards the sense of separation between the suburbs of Shipley and the settlement of Cottingley.	Moderate
Access and Recreation	There are no PRoW passing directly through the site, but one PRoW runs along the western boundary. The site appears to be informally used by local residents for walking, with desire line paths cut through the rough grassland.	Moderate
Views	The site is in an elevated position and as a result, it is visible from the opposite open valley slopes of Cottingley Moor to the west and also from south facing slopes of Airedale and the upper slopes of Baildon, both to the north. Some views are filtered by vegetation within the site itself; however, should this be lost due to development views would be more open. Communities living immediately adjacent to the site have short-distance views into the site, particularly from the south	Moderate - High
Perceptual qualities	The site is to some degree influenced by nearby settlement and tranquillity is reduced by traffic along the B6146 to the south. Parts of the site, however, have a semi-natural character due to the presence of scrub and tree cover and rough grassland.	Moderate
OVERALL SENSITIVITY RATING		**Moderate-High**

Potential Mitigation
The design and layout of any development should seek to avoid impacts on established areas of trees and scrub. The central band of the site where topography is steepest is most sensitive which also correlates with the existing vegetation cover.

LSA Site 101

Figure 4.219: Map of LSA Site 101

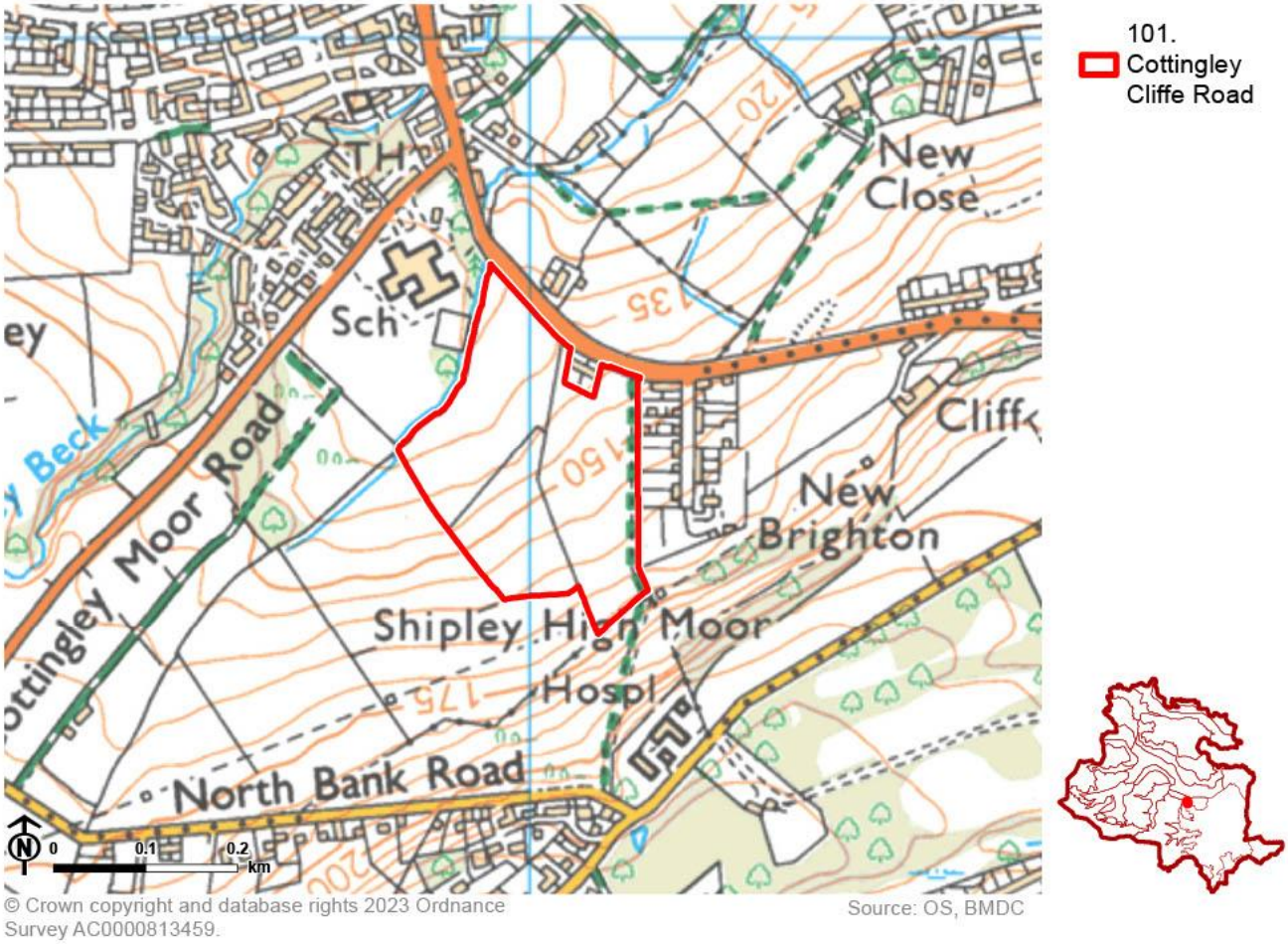


Figure 4.220: Photos of LSA Site 101



North-westerly view over the site from PRoW off B6269 Cottingley Cliffe Road, adjacent to New Brighton. Sloping fields with some mature boundary trees. Mid distance views to Cottingley. Long distance views to Bingley and moorland beyond.



View south over the site from B6269 Cottingley Cliffe Road. Steeply sloping fields with scrubby vegetation. Residential properties along North Bank Road and trees beyond are visible on the skyline together with a pylon line.

Table 4.201: LSA Site 101 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
101	CO/011	H1. Cottingley Urban Edge Wooded Valleys and Slopes	Low Density Housing

Table 4.202: Criteria and justification for LSA Site 101

Criteria	Description	Rating
Physical and natural character	The site forms part of the typically steep, open valley sides of the small scale and winding Cottingley Beck Valley. The site encompasses a level change between 130m AOD and 170m AOD sloping down to the north. The southern edge of the site abuts West of Shipley High Moor Local Wildlife Site (marshy grassland). The site itself comprises sparsely vegetated pasture with a very small number of mature field trees. The fields are bounded by dry stone walls.	Moderate-High
Cultural and historic character and associations	Site lies close to the edge of Saltaire WHS buffer zone and sits within an area identified in the Saltaire WHS Management Plan as being a 'Contributory Rural Backdrop' to the WHS[4]. No Listed Buildings lie within the site or in close proximity. The HLC indicates the fields in this site were formed in by the early 19th century surveyed enclosure (parliamentary/private); they are a mixture of surveyed enclosure and piecemeal enclosure fields. New Brighton vernacular cottages lie immediately east; this is described as a small enclave or purpose-built village within the Historic Landscape Characterisation, with all buildings apparently dating to c.1870 to 1880. To the west lies the modern Cottingley Village Primary school built in the late 20th century.	Moderate-High
Settlement form and edge	Development would have a poor relationship with the existing settlement form of Cottingley as the site is disjointed from the main residential area. With the exception of the adjacent primary school the settlement edge typically stops at the junction of the B6146 Cottingley Moor Road and the B6269 Cottingley Cliffe Road. A small watercourse and associated riparian vegetation to the south of the school and settlement is a distinct boundary feature. Development in this site would cross this boundary feature and extend the settlement up the south-west facing valley slopes.	Moderate-High
Settlement setting	The site contributes to providing a distinction between Cottingley Village and the suburbs of Shipley and Bradford and also a separation between Cottingley and the vernacular cottages that lie immediately south-east; a small enclave or purpose-built village known as New Brighton.	High
Access and Recreation	There are no PRoW passing directly through the site, but one PRoW runs along the eastern boundary.	Low-Moderate
Views	The site is relatively open, and the southern half is in an elevated position on the north-west facing slopes of the Cottingley Beck Valley, whereas the northern part sits slightly lower down. The site is visible from the opposite open valley slopes of Cottingley Moor to the west and also from south facing slopes of Airedale and the upper slopes of Baildon, both to the north. The site is visible from North Bank Road, B6146 Cottingley Moor Road and B6269 Cottingley Cliffe Road and from PRoW immediately east and also further to the west including a bridleway parallel to the B4146 and also PRoW on higher ground at Cottingley Moor. It is also clearly visible from local communities immediately to the north-east including New Brighton and scattered properties to the south.	Moderate-High

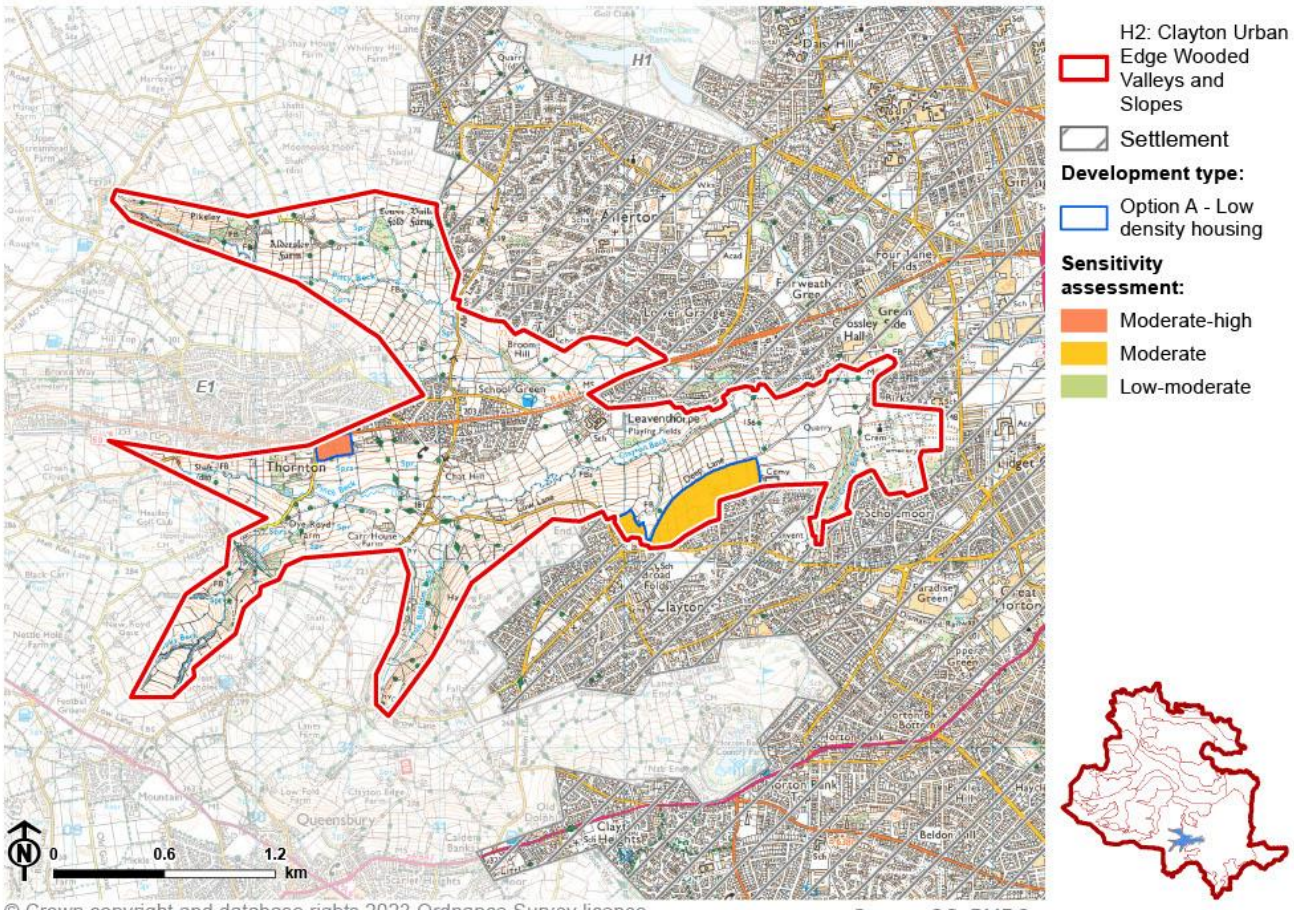
[4] Saltaire World Heritage Site Management Plan (2014)

Criteria	Description	Rating
Perceptual qualities	The site is relatively open due to limited vegetation and drystone wall field boundaries. Although close to the suburban edges of Bradford the site is not greatly influenced by development with the exception of nearby isolated clusters and small groups of properties. Tranquillity is reduced by traffic along the B6269 to the north and a pylon line to the south (just outside the site).	Moderate
Overall Sensitivity Rating		**Moderate – High**

Potential Mitigation
The south-eastern part the site is most sensitive to change due to steeper and more open and elevated landform than lower down the valley to the north and west. New development here should be avoided. Development in lower lying parts of the site should consider sensitive siting / layout of development and tree planting.

LCA H2: Clayton Urban Edge Wooded Valleys and Slopes

Figure 4.221: Map of LCA H2

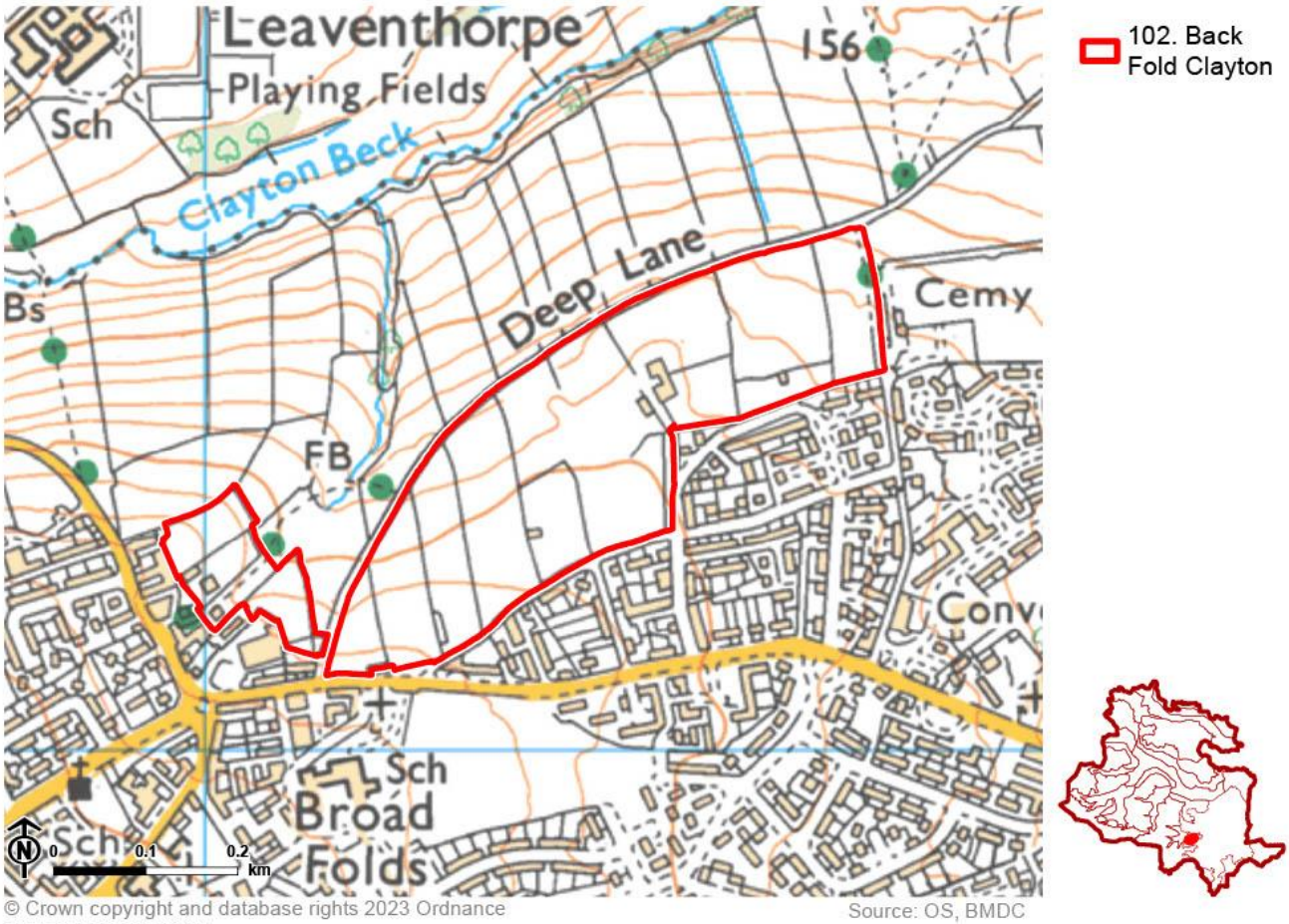


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Source: OS, BMDC

LSA Site 102

Figure 4.222: Map of LSA Site 102



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Source: OS, BMDC

Figure 4.223: Photos of LSA Site 102



North-westerly view from historic green lane, 'Deep Lane' looking over small scale undulating fields towards the western part of the site which comprises small fields immediately adjacent to Clayton Conservation Area.



View south from Leaventhorpe Lane over Leaventhorpe Playing Fields and beyond. The site sits on higher ground immediately in front of the residential properties that are visible on the skyline.

Table 4.203: LSA Site 102 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
102	SW1/H, SW33/H	H2. Clayton Urban Edge Wooded Valleys and Slopes	Low-density housing

Table 4.204: Criteria and justification for LSA Site 102

Criteria	Description	Rating
Physical and natural character	The site forms part of the sloping upper valley sides of the small-scale Clayton Beck Valley. The site encompasses a level change between 180m AOD in the north-east and 210m AOD in the south-west. The western half of the site comprises small scale pastoral fields bounded by drystone walls. Towards the east of the site the fields are larger in scale. There are some mature trees dotted along field boundaries and more frequently along a green lane which runs adjacent to the entire site boundary to the north.	Moderate
Cultural and historic character and associations	A historic green lane, 'Deep Lane', runs along the entire northern boundary of the site. This lane is believed to have been in existence since medieval times. The HLC indicates enclosed land within the west half of the site. The typically long, thin pasture fields bounded by predominantly dry stone walls were formed by mid-16th century strip fields. Pasture fields to the south-east were reinstated after 1970 following infill and levelling of former stone quarries and brickworks. Clusters of Listed Buildings to the west of the site are mainly associated with the original historic core of Clayton; the importance of which is reflected by its inclusion within Clayton Conservation Area. Four additional Listed Buildings lie along Bradford Road, immediately to the south. Much of the surrounding built form to the south-east and east makes little contribution to historic character as it is predominantly mid to late-20th-century development.	Moderate-High
Settlement form and edge	The site is located on the northern edge of Clayton. The existing settlement edge to the east is abrupt and stops short of the steep valley sides. The settlement edge to the west is slightly more integrated. Parts of the site to the east have a reasonably good association with the existing settlement and there is potential for development to fit with the existing settlement form of Clayton; with opportunities to soften the abrupt edge.	Moderate
Settlement setting	The site makes some contribution to providing a distinction between Clayton and Leaventhorpe on the north side of the valley. Development of this site may be perceived as a slight extension into the undeveloped green corridor of Clayton Beck valley.	Moderate
Access and Recreation	One route with public access passes directly through the site in the west and another route borders the east. These routes connect into a historic green lane, 'Deep Lane' which runs along the entire northern boundary and is locally valued for recreation.	Low-Moderate
Views	Much of the site is open and exposed in an elevated position and is visible from areas to the north. The site is visible from adjacent local communities at Clayton and also from the southern edges of Leaventhorpe, including Leaventhorpe Playing Fields. Parts of the site are also visible from the local road network and PRoW within the valley.	Moderate-High
Perceptual qualities	The site has a peri-urban character, influenced by borrowed views of the urban mass of Bradford and also the nearby 19th century settlement edge to the south-east. The western half of the site has some intact traditional agricultural features including drystone walls and a small number of boundary trees. These features are less frequent to the east where fields are larger in scale and influenced by more modern agricultural infrastructure and buildings.	Moderate

Criteria	Description	Rating
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
The eastern half of the site where the historic field pattern has been lost to previous land use is less sensitive to change. Development should be carefully designed to minimise adverse impacts on the Clayton Conservation Area and associated Listed Buildings where sensitivity is higher.

LSA Site 103

Figure 4.224: Map of LSA Site 103

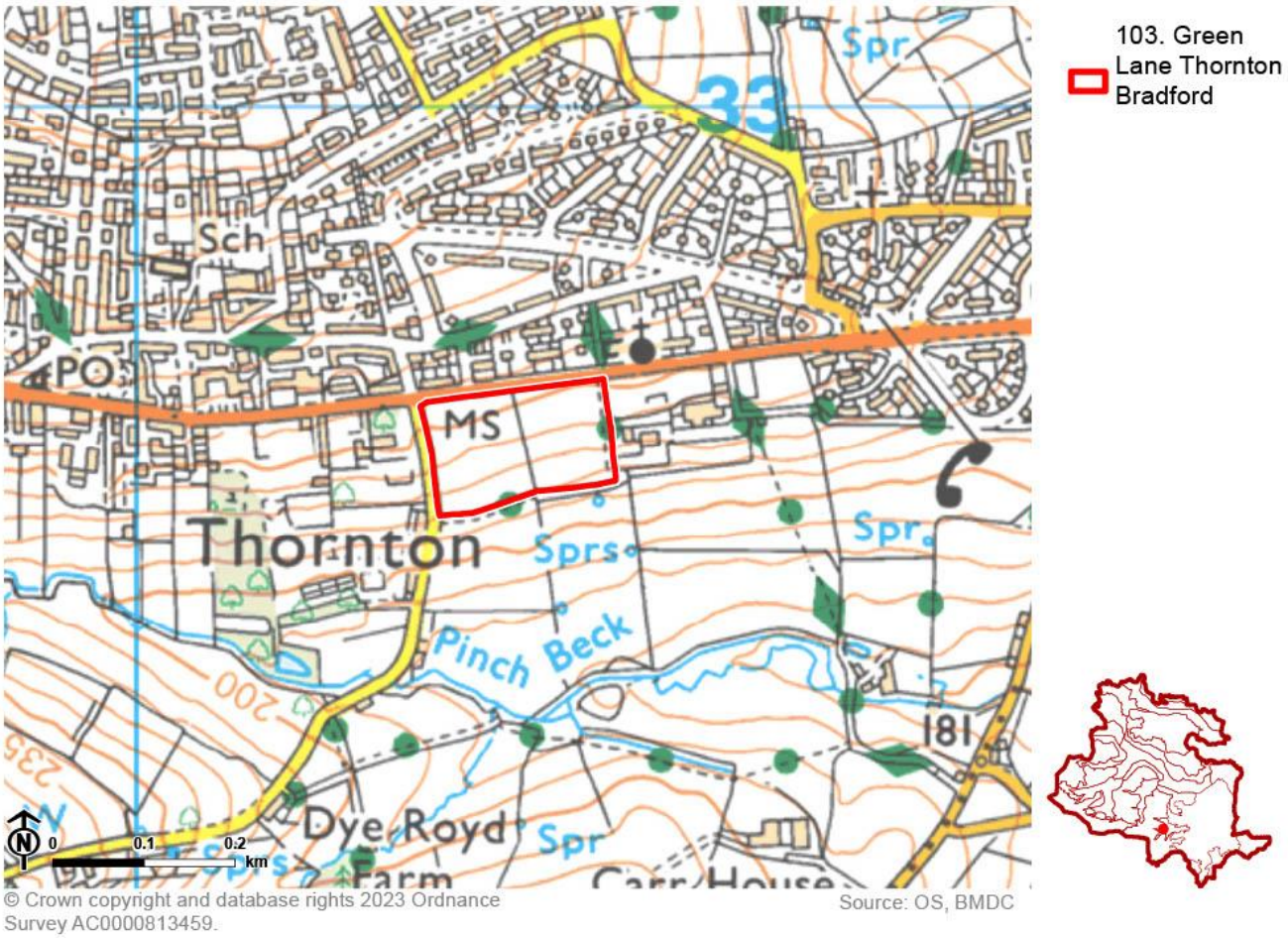


Figure 4.225: Photos of LSA Site 103



View from Green Lane south-east across site



View from PRoW north-east across site to St James Church

Table 4.205: LSA Site 102 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
103	TH/007	H2. Clayton Urban Edge Wooded Valleys and Slopes and E1. Thornton Mixed Upland Pasture	Low-density housing

Table 4.206: Criteria and justification for LSA Site 103

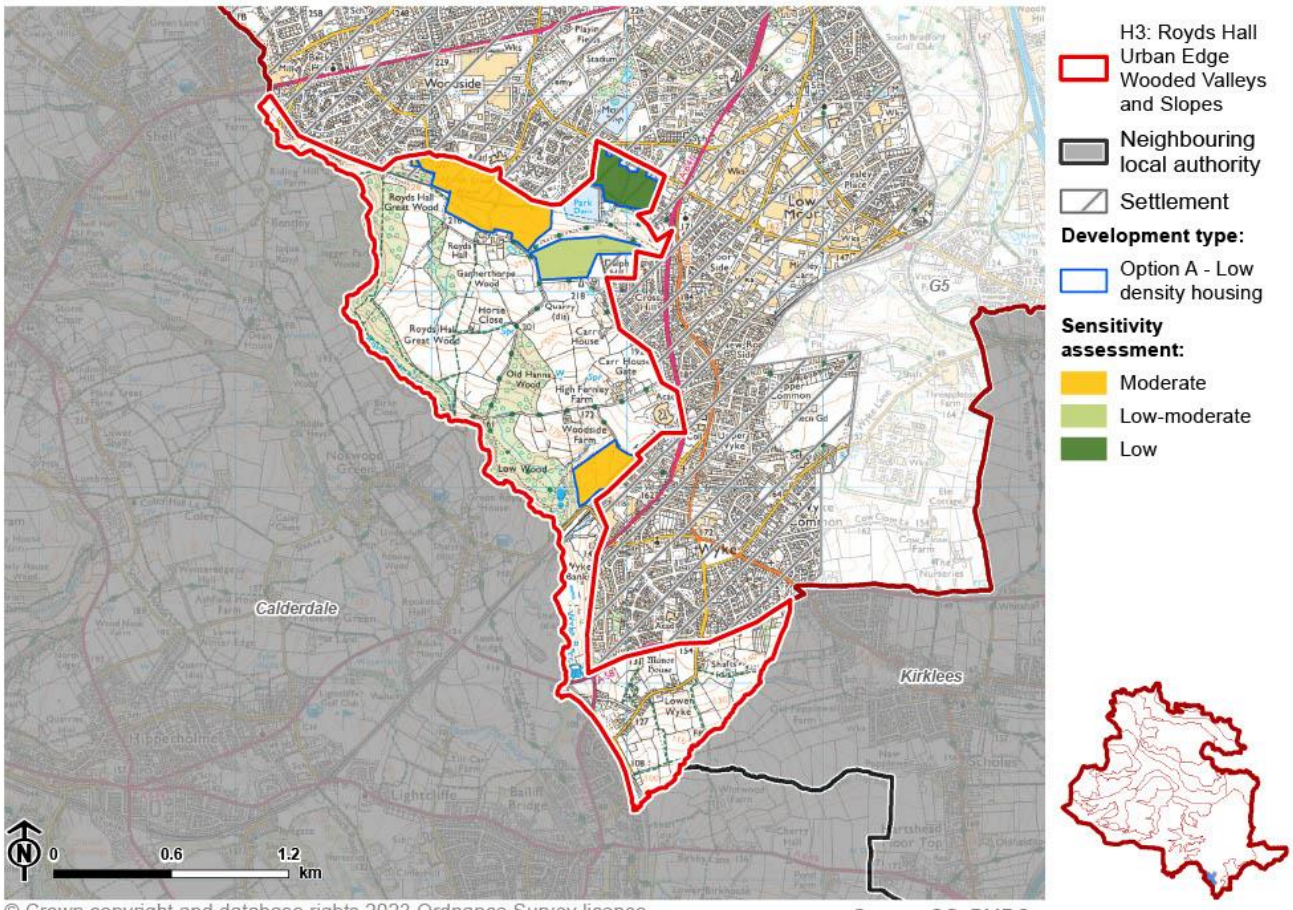
Criteria	Description	Rating
Physical and natural character	The site is located on the upper slopes of the Pinch Beck Valley. The slope of the site is uniform and moderately steep, ranging from 228m AOD in its north-west corner to 205m AOD in its south-east corner. The site is flanked by mature trees associated with the residencies and churchyard on either side, but due to the site's elevated position, it is relatively open and exposed. The site consists of two semi-improved grassland fields defined by drystone walls and a stone retaining wall on the northern boundary of the site. The internal drystone wall is in poor condition. There are a limited number of young field trees on the periphery of the site.	Low-Moderate
Cultural and historic character and associations	The Thornton Conservation Area borders the site to the west. There are a number of Listed Buildings in the immediate proximity of the site including Grade II* Thornton Hall to the east (the grounds of which also contain a listed garden wall), Grade II Ashfield House to west and Grade II St James Church to the north-east. The church tower of St James is an important landmark in the wider landscape. Within the St James graveyard to the south of Thornton Road are the Grade II listed Ruins of the Chapel of St James, also known as the 'Brontë Bell Chapel' as the Brontë sisters were baptised there and their father preached there from 1815-1820. The number of Listed Buildings and their cultural associations creates a strong sense of time depth within the site.	High
Settlement form and edge	The site is the only remaining area directly south of Thornton Road which has not been developed. Generally, the development to the south of Thornton Road is well-contained by woodland and the site represents an exception to this rule. Development would be perceived as an extension into the countryside, but this would not conflict with the existing character of the settlement edge, assuming buffer planting was integrated into the design.	Low-Moderate
Settlement setting	The site makes no contribution to separation with any other settlements. The open character of the site contributes to the identity of the settlement by connecting it to its rural upland context. This is an important element of Thornton's identity as a key part of 'Brontë country'	Moderate
Access and Recreation	A PRoW runs along the full length of the southern and eastern site boundaries. The promoted long-distance footpath the Brontë Way passes along the north-eastern corner of the site before making its way through the graveyard surrounding the Ruins of the Chapel of St James. The Ruins of the Chapel of St James draws visitors due to its connection with the Brontës.	Moderate-High
Views	The site is partially contained by trees to the east and west, but benefits from expansive views over the landscape to the south, including the scenic rural valley of the Clayton Beck. These views can be appreciated from the PRoW adjacent to the site, and from Thornton Road, although to a lesser degree due to the high wall which partially screens views from eye level.	Moderate-High

Criteria	Description	Rating
	The site forms part of views from the PRoW network to the south, from Cockin Lane and from locations on the NCR 69. The site is also visible from the edge of the settlement of Clayton.	
Perceptual and Aesthetic qualities	The site possesses some rural character though development adjacent to the north detracts from this. The site possesses a strong sense of place at the edge of Thornton due to its elevated position and long-distance views over the landscape to the south. Development here would alter the existing character of Thornton as a 'plateau settlement'.	Moderate-High
Overall Sensitivity Rating		**Moderate – High**

Potential Mitigation
Some buffer and screening tree planting should be planted along the southern edge of the development to integrate development within the existing wider settlement edge. It would not be possible to mitigate the impact on the surrounding heritage assets.

LCA H3: Royds Hall Urban Edge Wooded Valley and Slopes

Figure 4.226: Map of LCA H3

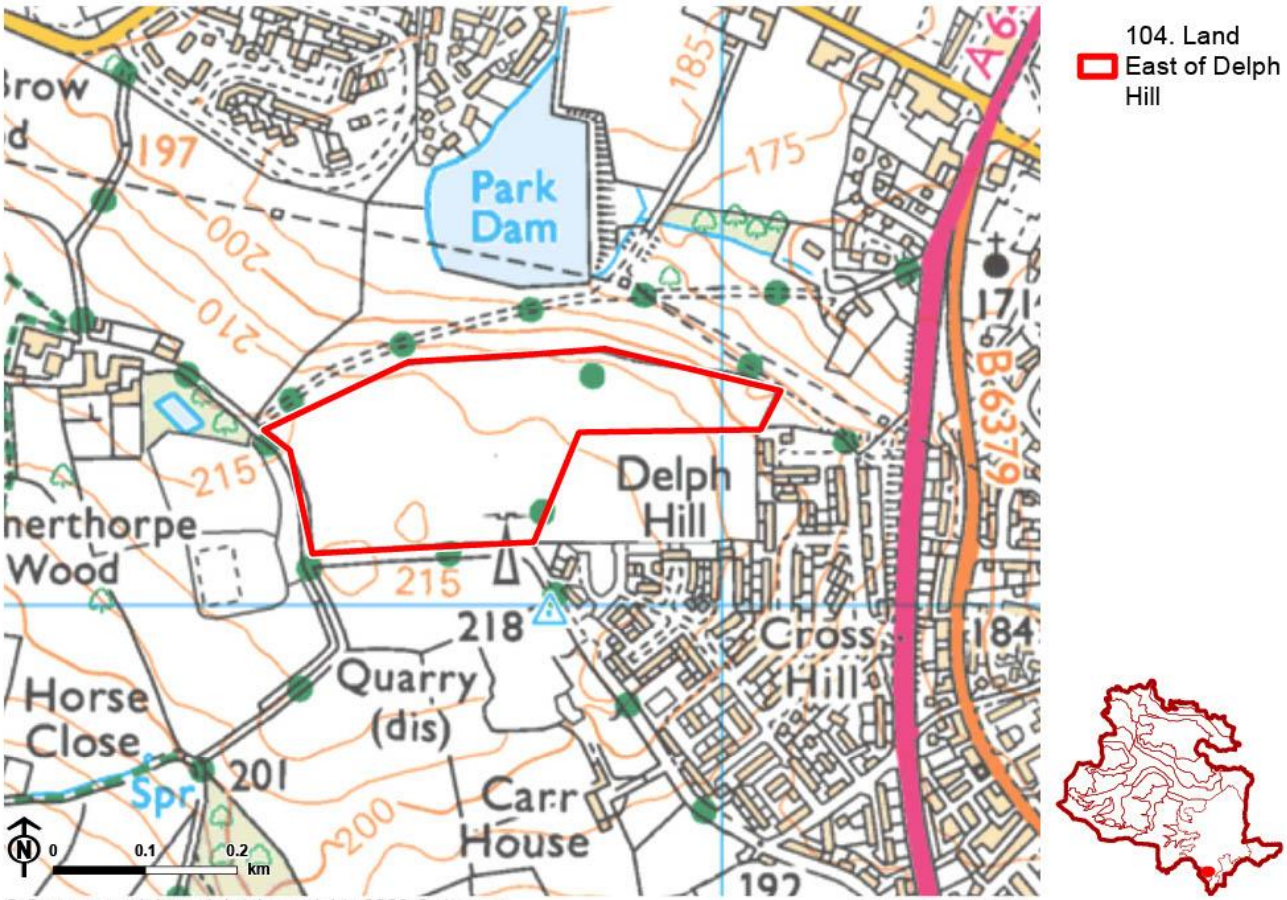


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Source: OS, BMDC

LSA Site 104

Figure 4.227: Map of LSA Site 104



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Source: OS, BMDC

Figure 4.228: Photos of LSA Site 104



View looking north-east across the flat topography of the site towards Low Moor and the urban edge of Bradford



View looking north across the flat topography of the site to Woodside and the urban edge of Bradford

Table 4.207: LSA Site 104 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
104	SE/194	H3: Royds Hall Urban Edge Wooded Valleys and Slopes	Low-density housing

Table 4.208: Criteria and justification for LSA Site 104

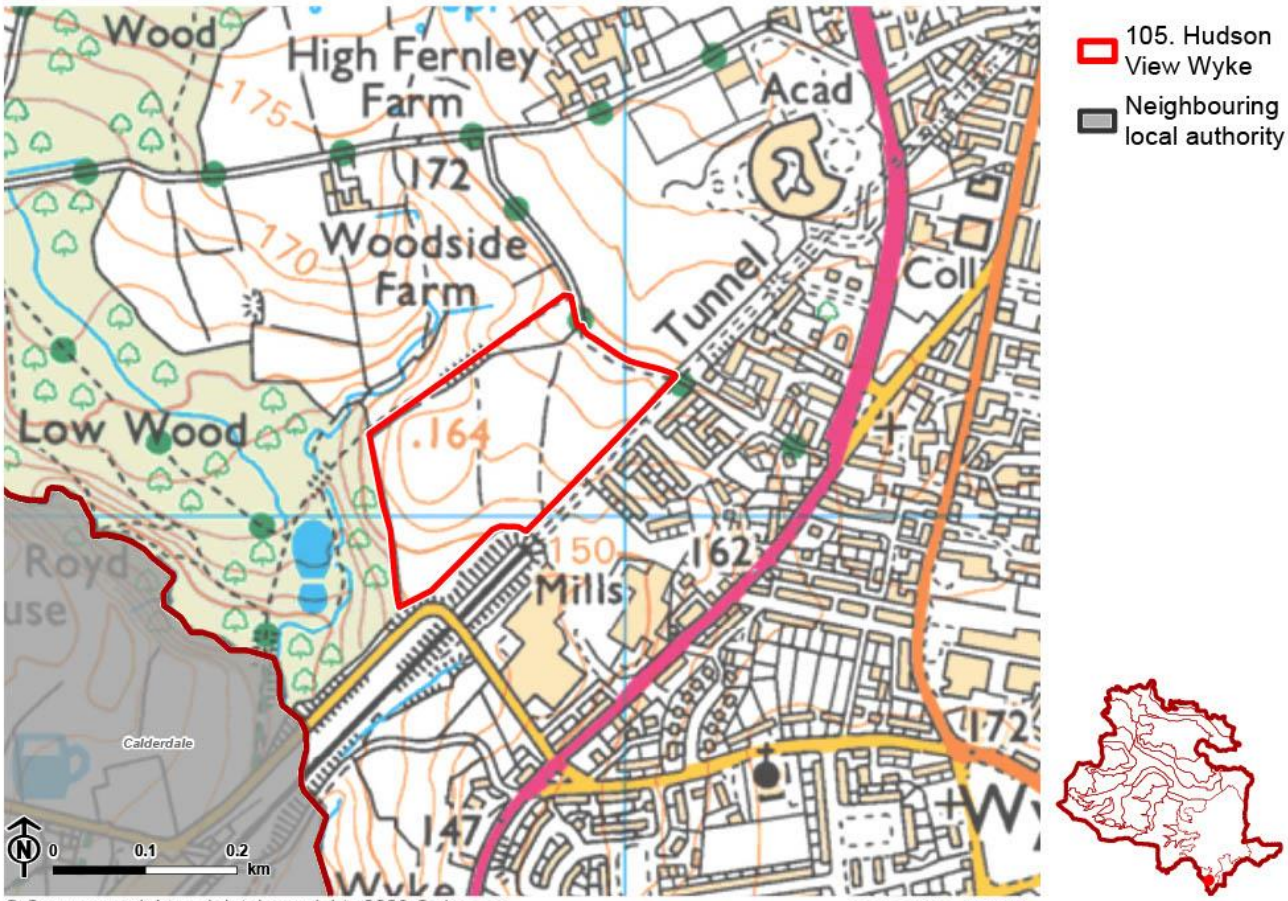
Criteria	Description	Rating
Physical and Natural Character	The site occupies part of the flat top of Delph Hill (at 213m AOD) and land sloping gently down to the north-east (196m AOD). The site comprises a large field of amenity grass with margins of longer grass. There are no internal field boundaries, but parts of the site periphery are defined by drystone walls in poor condition. The site boundary cuts across a field and is defined by a footpath with no vertical boundary. The site is enclosed in part to the south and east by the settlement edge and to the west by a belt of trees. The northern boundary is more open with only a small cluster of trees. The lack of topographical diversity, semi-natural features and field boundaries results in limited physical and natural character.	Low – Moderate
Cultural and Historic Character and Associations	The site is identified by the HLC as previously forming part of the private grounds of Royds Hall, built in 1640, which is located <200m to the east of the site. Royds Hall is Grade II* listed, as are its Barn, Stable Block and Coach House. Other buildings associated with the hall complex are Grade II listed. Despite the proximity of Royds Hall and the site's historic link with it, the hall is screened in views from the site and there is no perceptible evidence of historic character within the site. Instead, the site has a strong visual connection with the surrounding modern development.	Low – Moderate
Settlement Form and Edge	Located on the rural fringe of the sprawling south-western edge of Bradford, the site forms a transition between the residential settlement edge and open farmland which extends to the south and west. It has a stronger association with the adjacent urban character to the east, than the rural character to the south. Existing housing is nestled into the slopes of Delph Hill but part of the site sits above this on higher ground. Development of the site would be perceived as further extension of settlement into open land on the edge of Bradford but would not be at odds with the existing sprawling settlement form in this area, contained by linear features such as field boundaries and roads.	Low – Moderate
Settlement Setting	The site contributes to the sense of openness on this edge of Bradford. However, the site has a transitional feel with more intact countryside occurring to the south and west of the site. Development of the site would alter the settlement edge but would not reduce a gap between settlements.	Low – Moderate
Access and Recreation	The site is crossed by a PRoW, and PRoWs run outside but adjacent to the northern, western and southern boundaries of the site. The paths link the settlement edge with the open fields of Delph Hill. An open space site lies to the south-east of the site providing amenity land for the housing estate and connecting to the field in which the site is located. Desire lines across the field indicate the site is well used and development of the site would alter the experience of people using this landscape for recreation.	Moderate – High
Views	The site is visible from PRoW which surround and cross the site and is prominent in the local landscape due to its elevation. There are some views from back windows of adjacent properties to the south-east. The site is elevated and would be visible in views from properties on the rising slopes of the settlement edge to the north and from the northern side of the valley. However, the site is relatively enclosed in views from within the wider landscape to the south and west due to settlement edge, topography and woodland cover.	Moderate

Criteria	Description	Rating
	If developed with Site 106 and 107, the cumulative effect of these developments would result in a substantial new extension to the settlement which would be prominent in views.	
Perceptual Qualities	The site is open grassland on an urban edge and does not have the same rural character that land to the south and west retains. This is due to a number of factors including open views across the settlement, a prominent overhead electricity line, large warehouses to the north, and telecommunication masts close to the site. This also results in a weak landscape character. Noise from the nearby road network reduces the tranquillity of the site.	Low – Moderate
Overall Sensitivity Rating		**Low – Moderate**

Potential Mitigation
The key sensitivity of this site is its prominence within the wider landscape. Any development should be set back from the most prominent outer edges to the north-east of the site. Tree planting on the boundaries and throughout the site could positively integrate development providing visual and ecological connection to existing tree cover on the western boundary of the site.

LSA Site 105

Figure 4.229: Map of LSA Site 105



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Source: OS, BMDC

Figure 4.230: Photos of LSA Site 105



View looking south-west from the PRoW on the sites north-eastern boundary over the site and down to Low Wood.



View from the north western edge site boundary looking over the site toward the southern edge of Bradford. The Steeple of St Mary the Virgin Church can be seen in the view.

Table 4.209: LSA Site 105 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
105	SE/126	H3: Royds Hall Urban Edge Wooded Valleys and Slopes	Low-density housing

Table 4.210: Criteria and justification for LSA Site 105

Criteria	Description	Rating
Physical and Natural Character	Landform slopes down across the site from the highest ground in the north-east (173m AOD) to the lowest in the south-west (148m AOD). The lower part of the site falls away more steeply creating a hill landform with a summit of 164m. The topography is very undulating and highly sensitive. The site contains small-medium fields of rough grazed pasture with mixed boundaries including post and rail fencing, post and wire fencing, drystone walls in poor condition, and relict hedges. Hawthorn trees are found on field boundaries where hedgerows have been left unmanaged. Low Wood which adjoins the western edge of the site is an Ancient Woodland (Old Hanna/Low Woods) and a Local Wildlife Site (Judy Woods).	Moderate – High
Cultural and Historic Character and Associations	The HLC identifies the site as piecemeal enclosure associated with Woodside Farm, however, the poor condition of the drystone walls and hedges has weakened the historic field pattern. The site provides a rural context to, and has a strong visual connection with, the Grade II* Listed Woodside Cottage/Woodside Farmhouse located north of the site.	Moderate
Settlement Form and Edge	The site is located on the rural fringe of the sprawling southern edge of Bradford. Here the settlement edge is very mixed with woodland, farmland, industry, housing, recreation and transport corridors. The site forms a transition between the abrupt developed settlement edge (with modern housing and industrial units) and an open farmed pastoral landscape. Development of the site would be perceived as further extension into open farmland but would not be at odds with the existing sprawling settlement form contained by linear features such as field boundaries and roads. Low Wood would act as a boundary feature to the settlement, helping to soften the existing abrupt settlement edge.	Moderate
Settlement Setting	The site contributes to the rolling countryside and sense of openness on this edge of Bradford. Although it does not play a role in separating settlements it does provide a setting for Woodside Farm and separates it from the existing settlement edge of Bradford.	Moderate
Access and Recreation	A PRoW passes through the site, providing access out into the open countryside and to Low Wood. Outdoor sports facilities associated with Appleton Academy are located to the northeast of the site. Clear views are obtained into the site from PRoW to the north. The site is screened from paths through Low Wood by tree cover. Development of the site would alter the experience of people using this landscape for recreation as the site contributes to the enjoyment of people in the area.	Moderate
Views	The lower part of the site forms a hill which protrudes and is clearly visible in long-distance views from a wide area and in views from higher ground to the north, however, development would not alter the character of these views as the site would be seen in the context of the existing urban edge. The site contributes to views from the wider landscape of rolling countryside on the edge of Bradford. Locally, views of the site are experienced by users of High Fernley Road, local footpaths to the north and by residents on the settlement edge.	Moderate
Perceptual Qualities	Despite proximity to the settlement edge, the site retains a rural character connecting to farmland to the north. Urban features such as lighting and roads are contained within the settlement edge. There is a strong sense of tranquillity on the site and the hedgerow trees and wooded backdrop provide a sense of naturalness and expansive views across the wider rolling countryside. An overhead electricity line is visible on the horizon and somewhat reduces this.	Moderate

Criteria	Description	Rating
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Tree planting through the site and retention of existing mature hedgerow trees would provide screening and visual/ecological connection to Low Wood. The eastern extent of the site is less sensitive to development as the landform here is less complex, and it has a stronger spatial relationship with residential development to the south-east. A considerable buffer should be created between Low Wood and any new development.

LSA Site 106

Figure 4.231: Map of LSA Site 106

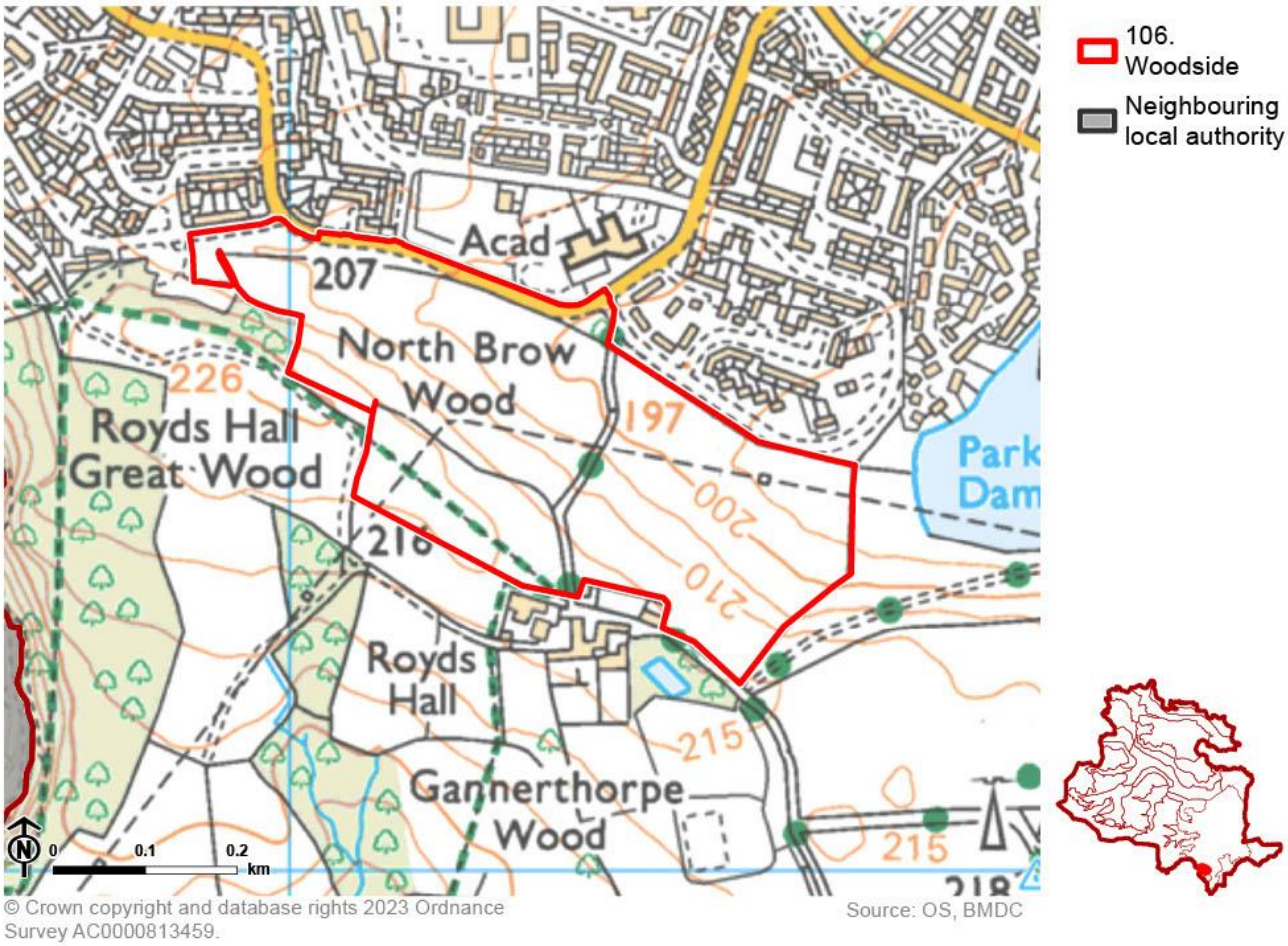


Figure 4.232: Photos of LSA Site 106



View from the area to the south-east of the site looking over an intervening field toward the site which contains a number of electricity pylons



View from the PRoW passing north to south through the site of a traditional style and stone wall associated with Royds Hall. A electricity pylon can be seen in the midground within the site.

Table 4.211: LSA Site 106 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
106	SW14/H, SW/034B, SW34/H	H3: Royds Hall Urban Edge Wooded Valleys and Slopes	Low-density housing

Table 4.212: Criteria and justification for LSA Site 106

Criteria	Description	Rating
Physical and Natural Character	The site rises steeply from 190m AOD in the east to 223m AOD in the west and consists of three irregularly shaped fields. The northern field contains semi-improved neutral grassland. Boundaries are mixed including post and wire fencing and drystone walls, which are in a moderately good condition. Concrete post and wire mesh fencing is a detracting feature along the northern boundary of the site. Mature trees occur occasionally along field boundaries. Some, close to Royds Hall Farm, form impressive features in the landscape. Deciduous woodland adjoins a small part of the western edge of the site. This is part of a larger area of Ancient Woodland (Old Hanna/Low Woods) and a Local Wildlife Site (Judy Woods).	Moderate
Cultural and Historic Character and Associations	The HLC associates the site with Horse Close and Royds Hall Farm. There is a cluster of Listed Buildings at Royds Hall Farm (including two Grade II* Listed properties) to the south of the site where there is a strong sense of time depth. The site relates to the hall due to wall styles and intervisibility and is connected to its remanent rural character. The presence of intact dry stone walls, mature hedgerow trees and vernacular farm buildings provides some time depth but this is interrupted by detracting features such as post and wire fencing, concrete post and wire mesh fencing and electricity pylons within site.	Moderate - High
Settlement Form and Edge	Located on the rural fringe of the sprawling south-western edge of Bradford, the site forms a transition between the developed settlement edge (with modern housing and school buildings), at the base of the slope, and the pastoral landscape at the top of the slope. Trees help to integrate the existing settlement, but stark boundary treatments (fencing and railings) and street lighting have an abrupt and urban appearance. Development of the site would be perceived as a further extension of settlement into open farmland and would cross an important character boundary but would not necessarily be at odds with the existing sprawling settlement form contained by linear features such as field boundaries and roads.	Moderate
Settlement Setting	The site contributes to the undulating countryside and sense of openness on this edge of Bradford. Although it does not play a role in separating settlements it does provide a setting for Royds Hall Farm. Development of the site would envelop Royds Hall Farm into a new settlement edge.	Moderate
Access and Recreation	The site is crossed by two PRoW both of which also extend along the boundaries of the site. Woodside Way play area adjoins the western edge of the site but is contained by tree cover. Development of the site would change the experience of people using this landscape for recreation as the site is valued locally.	Moderate – High
Views	Views are obtained from users of PRoW which cross the site and border it to the south and east. Due to the elevation of the site, the higher landform will be viewed from a wide context, including from the more rural area to the south. There are glimpsed views into the site through tree cover from properties on its northern edge and direct views from properties in the valley. Development on the eastern edge of the site, where there are views to open land on the urban fringe, would be seen in conjunction with Site 104 and 107 and would result in a substantial new extension to the settlement which would be prominent in views.	Moderate

Criteria	Description	Rating
Perceptual Qualities	The site retains a rural character due to the presence of drystone walls, connection with Royds Hall and mature trees on field boundaries. However, this character is weakened due to the presence of electricity pylons, abrupt fencing and street lighting.	Low – Moderate
Overall Sensitivity Rating		**Moderate**

Potential Mitigation
Appropriate and sensitive design could positively integrate and soften the existing settlement edge. Tree planting on boundaries of the site and throughout the site would provide a visual and ecological connection to existing woodland. Focusing development of the lower slopes adjacent to the existing settlement edge and keeping the higher slopes open would help maintain a rural setting to Royds Hall Farm and reduce the sensitivity of the site.

LSA Site 107

Figure 4.233: Map of LSA Site 107

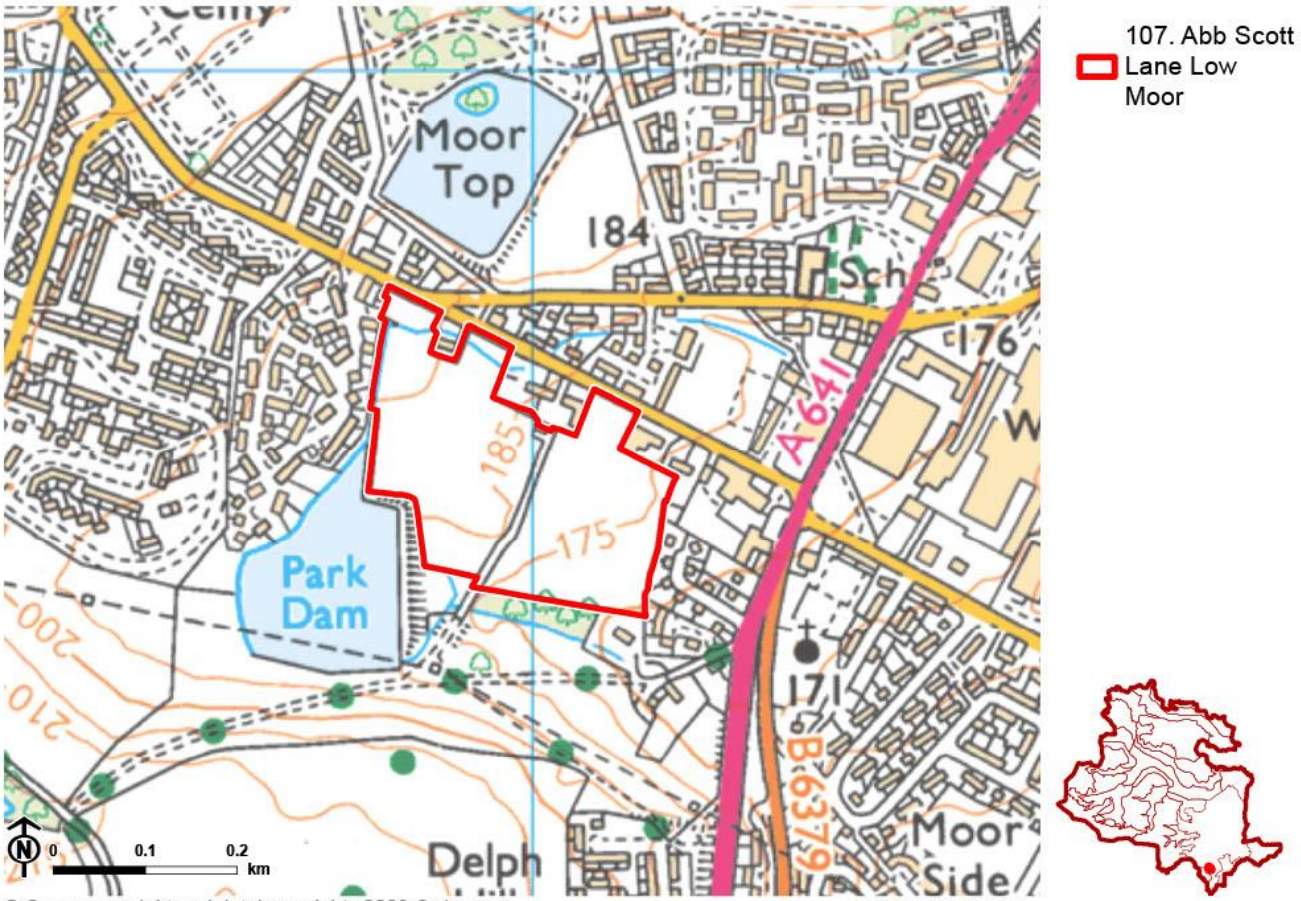


Figure 4.234: Photos of LSA Site 107



View from Abb Scott Lane of grassland and trees screening views of the site from the road.



Open view of site from Abb Scott Lane looking north-west

Table 4.213: LSA Site 107 information

LSA Site Reference	CBMDC Site Reference(s)	Landscape Character Area	Scenario
107	SW26/H	H3: Royds Hall Urban Edge Wooded Valleys and Slopes	Low-density housing

Table 4.214: Criteria and justification for LSA Site 107

Criteria	Description	Rating
Physical and Natural Character	The site slopes gently south-eastwards from 191m AOD to 175m AOD and comprises two medium-sized fields of improved grassland divided by an access track. Patches of longer grass and scrub occur along the boundaries. The site boundaries are varied including garden fences, post and wire fencing, mounding associated with Park Dam and a mortared wall along the northern edge (Abb Scott Lane). The site is adjoined by housing on all but its southern edge which is abutted by a belt of deciduous woodland and the edge of Park/Royds Hall Dam. The presence of housing and trees on the edges of the site combined with its relatively flat landform make it predominantly enclosed and screened within the wider landscape.	Low
Cultural and Historic Character and Associations	Three Listed Buildings are situated on Abb Scott Lane immediately north of the site, including buildings at Moorside Farm constructed in the local vernacular millstone grit. Modern development is also present on the road. The site provides an open setting to these buildings, but views are restricted by garden vegetation. The HLC identified the field pattern as being the result of piecemeal enclosure associated with Moorside Farm. The site is closely associated with Abb Scott Lane which has an urban/suburban character and does not have a strong sense of time depth.	Low – Moderate
Settlement Form and Edge	The site is closely associated with the adjacent existing settlement as it is flanked on three sides by development and situated on low lying land, as opposed to the rising open land to the south. Development of the site is unlikely to be perceived as further extension into open countryside and would not be at odds with the existing sprawling settlement form. The rising landform and woodland to the south would contain proposed development.	Low
Settlement Setting	Located on the south-western edge of Bradford the site forms an open gap in development and provides a setting to Moorside Farm. However, due to enclosure by housing and tree cover this effect is localised and not widely perceived. The rural, undeveloped setting to Bradford is more pronounced to the south of the site where it comprises an open expanse of pastoral fields and swathes of woodland.	Low – Moderate
Access and Recreation	There are no PRoW crossing or adjacent to the site. Users of the PRoW to the south and west of the site, on higher ground, will obtain some views to the site across the open water of Park Dam. However, it is not anticipated that development of the site would alter the enjoyment of the landscape by users of these routes as the existing settlement edge already provides a backdrop to views.	Low
Views	The site is predominantly enclosed in wider views due to its relatively flat/low-lying landform, containment by existing housing and the tree belt on its southern edge. Views into the site are glimpsed from Abb Scott Lane and are direct from ground and upper storey windows of properties on the edge of the site. Some views are obtained from PRoW on higher ground to the south and west, but these are partially screened by woodland and reservoir bunding.	Low
Perceptual Qualities	Although comprised of open fields, the site does not have a rural character due to its location on the settlement edge, lack of defining field boundaries and limited views out to the wider countryside. There are a number of features which create an urban fringe character, including electricity pylons, utilitarian buildings on the edge of the site and man-made mounding associated with the dam. In the south of the site a narrow tree belt	Low-Moderate

Criteria	Description	Rating
	and proximity to the open water of Park Dam reservoir creates a localised degree of landscape quality.	
Overall Sensitivity Rating		**Low**

Potential Mitigation
Tree planting on the boundaries and throughout the site could positively integrate development providing visual and ecological connection to existing tree cover. Protect the setting of Moorside Farm through site design and planting. Maintain and enhance recreational access through to the reservoir.

Cluster Assessments

4.2 This section assess where several sites are located in close proximity to each other and where there is the potential for more adverse impacts on the landscape if multiple sites are developed. The methodology for this assessment is set out in Paragraph **Error! Reference source not found.** of this report.

Park Dam Cluster: LSA Sites 104, 106 and 107

Figure 4.235: Map of Park Dam Cluster: LSA sites 104, 106 and 107

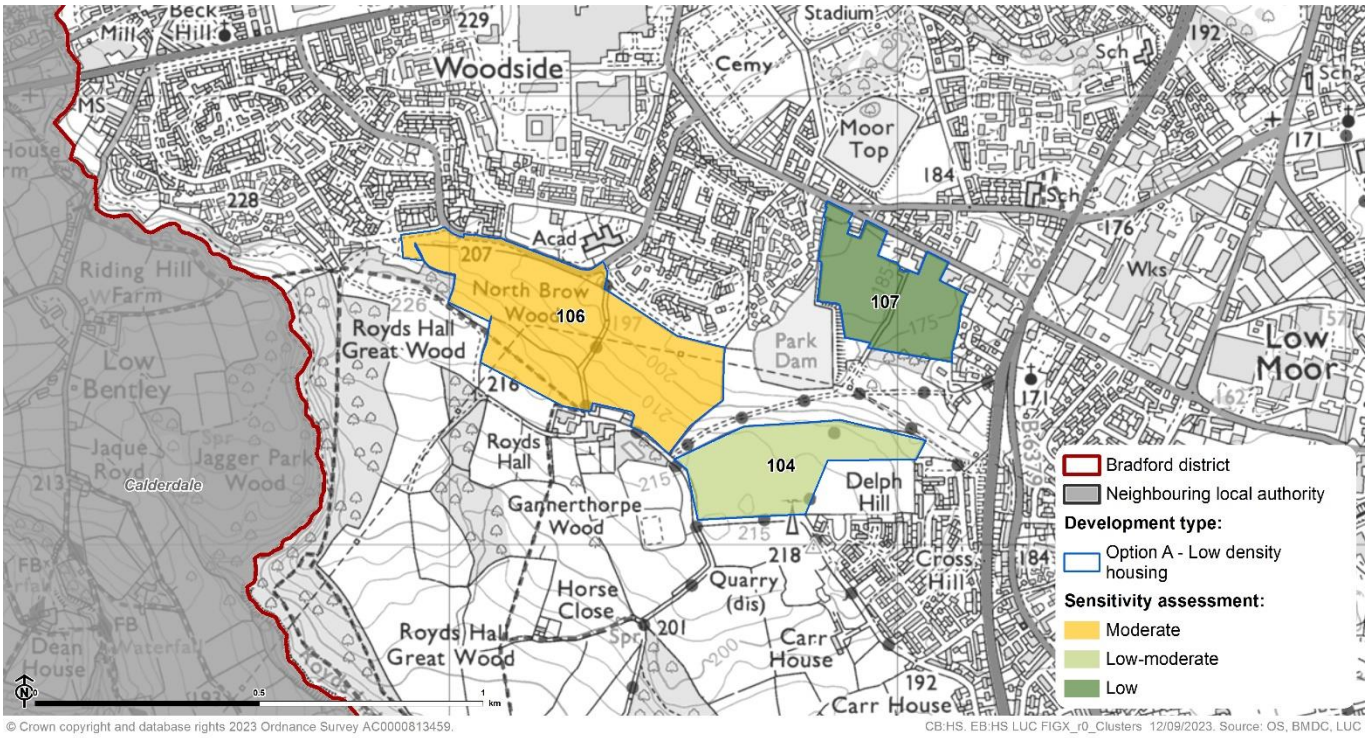


Table 4.215: Cumulative considerations for sites 104, 106 and 107 [This table should be read in conjunction with the individual site assessments]

Cumulative Considerations	
Relationship of sites and sensitivity	LSA sites 104, 106, and 107 are located in a cluster around Park Dam Reservoir within a green wedge between Woodside and Cross Hill. This is an open area which transitions in character moving up the slope from urban in the north, to a more rural landscape south of Royds Hall. The southern boundaries of sites 106 and 104 run along the top of a gentle ridgeline on which Royds Hall Farm and the telecommunications mast at Delph Hill are also located. Site 106 is of Moderate sensitivity, predominantly due to its stronger association with Royds Hall and slightly higher landscape quality. Site 104 has a less distinctive character and is of Low-Moderate sensitivity, and site 107 which is enclosed and surrounded by urban form is of Low sensitivity.
Potential cumulative issues resulting from development of all the sites	■ The development of all three sites in their entirety would potentially redefine the urban edge, pulling it to the south to the ridgeline. The change, although substantial in area, would not dramatically alter the pattern of the existing urban form of Bradford as it would tie in with the edge of Cross Hill to the east and Woodside to the west. It would, however, close the gap between these two communities. Recreational users and the rural setting of Royd's Hall would be most adversely affected.

Cumulative Considerations	
	■ The ridgeline forms a topographic boundary that cradles existing development, except at Delph Hill where there is some development on top of the ridgeline. As a distinctive boundary feature, the ridgeline would be reached but would not be crossed. As a result of the development of all three sites, the transition from urban to rural moving up the slope would become more abrupt. ■ The area surrounding Park Dam collectively forms a recreational resource, with a number of PRoW and informal paths crossing sites 106 and 104. If all three sites where developed, the extent, character and quality of greenspace in this area may be reduced and fragmented.
Recommendations and guidance for developing multiple sites in this cluster	■ If two of the three sites were to be developed in their entirety, the joint development of site 106 and site 104 would likely cause the greatest cumulative issues. In order to minimise this it is recommended that they should not be developed in tangent without design being informed by a detailed landscape and visual assessment. ■ Consideration should be given to the transition between urban and rural character. Planting a woodland buffer along the southern boundaries of sites 106 and 104 may soften the urban edge, and complement the wooded character of the adjacent undeveloped area. However, care must be taken not to adversely impact the heritage setting of Royds Hall. ■ The ridgeline forms an existing boundary feature and would be visible in views from the open countryside to the south. By pulling development back from the southern boundary and the ridgeline (in tangent with woodland planting) development would be better contained and less visible in lower lying areas. ■ Through sensitive design incorporating green infrastructure principles, seek to ensure that the PRoW routes retain a degree of rural character and are not overtly negatively influenced by new development. ■ Royds Hall is prominent on the brow of the slope. Specialist heritage advice should be sought in relation to the consideration of Royds Hall and its setting.

Clayton Cluster: LSA Sites 37, 38, 55, 56 and 102

Figure 4.236: Map of Clayton Cluster: LSA sites 37, 38, 55, 56 and 102

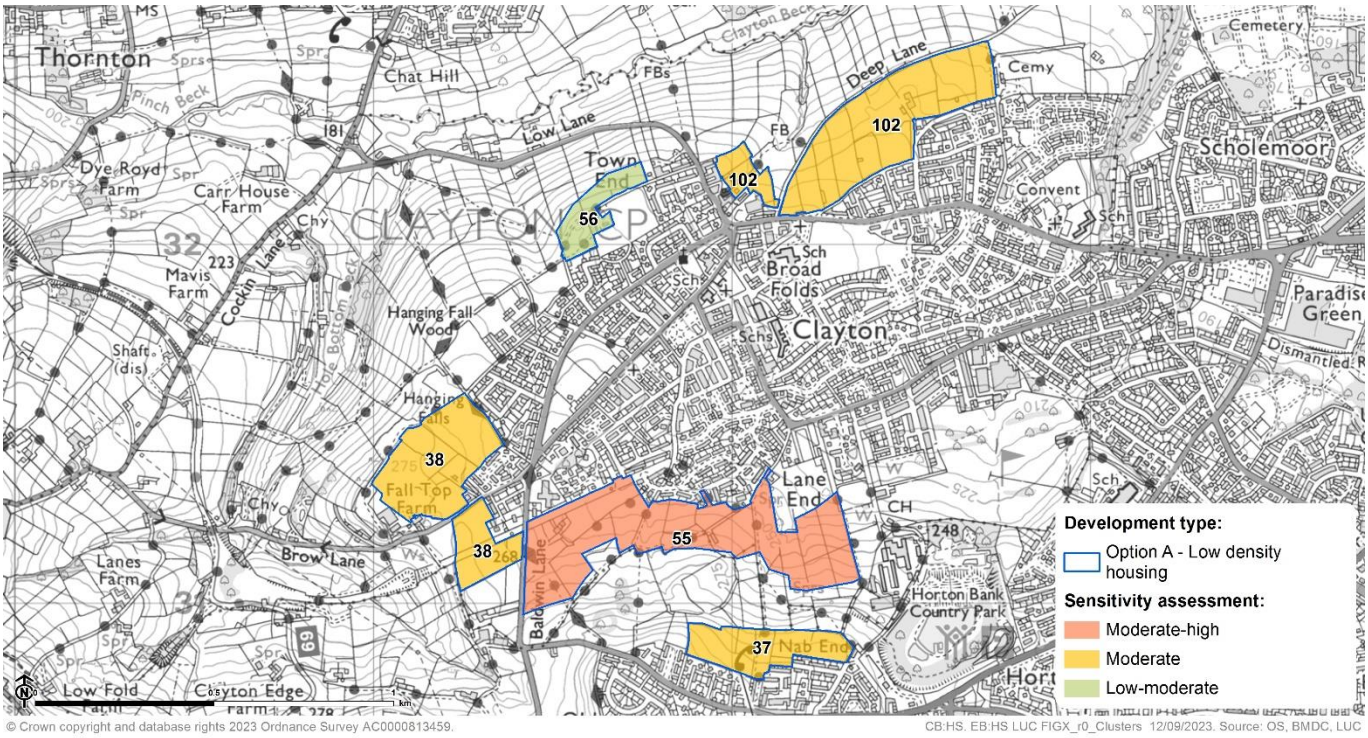


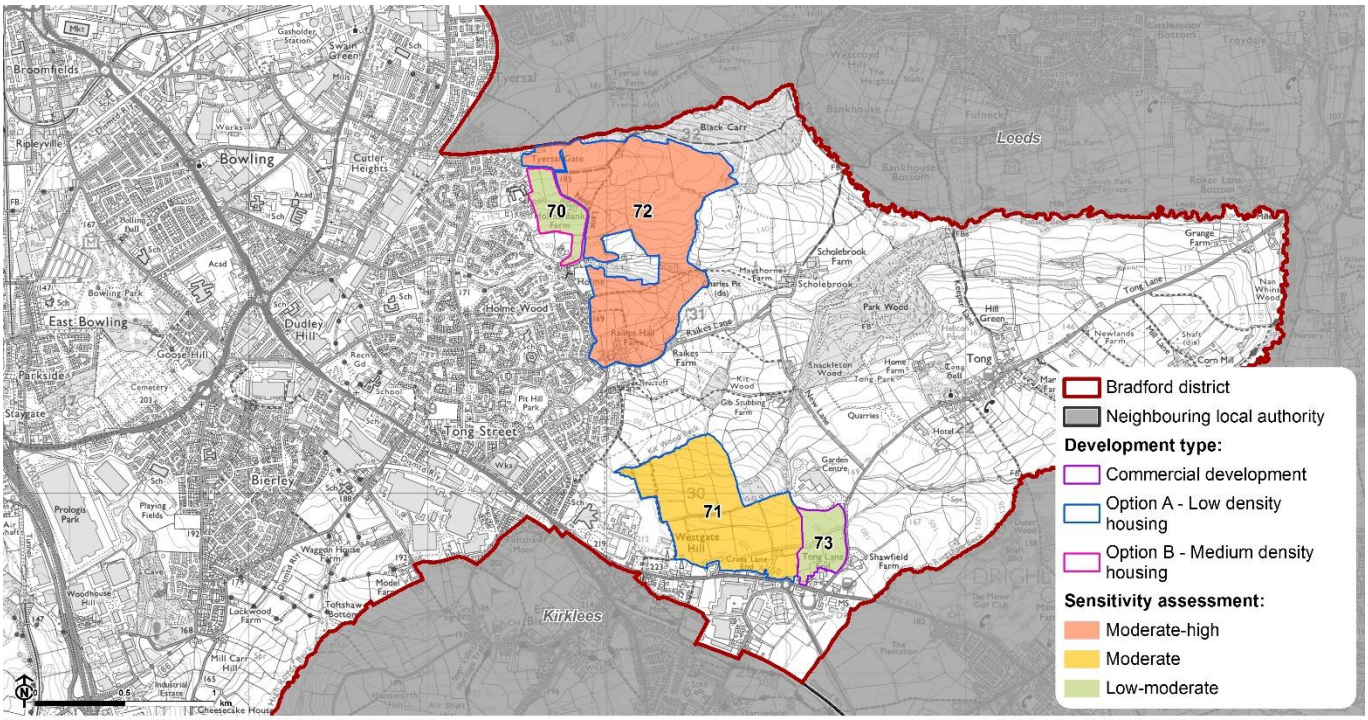
Table 4.216: Cumulative considerations for sites 37, 38, 55, 56 and 102 [This table should be read in conjunction with the individual site assessments]

Cumulative Considerations	
Relationship of sites and sensitivity	LSA sites 37, 38, 55, 56 and 102 are located at the peripheries of Clayton, concentrated to the north and south. Clayton itself is located on a relatively level plateau with steep pastoral slopes to the north and south, which create separation between the settlements of Thornton to the north and Clayton Heights to the south. There is clear physical separation but a strong visual connection between the settlements, and the intervening landscape is formed by steep pastoral slopes with characteristic drystone walls. Site 55 (Moderate-high) is the most sensitive of this cluster, located on highly visible slopes south of Clayton, and retaining existing historic field patterns which provide a rural setting and sense of place for the settlement. It also has numerous recreational features throughout and has an important role in separating Clayton from Clayton Heights. The other sites in this cluster are judged to have Moderate sensitivity (37, 38, 102) possessing a similar spread of features, although with marginally less visibility and/or significance. Site 56 (Low-moderate) falls within the wider envelope of the settlement and has limited intact historic features and some existing development.
Potential cumulative issues resulting from development of all the sites	■ Potential closing of the existing gap between Clayton and Clayton Heights communities (with development extending up and across highly visible and characteristic upland slopes). ■ Development of sites 37, 38 and 55 in their entirety would be perceived to extend the settlement of Clayton across topographical boundaries and would contribute to the perception of settlement coalescence and expansion into the surrounding rural landscape.

Cumulative Considerations	
Recommendations and guidance for developing multiple sites in this cluster	■ It is recommended that developing sites 37 and 55 in conjunction should be avoided. Together they would greatly reduce the open space between Clayton and Clayton Heights, and would substantially alter the physical and visual relationship between the settlements. ■ Consideration should be given to siting new development in proximity to the existing settlement edge and keeping development away from steeper, more widely visible slopes. This would maintain the form of the settlement by restricting new development to the relatively flat plateau steps. ■ If developed, provide a softened edge at the northern edge of site 37, screening the introduction of new development at the top of the highly visible ridge. ■ Avoid abrupt edges, particularly on visible slopes – soften with planting which is native and in character with the locality. ■ Ensure footpaths maintain a rural route.

Tong Valley/Holme Wood Cluster: LSA Sites 70, 71, 72 and 73

Figure 4.237: Map of Tong Valley/Holme Wood Cluster: LSA sites 70, ,71, 72 and 73



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CB:HS. EB:HS LUC FIGX_r0_Clusters 12/09/2023. Source: OS, BMDC, LUC

Table 4.217: Cumulative considerations for sites 70, 71, 72 and 73 [This table should be read in conjunction with the individual site assessments]

Cumulative Considerations	
Relationship of sites and sensitivity	LSA sites 70, 71, 72 and 73 are located in proximity to one another along the eastern edge of Bradford. Sites 70 and 72 are located along the north-eastern edge of Holme Wood, and Sites 71 and 73 are located further to the south along the northern edge of Westgate Hill. Situated at the edge of a plateau which currently defines the eastern edge of Bradford, the sites extend down onto lower slopes of the Tong Valley to the east. Together, they form a transition between the modern settlement edge and the pastoral and wooded valley landform further east. Site 72 is the most sensitive of this cluster (Moderate-High), covering a large area between the settlements of Bradford and Leeds. Extending down from the plateau edge towards Leeds, the landscape contributes considerably to the rural setting with its highly visible and wooded pastoral valley slopes. Sites 70, 71, and 73 also contribute to the rural setting, however sites 70 and 73 (Low-Moderate sensitivity) are more closely related to the existing settlement edge, and would not significantly alter the settlement form.
Potential cumulative issues resulting from development of all the sites	■ Development of all these sites in their entirety would extend the influence of Bradford down into the Tong Valley, creating the perception of development 'spilling over' the plateau edge, and crossing a gradual topographical boundary. ■ Development along the slopes would be visually prominent from within the Tong Valley, and would reduce the rural character within the valley. ■ Development of sites 70 and 72 would contribute to eastward spread, increasing the perception of a narrowing gap between Bradford and Leeds. However, areas of undeveloped land and woodland further east would prevent coalescence, and would maintain qualities of open green space between the city edges. Development of these

Cumulative Considerations	
	sites in their entirety would also impact the setting of multiple listed buildings along Holme Lane and Ned Lane. ■ Development of sites 71 and 73 in their entirety would contribute to the perception of agglomeration between Bradford and the smaller settlements of Birkenshaw and Tong to the southeast. Although areas of pasture and woodland would remain between, the resulting landscape may appear more fragmented.
Recommendations and guidance for developing multiple sites in this cluster	■ Due to their close association, sites 70 and 73 in tangent and sites 71 and 72 in tangent form two coherent entities. If development of these sites were to take place, it is advised that either 70 and 73 or 71 and 72 are developed in tangent, but not all four sites. ■ The most adverse effect would be as the result of the development of sites 71 and 72 as this would reducing the gap between Bradford and Leeds. ■ To mitigate the impacts of development on the rural character of the Tong Valley, retain woodland within and at the edges of the sites. ■ Use native planting to soften the urban edge, and avoid locating development on steep slopes or where it will be visible from key locations within the valley.

Thornton Cluster: LSA Sites 47, 48, 49, 50, 51 and 103

Figure 4.238: Thornton Cluster: LSA sites 47, 48, 49, 50, 51 and 103

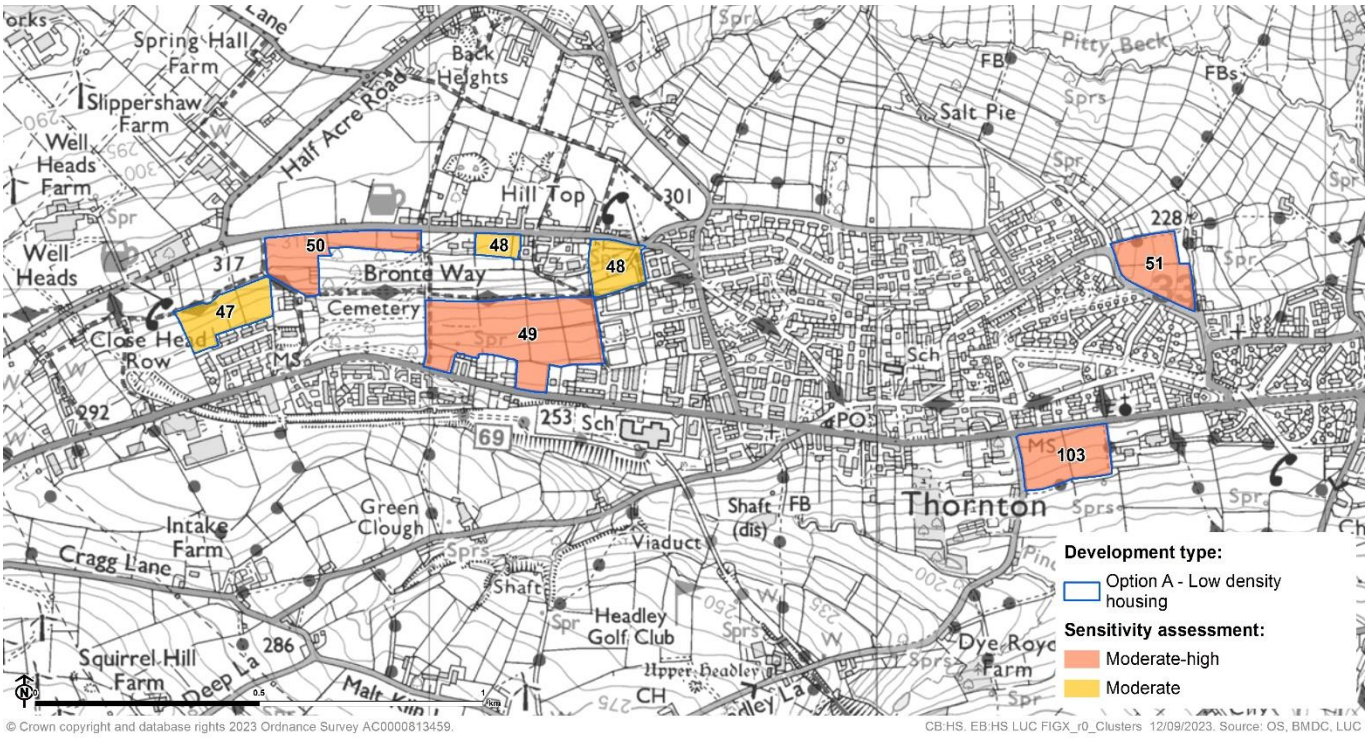


Table 4.218: Cumulative considerations for sites 47, 48, 49, 50, 51 and 103 [This table should be read in conjunction with the individual site assessments]

Cumulative Considerations	
Relationship of sites and sensitivity	LSA sites 47, 48, 49, and 50 lie in proximity to one another along the western edge of Thornton, contained between Hill Top Road and Thornton Road. Further east, LSA sites 51 and 103 are located along the peripheries of Thornton to the north and south. All of the sites have a strong relationship to the existing settlement of Thornton, being situated in close proximity to the settlement edge and occasionally within the settlement envelope. The sites are located on steeply sloping fields which are visually prominent in views from the settlement and surrounding landscape. The undeveloped and pastoral nature of the sites positively contributes to the setting of the historic settlement of Thornton. Sites 49, 50, 51, and 103 are of Moderate-High sensitivity, being located on highly visible slopes and contributing strongly to the historic and characteristic landscape setting of Thornton. Sites 47 and 48 are located on prominent slopes, however are more closely related to the existing settlement edge, resulting in a Moderate sensitivity.
Potential cumulative issues resulting from development of all the sites	■ If all the sites were to be developed in their entirety, the visual relationship between the settlement edge and the traditional upland landscape would be impacted, with development extending out into the rural surrounding landscape and altering the characteristic setting. ■ The Brontë Way long distance walking route passes along or in proximity to all the sites (excluding site 51). The resulting impact of cumulative development of these sites would alter the experience of recreational users along the Brontë Way and connecting PRoW, detracting from the qualities of rurality and tranquillity associated with the settlement and surrounding historic setting. ■ To the west of Thornton, development of sites 47, 48, 49 and 50 together would form a continuous block from the settlement core out to the modern development at Close Head

Cumulative Considerations	
	Drive. However, existing intervening woodland around Thornton Cemetery would help to some degree in reducing the perception of coalescence between the modern developments.
Recommendations and guidance for developing multiple sites in this cluster	■ Retain important sightlines from within the settlement and from along the Brontë Way towards characteristic upland fields and historic features (e.g. Thornton Viaduct). ■ Seek to mitigate impacts on important heritage features, locating new development away from these features, and using new and existing planting to screen and soften development edges. ■ If all of these sites were developed, the settlement edge of Thornton would be considerably altered, and it is not recommended that they are all selected for development. ■ Consider concentrating urban extension in one area, to limit general settlement creep. Sites 47, 48, 49 and 50 are situated between Hill Top Road and Thornton Road, so are in the wider settlement envelope and together would form a relatively coherent urban extension. Selection of just sites 48 and 49 would be potentially more favourable as it would limit the expansion of Thornton to the west.

Ilkley West Cluster: LSA Sites 65 and 91

Figure 4.239: Map of Ilkley West Cluster: LSA sites 65 and 91

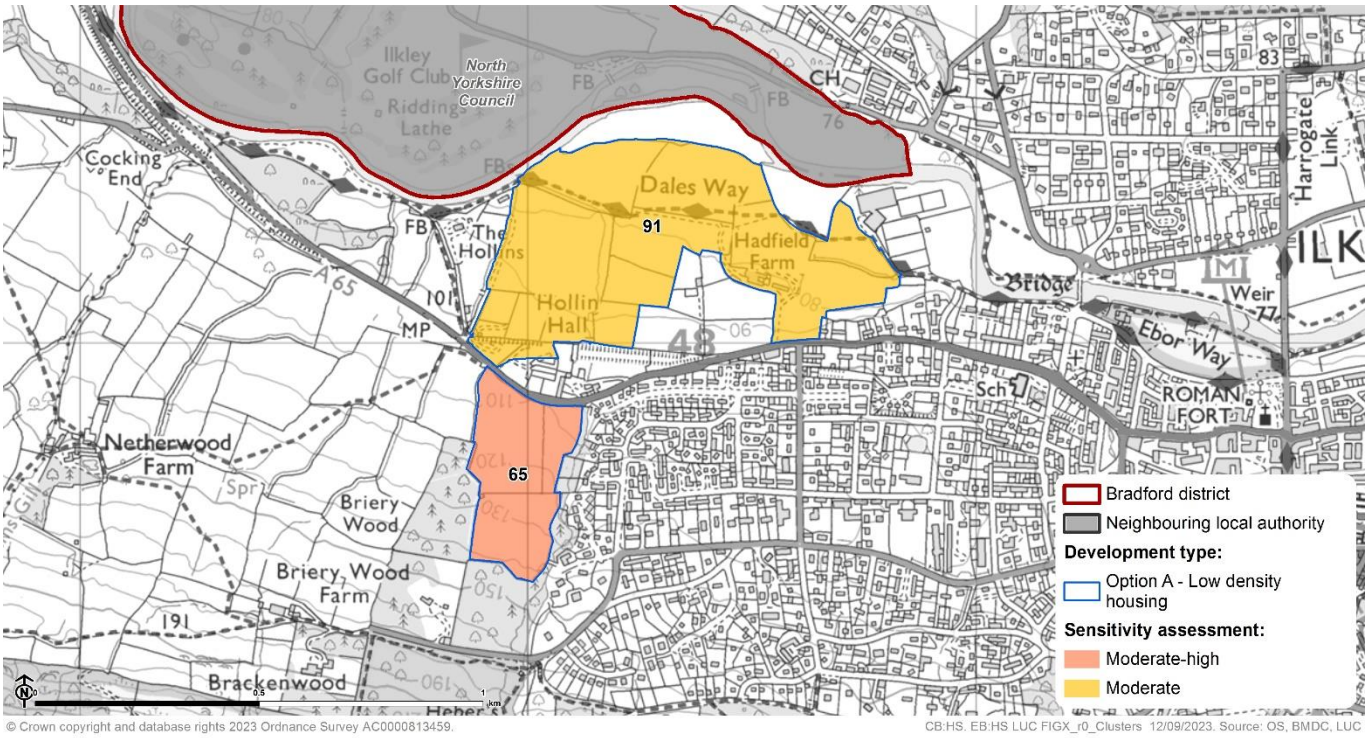


Table 4.219: Cumulative considerations for sites 65 and 91 [This table should be read in conjunction with the individual site assessments]

Cumulative Considerations	
Relationship of sites and sensitivity	LSA sites 65 and 91 sit at the western edge of Ilkley, straddling the A65 between the falling slopes of Ilkley Moor to the south and the River Wharfe to the north. Together, the sites contribute to a rural and open landscape at the edge of Ilkley, enclosed by woodland and the river. The existing western approach to Ilkley along the A65 is through a rural upland landscape, and the western settlement edge is currently well screened by bands of woodland and riparian vegetation along minor watercourses. The pastoral and wooded nature of the sites is important in views from along the A65 and from the surrounding settlement, contributing to the sense of place. Site 65 (Moderate-High) is visually prominent along rising slopes west of Ilkley, is in close proximity to large areas of priority woodland, and positively contributes to the rural approach to the settlement. Site 91 sits within the River Wharfe floodplain with areas of amalgamated pasture fields, and is relatively prominent in wider views, but is not considered out of step with the existing settlement form, which extends north to meet the river, resulting in a Moderate sensitivity.
Potential cumulative issues resulting from development of all the sites	■ Development of the entirety of both sites would constitute a large north west expansion, and contribute to the perception of coalescence between settlement on both sides of the River Wharfe. However, development would not necessarily constitute a step change to settlement form as the current form of Ilkley also continues from lower slopes of Ilkley Moor down into the River Wharfe floodplain. ■ Development of both sites in their entirety would alter the historic character to Ilkley on the western approach, as any new development would be highly visible along the floodplain and on visually prominent slopes.

Cumulative Considerations	
Recommendations and guidance for developing multiple sites in this cluster	■ Soften the settlement edge with new planting, and enhance and protect existing woodland vegetation. ■ Consider shaping the settlement edge so it appears staggered and more organic, to minimise harsh modern lines and create a more gradual transition from the surrounding rural landscape to the settlement. ■ Create pockets of woodland along the new settlement edge which would continue on from the existing woodlands on the lower slopes of Ilkley Moor.

Appendix A

Glossary

Table A.1: Glossary

Term	Definition
Aesthetic	Concerning the visual appeal of a feature or landscape
Amenity	A feature that increases attractiveness or value
AOD	Above Ordnance Datum (sea level).
AONB	Area of Outstanding Natural Beauty – a statutory national landscape designation.
Ancient woodland	Woods that are believed to have been continuous woodland cover since at least 1600 AD.
Alluvium	Loose soil or sediments, which has been eroded, reshaped by water in some form, and redeposited in a non-marine setting.
Arable	The growing of crops
Assart	The informal enclosure of private farmland by encroachment into woodland or heath / areas of medieval woodland clearance
Assets	A feature that has value. A heritage asset might be a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest
Attributes (valued)	Positive features and characteristics that are important to landscape character.
Biodiversity	The measure of the variety of organisms present in different ecosystems.
Bronze Age	A time period characterised by the use of bronze, proto-writing, and other early features of urban civilization.
Built form	The characteristic nature of built development.
Carbon sequestration	The capturing, removal and storage of carbon dioxide (CO_2) from the earth's atmosphere.
Characteristic	A distinctive element of the landscape that contributes to landscape character for instance a particular hedgerow pattern or sense of tranquillity.
Clayey	Clay soils
Coalescence	The loss of physical and visual separation of settlements (which contributes to individual settlement character and sense of place). It is important to note that the term coalescence used in this study does not relate to Green Belt which is a separate planning consideration.
Condition	A judgement on the intactness and condition of the elements of the landscape.

Term	Definition
Coniferous woodland	Woodland comprised of coniferous trees often having needle like leaves. They are usually evergreen.
Common land	Common land is land that is owned by one party over which another party has certain rights. The Countryside and Rights of Way Act 2000 extends public rights of access to all registered common land in England and Wales.
Copse(s)	A small group of trees
Craggy slopes	Uneven or rough slopes
Deciduous woodland	Woodland where the majority of tree lose their leaves at the end of the growing season
Ecology	The study of organisms and how they interact with the environment around them
Ecosystem	A biological community of interacting organisms and their physical environment
Ecosystem services	The direct and indirect contributions ecosystems (known as natural capital) provide for human wellbeing and quality of life. This can be in a practical sense, providing food and water and regulating the climate, as well as cultural aspects such as reducing stress and anxiety.
Enclosure	The placing in private hands of land to which there was previously common rights; the merging of strip fields to form a block surrounded by hedges.
Floodplain	The area that would naturally be affected by flooding if a river rises above its banks, or high tides and stormy seas cause flooding in coastal areas.
Fluvial erosion	The detachment of material of the riverbed and the sides
Forces for change	These are both positive and negative factors that are known to or have potential to act on the landscape, including agricultural management issues, policy and development pressures.
Geodiversity	The variety of rocks, minerals, fossils, landforms, sediments and soils in an area, together with natural processes, such as erosion and landslips, that may still be active.
Geology	The study of the structure, evolution and dynamics of the Earth and its natural mineral and energy resources
GIS	Geographic Information System
Glacial till drift	The name for all material of glacial origin found anywhere on land or at sea, including sediment and large rocks.
Glacial processes	The way that glaciers shape the land through processes of weathering, erosion, transportation, and deposition
Green belt	An area of open land around a city, on which building is restricted.
Habitat	The natural home or environment of an animal, plant, or other organism
Heathland	A shrubland habitat found mainly on free-draining infertile, acidic soils, characterised by open, low-growing woody vegetation

Term	Definition
Historic Landscape Characterisation (HLC)	HLC can be used to help secure good quality, well designed and sustainable places. It is a method of identification and interpretation of the varying historic character within an area that looks beyond individual heritage assets as it brigades understanding of the whole landscape and townscape into repeating HLC Types.
Horsiculture	Development of farmland for horses and equestrianism
Hydrology	The science dealing with the occurrence, circulation, distribution, and properties of the waters of the earth and its atmosphere
Intact/ Intactness	Not changed or diminished
Land cover	The surface cover of the land, usually expresses in terms of vegetation cover or lack of it.
Landform	The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes.
Landscape	*the European Landscape Convention (a Council of Europe not EU instrument) defines landscapes as:* *'an area perceived by people whose character is the result of the action and interaction of natural and/or human factors'* Refers primarily to the visual appearance of the land, including its shape, form, and colours, also encompassing a range of other dimensions including geology, topography, soils, ecology, archaeology, landscape history, land use, architecture, and cultural associations.
Landscape and Visual Impact Assessments (LVIA)	A tool to help identify and assess the significance of and the effects of changes that a proposed development would make on the landscape and on people's visual amenity or views they enjoy. LVIA applies to projects that require an Environmental Impact Assessment (EIA) under the EIA Regulations.
Landscape and visual appraisals (LVA)	A tool to help identify and assess the changes that a proposed development would make on the landscape and on people's visual amenity or views they enjoy. Similar to an LVIA but there is no requirement to make judgements on significance.
Landscape character	The distinct, recognisable and consistent pattern of elements that occurs consistently in a particular landscape and how these are perceived. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.
Landscape Character Assessment (LCA)	The process of identifying and describing variation in the character of the landscape. It seeks to identify and explain the unique combination of elements and landscape features.
Landscape character areas (LCA)	Single unique areas that are the discrete geographical area of a particular landscape type.
Landscape character types (LCT)	Distinct types of landscape that are relatively homogenous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but share broadly similar combinations of geology, topography, drainage patterns, vegetation, historic land use and settlement pattern.
Landscape value	The relative value that is attached to different landscapes. In a policy context the usual basis for recognising certain highly valued landscapes is through the application of a local or national landscape designation. Yet a landscape may be valued by different communities of interest for many different reasons without any formal designation, recognising, for example, perceptual aspects such as scenic beauty, tranquillity or wildness; special cultural associations; the influence and presence of

Term	Definition
	other conservation interests; or the existence of a consensus about importance, either nationally or locally.
Landmark	An object or feature of a landscape or town that is easily seen and recognized from a distance, especially one that enables someone to establish their location.
Loamy	Soil composed mostly of sand and silt, and a smaller amount of clay
Local Plan	A development plan prepared by local planning authorities
Medieval	Relating to the Middle Ages
Millstone Grit	The name given to any of a number of coarse-grained sandstones of Carboniferous age.
Mitigation	Measures which are proposed to prevent, reduce or offset adverse effects.
Muirburn	Heather burning. The 'traditional' practice of burning vegetation (usually to promote new growth) and is mainly associated with managing land for grouse shooting, deer management or for sheep farming.
Naturalness	The quality or state of being natural.
National Character Area (NCA)	National Character Area – defined within the *National Character Area Study, Natural England (2013)* - NCAs divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity, history, and cultural and economic activity.
Open Access Land	The Countryside and Rights of Way Act 2000 (CROW Act) normally gives a public right of access to land mapped as 'open country' (mountain, moor, heath and down) or registered common land. These areas are known as 'open access land'.
OS	Ordnance Survey
Outcrop	A rock formation that is visible on the surface.
Parish	A small administrative district typically having its own church and a priest or pastor.
Pastoral/ pasture	Land used for keeping or grazing sheep or cattle.
Peaty	A mossy accumulation of compressed decaying plant material
Perceptual	The ability to interpret or become aware of something through the senses.
Plateau	An area of fairly level high ground
Poaching	The damage caused to grass turf or sward by the feet of livestock
Prehistoric	The period before written records
Protect	Strategy where the emphasis is conservation of existing character and of particular features that contribute to this character.
Remnant	A part or quantity left after the greater part has been used, removed, or destroyed.
Rocky outcrops	Visible exposures of bedrock or other geological formations at the surface of the Earth / large areas of rock sticking out of the ground
Rural	Relating to or characteristic of the countryside

Term	Definition
Scheduled Monument	Nationally important archaeological sites or historic buildings, given protection against unauthorised change
Sense of Place	A person's perception of a location's indigenous characteristics, based on the mix of uses, appearance and context that makes a place memorable.
Sensitivity	A judgement of how sensitive or vulnerable a landscape component is to change.
Settlement pattern	The shape or patten of settlement such as nucleated, linear or dispersed
Skyline	The outline of something such as a range of hills, ridge or group of buildings seen against the sky.
SSSI	Site of Special Scientific Interest
Strength of character	A judgement on how distinctive and recognisable the pattern is that defines the character of the landscape. This includes the combination of physical and cultural attributes and the sense of place that they evoke.
Superficial deposits	Geological deposit from the Quaternary age, may include stream channel and floodplain deposits. All pre quaternary deposits are known as bedrock.
Time depth	The time period expressed in the landscape, or the extent to which the landscape reflects a certain time period (a landscape with greater time depth will comprise older elements than a landscape with lesser time depth).
Topography	The arrangement of the natural and artificial physical features of an area or forms and features of land surfaces.
Valued attributes	Positive features and characteristics that are important to landscape character.
Visually prominent	Conspicuous or readily noticeable