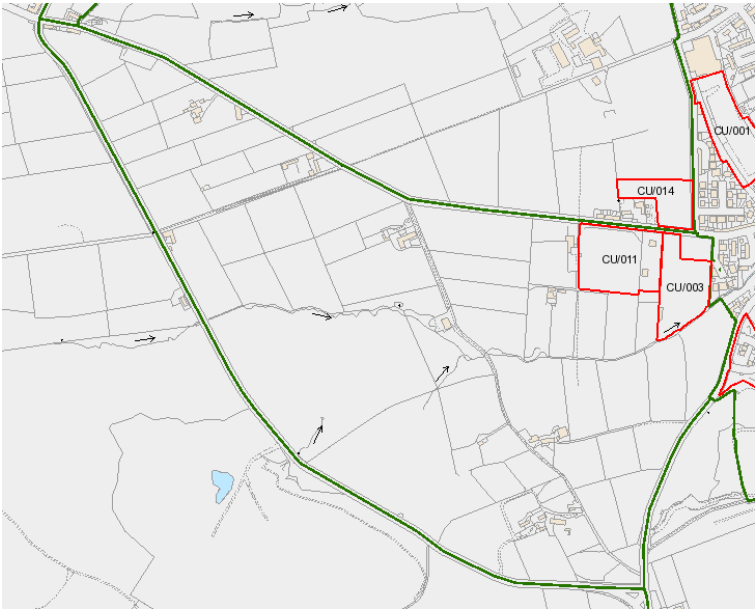



Site Specific Green Belt Assessment					
Site Reference:	CU/003	Site Name:	Haworth Road	Size (ha):	1.57
Sub Area:	South Pennine Towns and Villages	Settlement:	Cullingworth		
Site Description:					
<p>This site is an enclosed field with areas of vegetation. The site is undulating with a slight slope down hill from north to south. The boundaries of the site are formed of dry stone walls and the rear gardens of properties on Wild Heather Close to the east and a detached property to the west. Manywells Brook runs to the south of the site. The site is located on the eastern side of Parcel 130.</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	130	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Moderate	Moderate	Low	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing inner Green Belt boundary is formed of residential development with an irregular form therefore a weak boundary. Development of the site is likely to create a similar weak boundary to the longest western boundary, formed of a dry stone wall. The new southern boundary will be formed by Manywells Brook which is a moderate	The site is an agricultural field adjacent to the urban area. It consists of grassland; there is no built form aside for a small dilapidated metal shed structure towards the south and dry stone wall field boundaries. It therefore plays a major role in safeguarding the countryside from encroachment.	The site is separate from the historic core by post World War 2 development. There are no views into the historic core from the site and no views into the site from the historic core. The site does not play a role in preserving the setting or special character if the historic town.	All sites are considered to score moderately against Purpose 5.

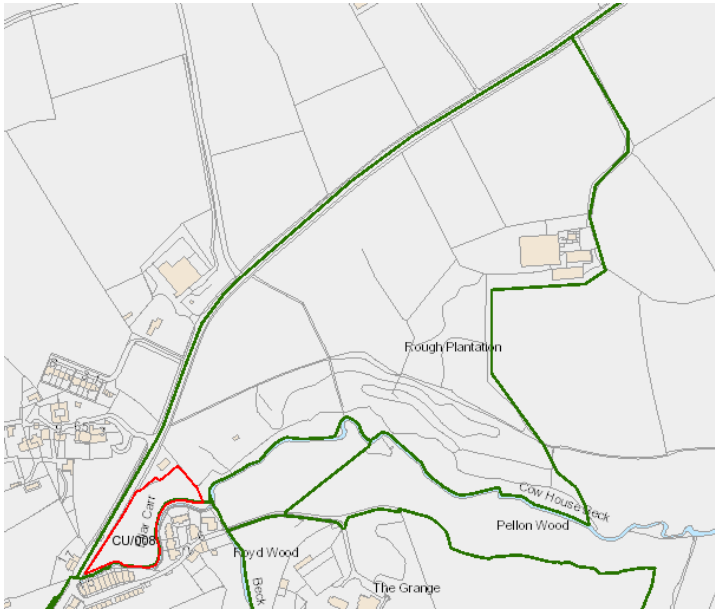

	<p>boundary. To the north the site wraps around a small field so the boundary is partially made of a field boundary and a small section of Haworth Road.</p> <p>The site lies within a parcel which forms a gap between Cullingworth and the settlement of Haworth. However, the site is small in comparison to the parcel and the perceptual distance between the site and neighbouring settlements would not be reduced through the development of the site. There is no inter-visibility between the towns from the site.</p> <p>Development of this site may be seen as further ribboning along Haworth Road towards Haworth.</p>			
No Contribution	Low	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible)	Weak: boundaries lacking in durability	The existing inner Green Belt boundary is formed of residential development bounded by a dry stone wall which has an irregular form therefore a weak boundary. These provide a weak boundary which is lacking in durability. They are less durable and could be breached		

boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)		as a result of development.
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	Weak: boundaries lacking in durability	The site and adjoining green belt land to the west are comprised of open pasture fields with individual houses and there are no major changes in topography, landform or existing landscape features such as woodland or trees. The new western boundary would be a dry stone wall which is a similar weak boundary, lacking in durability. A new southern boundary would also be formed which would consist of a small watercourse called Manywells Beck; this would be a new boundary, fairly moderate in strength, however it is easy to conceive that this could be breached as it is a narrow water course. . Overall the new boundaries are unlikely to form a stronger boundary than the existing one.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.
Potential for Sprawl:	The site is connected to the settlement along one boundary and is not contained by the existing urban area. The existing boundary is made up of residential development with an irregular form therefore a weak boundary which could increase the potential for sprawl. The site protrudes into the wider Green Belt to the south and west of the settlement and does not represent a logical rounding off of the existing settlement pattern.	
Impact on Openness:	There is no built form within the site’s boundary, aside for a small dilapidated metal shed structure towards the south. Although there is development on two sides of the site it is open in form and characteristically rural in nature. There are	

	<p>long distance views out of the site into the wider countryside and beyond. The site is reasonably prominent in the landscape and provides part of the rural setting in which the settlement sits. Development of the site would have a significant impact on the openness of the Green Belt.</p> <p>Major</p>
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>There are public rights of way within reasonably close proximity to the site. There may be opportunities to enhance these footpaths to allow better access to the surrounding Green Belt land. There are also a number of wildlife habitats which are close to the site and could be enhanced to improve the environmental quality of the surrounding Green Belt.</p>
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: The site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment, a low role in preserving the setting and special character of historic towns and a moderate role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is connected to the settlement along only one boundary is not well contained by the existing urban area. The existing Green Belt boundary is weak and may increase the potential for sprawl. The site protrudes into the wider Green Belt to the south and west of the settlement and does not represent a logical rounding off of the existing settlement pattern.</p> <p>Openness: The site consists of open grassland with no built form on site. There are long distance views out of the site into the wider countryside and beyond. Development of the site would have a significant impact on the openness of the Green Belt. The new boundaries created as a result of the development of the site are likely to be no stronger than the existing Green Belt boundary.</p> <p>Boundary Strength: The new western boundary would be formed of a dry stone wall which is a weak boundary, lacking in durability. A new southern boundary would also be formed which would consist of Manywells Beck, this would be a new, moderate boundary but former of a narrow watercourse with development protruding away from the settlement. Overall the new boundaries created by the development of the site would be weak in strength and of a similar strength to the existing boundaries.</p> <p>Compensatory Improvements: There are opportunities within the surrounding Green Belt which could be enhanced to improve the environmental quality of the area.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is in a moderate performing Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt.

- The site has a **major** potential for sprawl and would have a **major** impact on the openness of the Green Belt. The site does not present the opportunity to create a stronger Green Belt boundary than that of the existing one.

Site Specific Green Belt Assessment

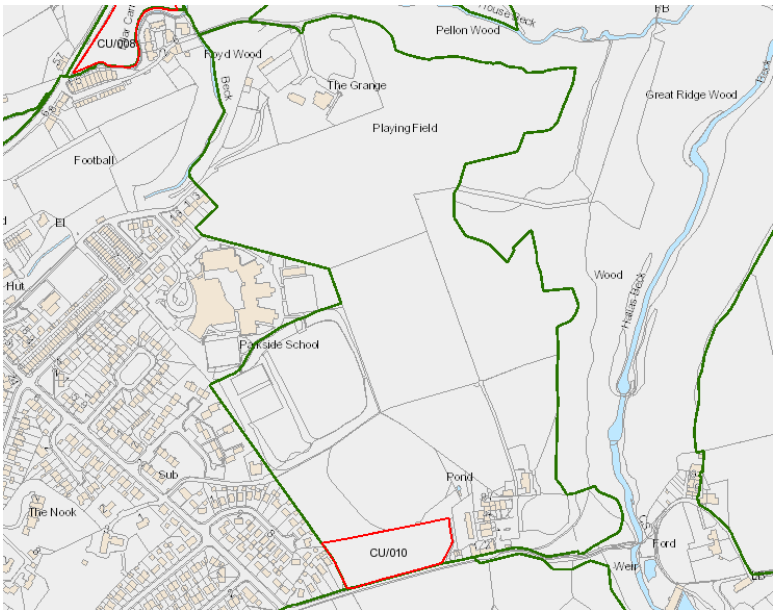

Site Reference:	CU/008	Site Name:	Woodfield Road / Bingley Road	Size (ha):	0.58
Sub Area:	South Pennine Towns and Villages	Settlement:	Cullingworth		
Site Description:					
Small irregular greenfield site sloping downwards from Bingley Road (B6429) with the southern boundary following Ellar Carr Beck. The site is well contained and surrounded by agriculture and a small settlement (Woodfield) on the other side of the beck. The site is detached from main development of Cullingworth.					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	126	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Moderate	Major	Low	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing inner Green Belt boundary is formed of Ellar Carr Beck and therefore a moderate boundary. Development of the site would form a stronger defensible boundary formed of Bingley Road (B6429). The site lies in a thin wedge at the western end of a parcel which forms part of a	This site is an open, sloping field. It consists of countryside uses in the form of grassland and contains no built form (except the dry stone wall field boundaries). The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separate from the historic core as it is some distance down a wooded lane. There are no views into the historic core from the site and no views into the site from the historic core. The site does not play a role in preserving the setting or special character if the historic town.	All sites are considered to score moderately against Purpose 5.

	<p>gap between Cullingworth and Harden. The extent of the Cullingworth settlement boundary to the south of the site extends as far east as the site's eastern boundary, therefore the distance between the site and neighbouring settlements would not be reduced through the development of the site. There is no inter-visibility between the towns from the site.</p> <p>There are no instances of ribbon development along the B6429, connecting Cullingworth and Harden; therefore the Green Belt has resisted ribbon development between neighbouring towns. Development of this site may be seen as ribboning along Bingley Road towards Harden.</p>			
No Contribution	Low	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing Boundary:	Moderate: less defensible boundary	The existing inner Green Belt boundary is formed of Ellar Carr Beck which is a moderate, less defensible boundary.		

Boundary Strength – Potential new boundary (based on the full extent of the site):	Moderate: less defensible boundary	The new northern Green Belt boundary that would be created if the site were developed would be made up of the B6429 Bingley Road which surrounds the site and represents a strong, defensible boundary which is durable, recognisable and likely to be permanent. A new, eastern Green Belt boundary would be formed with a dry stone wall field boundary providing weak boundaries, lacking in durability. Overall the new boundaries would be moderate, less defensible boundaries.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.
Potential for Sprawl:	The site is adjacent to the existing settlement by the existing inner Green Belt boundary, Ellar Carr Beck. On the other side of the beck is a small residential area, itself somewhat separated from other built form but within the settlement. The site’s outer boundary along the North and East is formed by Bingley Road (B6429). This would form the new inner Green Belt boundary should the site be developed and would form a strong defensible boundary which would restrict sprawl into the wider Green Belt. A new eastern Green Belt boundary would be formed with a dry stone wall field boundary providing weak boundaries, lacking in durability. However, it would not reach further than the existing settlement boundary. Development of the site would represent a fairly logical rounding off of the existing settlement pattern.	
Impact on Openness:	There is no built form on the site. The site is sloping, grassland, in a steep valley with limited views out of the site into the wider Green Belt beyond. Development of the site would have a significant impact on the openness of the site itself but would have a lesser impact on the openness of the surrounding Green Belt due to the topography of the site and the surrounding area.	

	Moderate
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	There are public rights of way within reasonably close proximity to the site. There may be opportunities to enhance these footpaths to allow better access to the surrounding Green Belt land. There are also a number of wildlife habitats such as priority habitat woodland to the east of the site, which could be enhanced to improve the environmental quality of the surrounding Green Belt.
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment, a low role in preserving the setting and special character of historic towns and a moderate role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is connected to the settlement along only one boundary is not well connected to the existing urban area. The existing inner Green Belt boundary is formed of Ellar Carr Beck which is a moderate, less defensible boundary. Bingley Road (B6429) would form a strong defensible boundary which would restrict sprawl into the wider Green Belt to the north; a new eastern Green Belt boundary would also be formed providing weak boundaries. Development of the site would represent a fairly logical rounding off of the existing settlement pattern.</p> <p>Openness: There is no built form on the site. The site is sloping, grassland, in a steep valley with limited views out of the site into the wider Green Belt beyond. Development of the site would have a lesser impact on the openness of the surrounding Green Belt due to the topography of the site and the surrounding area.</p> <p>Boundary Strength: Bingley Road (B6429) would form a strong defensible boundary which would restrict sprawl into the wider Green Belt to the north; a new eastern Green Belt boundary would also be formed providing weak boundaries. Overall the new boundaries created by the development of the site would be moderate in strength and of a similar strength to the existing boundaries.</p> <p>Compensatory Improvements: There are opportunities within the surrounding Green Belt which could be enhanced to improve the environmental quality of the area.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is in a moderate performing Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a low potential for sprawl and would have a moderate impact on the openness of the Green Belt. <p>The site does not present the opportunity to create a stronger Green Belt boundary than that of the existing one.</p>

Site Specific Green Belt Assessment						
Site Reference:	CU/010	Site Name:	Hallas Lane	Size (ha):	0.86	
Sub Area:	South Pennine Towns and Villages		Settlement:	Cullingworth		
Site Description:						
Site is in the green belt on the edge of the urban area. Level field between homes and farm used as riding stables. Access is via an unmade road.						
Map (Parcel and Site Boundary):			Aerial (Site Boundary):			
						
PDL Status:	Greenfield		Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	121	Overall Rating:	Low	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Low	Moderate	Low	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing inner Green Belt boundary is formed of rear gardens of Ainsdale Grove which provide a weak, less defensible boundary which lacks durability. The new eastern boundary would be a private drive leading to part of Hallas Hall Farm, the northern boundary would be a dry stone wall field boundary; these are similarly weak boundaries,	This site is an open, sloping field. It consists of countryside uses in the form of grassland and contains no built form (except the dry stone wall field boundaries). The site is characteristically rural in nature and therefore plays a major role in safeguarding the countryside from encroachment.	The site is separate from the historic core as it is some distance away with modern housing estates in-between. There are no views into the historic core from the site and no views into the site from the historic core. The site does not play a role in preserving the setting or special character if the historic town.	All sites are considered to score moderately against Purpose 5.

	<p>lacking in durability. The site lies within a parcel which forms a gap between Cullingworth and Wilsden. Due to the topography of the surrounding landscape there is limited inter-visibility between the settlements. The visual perception of towns merging would therefore be limited. Whilst the site could be developed without significant risk of towns merging it would protrude significantly from the existing settlement boundary.</p> <p>The southern boundary of the site is formed by Harden Lane which is an unmade dead-end track leading to Hallas Hall Farm therefore there is no opportunity for ribboning.</p>			
No Contribution	Low	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing Boundary:	Weak: boundaries lacking in durability	The existing inner Green Belt boundary is formed of rear gardens of Ainsdale Grove which provide a weak, less defensible boundary which lacks durability.		

Boundary Strength – Potential new boundary (based on the full extent of the site):	Weak: boundaries lacking in durability/ Entirely Undefined	If the site were to be developed, the new eastern boundary would be a private drive leading to part of Hallas Hall Farm which is a similarly weak boundary, lacking in durability. As the site would protrude significantly into the Green Belt a new northern boundary would be formed consisting of a dilapidated dry stone wall field boundary which would also lack durability and permanence. The new southern boundary would be formed of Hallas Lane, a dirt track which would form a moderate, less defensible boundary.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.
Potential for Sprawl:	The site is connected to the settlement along only one boundary and therefore is not contained by the existing urban area. The existing Green Belt boundary is made formed of rear gardens which are weak and lacking in durability which may increase in the potential for sprawl. The site does not represent a logical rounding off of the settlement and development of the site may lead to further sprawl into the surrounding Green Belt as the new Green Belt boundaries would be of a similar weak strength, less defensible and which could be breached.	
Major		
Impact on Openness:	There is no built form on the site and although there is development on two sides of the site its elevation and topography provide a sense of openness. The site is reasonably prominent in the landscape and there are wide ranging and long distance views to the surrounding Green Belt and beyond. Development of the site would have a significant impact on the openness of the Green Belt.	
Major		
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	There are a number of public rights of way which border the site and connect to other routes as part of the wider network within the surrounding Green Belt. This presents an opportunity to enhance and improve access into the Green Belt and countryside. There are also a number of biodiversity assets (Local Wildlife Networks and Local Wildlife Sites) within close proximity to the site which could also be enhanced.	
Site Specific Assessment	Purposes: The site performs a moderate role against the purposes of including land within the Green Belt. It performs a	

<p>Summary – Impact on the Green Belt:</p>	<p>major role in safeguarding the countryside from encroachment, a low role in preserving the setting and special character of historic towns and a moderate role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is connected to the settlement along only one boundary and is not contained by the existing urban area. The existing Green Belt boundary is weak and lacking in durability which may increase in the potential for sprawl, development of the site may lead to further sprawl into the surrounding Green Belt as the new Green Belt boundaries would be of a similar weak strength which could be breached. The site does not represent a logical rounding off of the settlement.</p> <p>Openness: There is no built form on the site and although there is development on two sides, the site’s elevation and topography provide a sense of openness. The site is reasonably prominent in the landscape and there are wide ranging and long distance views to the surrounding Green Belt and beyond.</p> <p>Boundary Strength: The existing inner Green Belt boundary is formed of rear gardens which provide a weak, less defensible boundary which lacks durability. If the site were to be developed, the new eastern boundary would be a private driveway which is a similarly weak boundary. As the site would protrude significantly into the Green Belt a new northern boundary would be formed consisting of a dilapidated dry stone wall field boundary which would also lack durability and permanence. The new southern boundary would be formed of a dirt track which would form a moderate, less defensible boundary.</p> <p>Compensatory Improvements: There is some potential for compensatory improvements to be made to the biodiversity assets (priority habitats) that are present in the adjacent Green Belt land and also to the public rights of way network.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is in a low performing Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a major potential for sprawl and would have a major impact on the openness of the Green Belt. • The site does not present the opportunity to create a stronger Green Belt boundary than that of the existing one.

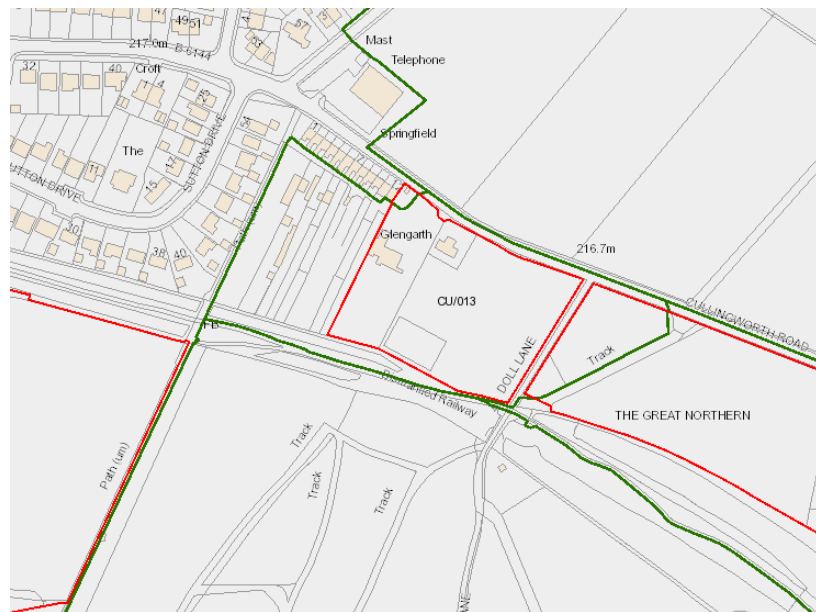
Site Specific Green Belt Assessment

Site Reference:	CU/013	Site Name:	Cullingworth Road/Doll Lane	Size (ha):	1.08
Sub Area:	South Pennine Towns and Villages		Settlement:	Cullingworth	

Site Description:

The site is in the green belt and adjoins the eastern urban edge of the village. The dismantled railway footpath runs along the southern boundary, forms part of a wildlife corridor. To the east is open countryside and a hill which limits views into the settlement. Access can be taken from Cullingworth Road. Site includes detached house, stables and pasture.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
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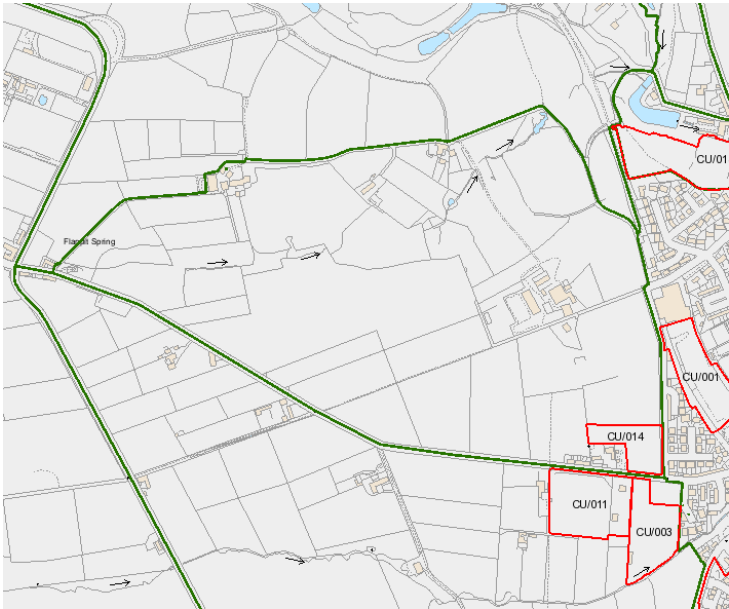

Strategic Parcel Assessment Results:				
Parcel Reference:	131	Overall Rating:	Low	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Low	Moderate	Low	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The inner green belt boundary only touches the site in the north-western corner meeting the terraced properties on Cullingworth Road. However the back gardens of these properties are included within the Green Belt. Therefore the majority of the site is currently detached from the settlement by these gardens. The small existing inner Green Belt boundary is considered to be weak and	The site comprises of countryside and non-rural, urbanising uses in the form of a residential property, equestrian centre, residential gardens and grassland. This site consists of rural and non-rural land uses and therefore plays a moderate role in safeguarding the countryside from	The historic core is separated from the site by post WWII development and modern infrastructure. Therefore the site does not make a contribution to this purpose.	All sites are considered to score moderately against Purpose 5.

	<p>lacking durability as it is formed only of the end property on a terrace row. Development of the site is likely to require a substantial redrawing of the Green Belt boundary to form a contiguous and defensible boundary formed of the old railway line, Doll Lane and Cullingworth Road. The new boundary created along Doll Lane (the eastern site boundary) would form a stronger boundary than the existing Green Belt boundary and would restrict the towns from merging. The site lies within a parcel which forms a gap between Cullingworth and Wilsden. Due to the topography of the surrounding landscape there is no inter-visibility between Cullingworth and Wilsden. Development of the site may be possible without significant risk of merging. The northern boundary is formed of the B6144, Cullingworth Road which provides direct road access between Cullingworth and Wilsden. The terraced houses adjoining the site, along the road, pre-date Green Belt designation.</p>	encroachment		
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	Therefore, the Green Belt has resisted ribbon development between neighbouring towns. Development of this site may be seen as ribboning along the B6144 Cullingworth Road towards Wilsden.			
No Contribution	Moderate	Moderate	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing Boundary:	Weak: boundaries lacking in durability	The existing inner green belt boundary only touches the site in the north- western corner meeting the terraced properties on Cullingworth Road. The small existing inner Green Belt boundary is considered to be weak and lacking durability as it is formed only of the end property on a terrace row.		
Boundary Strength – Potential new boundary (based on the full extent of the site)	Strong: defensible boundary	If the site were to be developed the new eastern boundary would comprise of Doll Lane, the new northern boundary would be Cullingworth Road and the new southern boundary would be comprised of the disused railway / heritage trail. These would each be strong defensible boundaries which are durable, recognisable and likely to be permanent. However the majority of the western boundary would be an incongruous section of green belt comprising residential gardens aside from a small section in the north-west which would run along the building line; however there would be little opportunity for sprawl here.		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?	Strong: defensible boundary	If the site were to be developed it would require a substantial change to the Green Belt to create a logical and strong, well defined boundary. This would run along; the old railway line, Doll Lane and Cullingworth Road, thereby including not only the site but also the adjacent properties and back gardens of the terraced properties on Cullingworth Road. The actual site boundary may also need to be redrawn as it currently incorporates a detached residential property (Glengarth) and curtilage.		

Potential for Sprawl:	<p>The site is only connected to the settlement at a small portion of its north-western corner where it adjoins a row of terraced houses and is therefore not contained by the existing urban area. The existing Green Belt boundary is a boundary which is weak and lacking in durability therefore increasing the potential for sprawl. However, the new Green Belt boundaries would be a disused railway line / footpath to the south and Doll Lane to the east which would be stronger, more defensible boundary which could decrease the potential for further sprawl into the wider Green Belt beyond. A pocket of green belt would be created to the west which may need to be revised as part of the allocation. The development of the site would represent an extension of the settlement into the countryside rather than a logical rounding off.</p> <p>Moderate</p>
Impact on Openness:	<p>There are a number of buildings and structures such as a residential property, equestrian centre and residential garden located in the western third of the site which reduce the openness of the site. The remaining two thirds of the site is undeveloped, open grassland. There are wide ranging views into, and out of, the site from the surrounding Green Belt. The site provides the immediate foreground setting to the existing housing development. Development of the site would have a moderate impact on the openness of the Green Belt.</p> <p>Moderate</p>
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There are public rights of way within reasonably close proximity to the site. There may be opportunities to enhance these footpaths to allow better access to the surrounding Green Belt land. There are also a number of wildlife habitats which are close to the site and could be enhanced to improve the environmental quality of the surrounding Green Belt.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a moderate role against the purposes of including land within the Green Belt. It performs a moderate role in safeguarding the countryside from encroachment, a low role in preserving the setting and special character of historic towns and a moderate role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is only connected to the settlement at its north-western corner and is therefore not contained by the existing urban area. The existing Green Belt boundary is a boundary which is weak and lacking in durability therefore increasing the potential for sprawl. However, the new Green Belt boundaries would be stronger, more defensible boundary which could decrease the potential for further sprawl into the wider Green Belt beyond. A pocket of green belt would be created to the west which may need to be revised as part of the allocation. The development of the site would represent an extension of the settlement into the countryside rather than a logical rounding off.</p> <p>Openness: There are a number of buildings and structures located in the western third of the site which reduce the</p>

	<p>openness of the site. The remaining site is open grassland. There are wide ranging views into, and out of, the site from the surrounding Green Belt. The site provides the immediate foreground setting to the existing housing development.</p> <p>Boundary Strength: The existing inner green belt boundary only touches the site in the north- western corner meeting the terraced properties on Cullingworth Road. The small existing inner Green Belt boundary is considered to be weak and lacking durability as it is formed only of the end property on a terrace row. If the site were to be developed the new southern, northern and eastern boundaries would each be strong defensible boundaries which are durable, recognisable and likely to be permanent. A pocket of green belt would be created to the west which may need to be revised as part of the allocation.</p> <p>Compensatory Improvements: There is some potential for compensatory improvements to be made to the biodiversity assets (priority habitats) that are present in the adjacent Green Belt land and also to the public rights of way network.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is in a low performing Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a moderate potential for sprawl and would have a moderate impact on the openness of the Green Belt. • The site presents the opportunity to create a stronger Green Belt boundary than that of the existing one with an adjustment to the inner green belt to the west of the site.

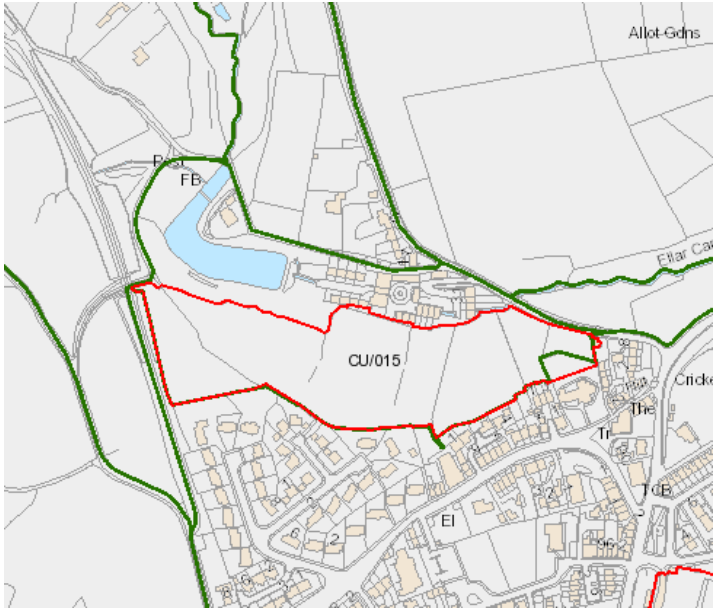

Site Specific Green Belt Assessment					
Site Reference:	CU/014	Site Name:	Haworth Road/Turf Lane	Size (ha):	1.02
Sub Area:	South Pennine Towns and Villages	Settlement:	Cullingworth		
Site Description:					
<p>This site comprises an enclosed 'L' shaped field with areas of vegetation along the boundary. The site is relatively flat. The boundaries of the site are formed of dry stone walls to the north and west, the southern boundary is former partly of the rear of a nursery and landscaping business and a drystone wall which run along Haworth Road and the eastern boundary is formed of Turf Lane.</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	129	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Major	Moderate	Low	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing inner green belt boundary (eastern site boundary) is formed by Turf Lane which, although an unmade road, forms a strong boundary. If the site was developed, dilapidated dry stone walls would form new inner boundaries to the north and west. The new southern boundary would partially be formed of the rear of the nursery and Haworth Road which is a mix of weak and strong boundaries. A more	The site consists of grassland, used for grazing and some boundary trees. There is no built form within the site. The site is therefore characteristically rural in nature. The site therefore plays a major role in safeguarding the countryside from encroachment.	This site is not connected or adjacent to an identified historic town and therefore does not make a contribution to this purpose.	All sites are considered to score moderately against Purpose 5.

	<p>defensible boundary could not be formed within the site.</p> <p>The site lies within a parcel which forms a gap between Cullingworth and Haworth. Due to the topography of the surrounding landscape there is no inter-visibility between the settlements, but there are long line views into Cullingworth. The visual perception of towns merging would therefore be limited.</p> <p>If the site were developed part of the southern boundary would be formed of the B6144 Haworth Road which connects Cullingworth and Haworth. There are some instances of ribbon development which pre-date the Green Belt designation. Therefore, the Green Belt has resisted ribbon development between neighbouring towns. Development of this site may be seen as ribboning along Haworth Road.</p>			
No Contribution	Major	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes.			

Boundary Strength - Existing Boundary:	Strong: defensible boundary	The existing inner green belt boundary (eastern site boundary) is formed by Turf Lane which, although an unmade road, forms a strong boundary.
Boundary Strength – Potential new boundary (based on the full extent of the site):	Weak: boundaries lacking in durability	If the site was developed, it would protrude into the Green Belt so three new boundaries would be formed, those to the north and west would be formed of dilapidated dry stone walls which would be weak and lacking in durability. The southern boundary would partially be formed of the rear of the nursery and Haworth Road which is a mix of weak and strong boundaries. A more defensible boundary could not be formed within the site.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?	N/A	There are no features within the site which would provide a stronger boundary than that proposed.
Potential for Sprawl:	<p>The site is connected to the settlement along only one boundary and therefore is not contained by the existing urban area. The existing Green Belt boundary is formed of formed by Turf Lane which, although an unmade road, forms a strong boundary. The new inner boundaries would be formed of three new boundaries; the north and west would be formed of dilapidated dry stone walls which would be weak and lacking in durability. The southern boundary would partially be formed of the rear of the nursery and Haworth Road which is a mix of weak and strong boundaries. The development of the site would represent an extension of the settlement into the countryside rather than a logical rounding off.</p> <p>Major</p>	
Impact on Openness:	<p>There is no built form on the site. The site consists of open grassland used for grazing. The site is prominent in the landscape and there are wider ranging view from the site across to the wider Green Belt. Development of the site would have a significant impact on the openness of the Green Belt.</p> <p>Major</p>	
Opportunities for compensatory improvement to the environmental quality and accessibility of the	<p>There are a number of public rights of way within reasonable proximity to the site. There may be some potential to enhance these rights of way or provide additional connections from the site to improve accessibility into the surrounding Green Belt. There are also a number of biodiversity assets within the surrounding Green Belt which may provide opportunities for the enhancement of the environmental quality of the area.</p>	

Green Belt:	
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment, a low role in preserving the setting and special character of historic towns and a moderate role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is connected to the settlement along only one boundary and therefore is not contained by the existing urban area. The existing Green Belt boundary is a strong boundary. The new inner boundaries would be formed of three new boundaries which overall would be weak and lacking in durability. The development of the site would represent an extension of the settlement into the countryside rather than a logical rounding off.</p> <p>Openness: There is no built form on the site. The site consists of open grassland. The site is prominent in the landscape and there are wider ranging view from the site across to the wider Green Belt. Development of the site would have a significant impact on the openness of the Green Belt.</p> <p>Boundary Strength: The existing inner Green Belt boundary is formed Turf Lane which forms a strong boundary. If the site were to be developed three new boundaries would be formed, those to the north and west would be weak and lacking in durability. The southern boundary would be a mix of weak and strong boundaries. A more defensible boundary could not be formed within the site.</p> <p>Compensatory Improvements: There is some potential for compensatory improvements to be made to the biodiversity assets (priority habitats) and also to the public rights of way network which are within reasonable proximity to the site</p>
Overall Conclusion:	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is in a moderate performing Green Belt parcel. • The site makes a major contribution to the purposes of including land in the Green Belt. • The site has a major potential for sprawl and would have a major impact on the openness of the Green Belt. • The site does not present the opportunity to create a stronger Green Belt boundary than that of the existing one.

Site Specific Green Belt Assessment					
Site Reference:	CU/015	Site Name:	Keighley Road	Size (ha):	3.33
Sub Area:	South Pennine Towns and Villages	Settlement:	Cullingworth		
Site Description:					
<p>Irregular shaped site to adjacent to the north-western boundary of the settlement. There is currently no vehicular access to the site. It is bounded on the south by a housing estate. Deciduous woodland habitat to the west and part of the southern boundary, which also comprises a mill which has been converted to houses. The site slohas a fairly gentle south to north slope on its western side but the eastern side has a very steep slope between the housing development and mill conversion. On the western side a footpath crosses the site and there are also clusters of woodland which are covered by TPOs.</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	127	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Low	Moderate	Major	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing inner green belt boundary (southern site boundary) is formed by the back gardens of a 1970s residential housing estate with an irregular form therefore a weak boundary. Development of the site is likely to create a similar weak boundaries made of an irregular line of dry stone walls and the residential back gardens of the converted	The site consists of sloping grassland with pockets of woodland and boundary trees. There is no built form within the site. The site is therefore characteristically rural in nature. The site therefore plays a major role in safeguarding the countryside from encroachment.	The historic core is adjacent to the parcel on its south eastern corner. There are limited views into the historic core due to visual detractors. The site plays a major role in preserving the setting or special character of the historic town.	All sites are considered to score moderately against Purpose 5.


	<p>Ebor Carr Mills to the north. The western boundary would be formed of a footpath along a disused railway and the eastern boundary would be formed of Keighley road, both of which strong boundaries are but only constitute a portion of the overall boundary. Therefore a stronger boundary is unlikely to be formed.</p> <p>The site lies within a parcel which forms part of a large land gap between Cullingworth and Keighley, and Cullingworth and Haworth. The topography of the site is steep, sloping south to north. However, there is no inter-visibility between the towns due to vegetation and existing development. The site could be developed without significant risk of merging. There is currently no road access to the site, if the site were developed it would need to be through the demolition of one of the estate houses, therefore</p>			
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	there is no opportunity for ribboning.			
No Contribution	Low	Major	Major	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing Boundary:	Weak: boundaries lacking in durability	The existing inner green belt boundary (southern site boundary) is formed by the back gardens of a 1970s residential housing estate with an irregular form therefore a weak boundary.		
Boundary Strength – Potential new boundary (based on the full extent of the site)	Weak: boundaries lacking in durability	If the site were to be developed, the new northern inner Green Belt boundary would be formed of an irregular line of dry stone walls and the residential back gardens of the converted Ebor Carr Mills, which is a weak boundary, lacking in durability. The western boundary would be formed of a track along a disused railway and the eastern boundary would be formed of Keighley road, both of which are strong boundaries, but only constitute a small portion of the total boundary. These new boundaries are unlikely to be stronger than that of the existing boundary.		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.		
Potential for Sprawl:	The site is connected to the settlement along only its southern boundary and is therefore not contained by the existing urban area. The inner Green Belt boundary consists of the back gardens of a residential housing estate, this boundary could be breached by development and increase the potential for sprawl into the Green Belt. The western boundary would be formed of a track along a disused railway and the eastern boundary would be formed of Keighley Road, both of which are strong boundaries, but only constitute a small portion of the total perimeter. These new boundaries are unlikely to be stronger than that of the existing boundary. The development of the site could, however represent a reasonable rounding off of the settlement as it is in a pocket of land between the housing estate and Keighley Road and follows the existing settlement pattern.			

	Major
Impact on Openness:	<p>There is no built form on the site. The site is formed mainly of open, mostly steeply sloping grassland which contains pocket of woodland and strong treelines around parts of the boundary. The landscape and topography restricts the views out into the wider Green Belt from parts of the site. Development of the site would have a significant impact on the openness of the site but would have a lesser impact on the openness of the remaining Green Belt due to the existing screening of the site provided for by the existing mature trees and topography.</p>
	Moderate
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There are a number of public rights of way which border and cross the site and connect to other routes as part of the wider network within the surrounding Green Belt. This presents an opportunity to enhance and improve access into the Green Belt and countryside. There are also a number of biodiversity assets (Local Wildlife Networks and priority habitats) within close proximity to the site which could also be enhanced.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment, a major role in preserving the setting and special character of historic towns and a low role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is not contained by the existing urban area. The inner Green Belt is weak and could be breached by development and increase the potential for sprawl into the Green Belt. The new boundaries are unlikely to be stronger than that of the existing boundary. The development of the site would represent a reasonable rounding off of the settlement.</p> <p>Openness: There is no built form on the site. The site is formed mainly of open, mostly steeply sloping grassland containing woodland and strong boundary trees. The landscape and topography restricts the views out into the wider Green Belt. Development of the site would have a significant impact on the openness of the site but would have a lesser impact on the openness of the remaining Green Belt.</p> <p>Boundary Strength: The existing inner green belt boundary (southern site boundary) is formed by residential back gardens with an irregular form therefore a weak boundary. If the site were to be developed, the new northern boundary would be weak, formed of dry stone walls and residential back gardens. The western boundary would be formed of a disused railway and the eastern boundary would be formed of Keighley road, both of which are strong boundaries, but only constitute a small portion of the total boundary. These new boundaries are unlikely to be stronger than that of the existing boundary.</p> <p>Compensatory Improvements: There are a number of public rights of way which border and cross the site which could be</p>

	enhanced and improved. There are also a number of biodiversity assets (Local Wildlife Networks and priority habitats) within close proximity to the site which could also be enhanced.
Overall Conclusion:	Based on planning judgement the site has a major potential impact on the Green Belt. <ul style="list-style-type: none">• The site is in a moderate performing Green Belt parcel.• The site makes a major contribution to the purposes of including land in the Green Belt.• The site has a major potential for sprawl and would have a moderate impact on the openness of the Green Belt.• The site does not present the opportunity to create a stronger Green Belt boundary than that of the existing one.

Isolated and Detached Site Assessment

Site Reference	Site Name	Isolated OR Detached	Comments	Map
CU/007	Cullingworth Road	Detached	<p>This site is in the Green Belt and detached from the settlement of Cullingworth.</p> <p>There is a small gap between the site and the settlement boundary of Thornton. The site would not provide a sustainable development. As such the site has not been considered for allocation and a full site specific Green Belt assessment has not been carried out for this site.</p> <p>It could only come forward as part of a larger linear green belt release alongside the adjacent site CU/013.</p>	

Site Reference	Site Name	Isolated OR Detached	Comments	Map
CU/011	Haworth Road	Detached	<p>This site is in the Green Belt and detached from the settlement of Cullingworth.</p> <p>There is a gap between the site and the settlement boundary of Cullingworth. The site would not provide a sustainable development option in line with Core Strategy Policy SC5: Location of Development. As such the site has not been considered for allocation and a full site specific Green Belt assessment has not been carried out for this site.</p> <p>It could only come forward as part of a larger linear green belt release alongside the adjacent site CU/003.</p>	