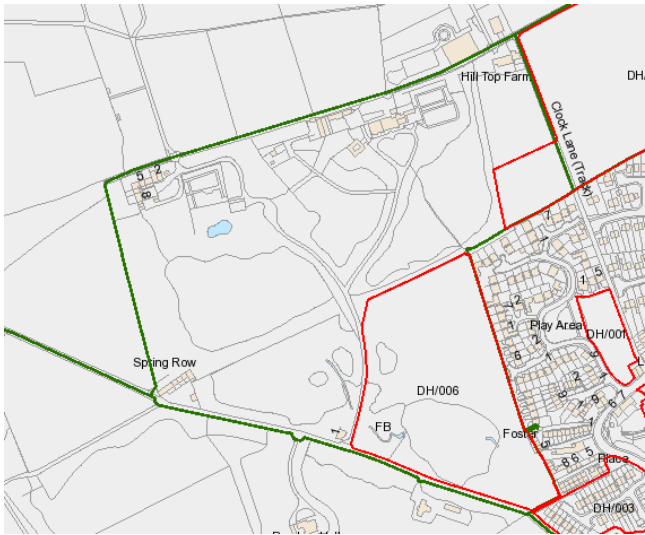



## Denholme Site Specific Green Belt Assessments

Site Specific Green Belt Assessment					
<b>Site Reference:</b>	DH/006	<b>Site Name:</b>	Long Causeway	<b>Size (ha):</b>	4.26
<b>Sub Area:</b>	South Pennine Towns and Villages		<b>Settlement:</b>	Denholme	
<b>Site Description:</b>					
<p>This site slopes gently from the north and south into the centre of the site. The site consists mainly of grassland which is used for grazing. There are a number of trees running along the southern, western and northern boundaries. The site abutts an existing housing development to the east where it adjoins the settlement of Denholme and is surrounded by a parkland landscape estate to the north and west within the wider Green Belt. The site boundaries are formed by a made road (Long Causeway) to the south, a substantial private drive (The Drive) to the west, a stone wall and tree line to the north and a mix of stone walls rear garden boundaries to the east. The site is located in the southeastern corner of Parcel 133.</p>					
<b>Map (Parcel and Site Boundary):</b>			<b>Aerial (Site Boundary):</b>		
					
<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	TBC	<b>SA Score:</b>	TBC

Strategic Parcel Assessment Results:				
<b>Parcel Reference:</b>	133	<b>Overall Rating:</b>	Low	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Low	Moderate	No Contribution	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing inner Green Belt boundary is formed of a dry stone wall which separates the site from the rear gardens of properties off Seven Acres. This boundary is regular in form and would be moderate to weak in strength. The new boundaries would be formed of a made road (Long Causeway), a private road (The Drive) and a dry stone	The site consists of grassland used for grazing and wooded areas. 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>wall / tree line. These are a mix of strong and moderate strength boundaries and would resist the merging of towns.</p> <p>The site sits within a parcel that forms a less essential land gap between Denholme and Oxenhope. Due to the topography and landscape of the surrounding area there is no inter visibility between the two settlements from the site. Therefore development of the site would not lead to a significant reduction in the gap between the settlements.</p> <p>The site is located on the B6141 (Long Causeway) which directly connects Denholme to Oxenhope. Development of the site may constitute ribboning along this route.</p>			
No Contribution	Low	Major	No Contribution	Moderate
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <b>moderate</b> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing Boundary:</b>	Moderate: less defensible boundary	The existing inner Green Belt boundary is formed of a dry stone wall which separates the site from the gardens of properties off Seven Acres. This forms a regular and consistent		

<p>(<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>		<p>boundary but is less defensible and could be easily breached through the development of the site.</p>
<p><b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Strong: defensible boundary</p>	<p>The Green Belt boundaries which would be formed through the development of the site would consist of a made road (the B6141 Long Causeway) to the south, a private road (The Drive) to the west and a dry stone wall/tree line to the north. These boundaries are a mix of defensible and less defensible boundaries. This new boundary would be stronger than that of the existing boundary.</p>
<p><b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>N/A</p>	<p>There are no features within the site which could be used to create a more logical or potentially stronger Green Belt boundary.</p>
<p><b>Potential for Sprawl:</b></p>	<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 a dry stone wall that separates the site from the gardens of properties off Seven Acres and is of moderate strength. It could be easily breached by the development of the site and therefore would increase the risk of sprawl. However, the new boundaries created by the development of the site would be stronger and would restrict further sprawl into the wider Green Belt. The development of the site would represent a reasonable rounding off of the settlement.</p> <p style="background-color: yellow;">Moderate</p>	

<b>Impact on Openness:</b>	<p>There is no built form on the site. The site is formed mainly of open grassland but is bounded on three sides by strong tree lines and wooded areas which together with 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 due to the existing screening of the site provided for by the existing mature trees.</p> <p>Moderate</p>
<b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b>	<p>There are a number of public rights of way located within close proximity to the site which run through the surrounding Green Belt. There may be opportunities to improve the condition of these footpaths. There are also areas of priority habitat and trees covered by Tree Preservation Orders within the surrounding Green Belt which could be enhanced.</p>
<b>Site Specific Assessment Summary – Impact on the Green Belt:</b>	<p><b>Purposes:</b> The site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another. The site plays no role in preserving the setting and special character of historic towns as it is not connected to an historic town.</p> <p><b>Sprawl:</b> The site is connected to the settlement along only one boundary and is not contained by the existing settlement. The existing Green Belt boundary is less defensible and there is potential for sprawl. However, the proposed new Green Belt boundary would be slightly strong and may restrict further sprawl into the wider Green Belt.</p> <p><b>Openness:</b> There is no built form on the site and it is open in form. However, there is significant screening of the site due to a band of mature trees that run along the north, west and south boundaries. This screening restricts views out into the wider Green Belt. Development of the site would have a moderate impact on the openness of the Green Belt.</p> <p><b>Boundary Strength:</b> The new boundaries created from the development of this site would be slightly stronger than those of the existing ones.</p> <p><b>Compensatory Improvements:</b> 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>
<b>Overall Conclusion:</b>	<p>Based on planning judgement the site has a <b>moderate</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>low</b> performing Green Belt parcel.</li> <li>• The site makes a <b>moderate</b> contribution to the purposes of including land in the Green Belt.</li> <li>• The site has a moderate potential for sprawl and would have a moderate impact on openness.</li> <li>• The site presents the opportunity to create a slightly stronger boundary than that of the existing one.</li> </ul>

Site Specific Green Belt Assessment					
<b>Site Reference:</b>	DH/007	<b>Site Name:</b>	Hill Top Farm	<b>Size (ha):</b>	5.49
<b>Sub Area:</b>	South Pennine Towns and Villages	<b>Settlement:</b>	Denholme		
<b>Site Description:</b>					
<p>This site consists of grassland used for grazing. The site slopes reasonably steeply downhill from north to south. The site's boundaries are formed by the rear gardens of properties on Longlands Avenue and Longhouse Lane to the south, a well defined track (Clock Lane) to the west, a private drive (Pit Lane) to the north and the grounds of Denholme Primary School to the east. . The site is connected to the settlement of Denholme along it southern and eastern boundaries. The site primarily sits within Parcel 134 with a small part falling in Parcel 133.</p>					
<b>Map (Parcel and Site Boundary):</b>			<b>Aerial (Site Boundary):</b>		
<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	TBC	<b>SA Score:</b>	TBC

Strategic Parcel Assessment Results:				
<b>Parcel Reference:</b>	134	<b>Overall Rating:</b>	Moderate	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Low	Major	No Contribution	Moderate
<b>Parcel Reference:</b>	133	<b>Overall Rating:</b>	Low	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Low	Moderate	No Contribution	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The inner Green Belt boundary at this site is formed by the rear gardens of properties on Longlands Avenue and Longhouse Lane	The site consists of open grassland used for grazing. There is no built form on site and is characteristically rural in nature. The site therefore	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>to the south and the boundary of Denholme Primary School to the east which is made up of a continuous strong hedge line and footpath. These are boundaries of moderate strength which are less defensible.</p> <p>The site sits within a parcel which forms a less essential gap between Denholme and Oxenhope. Due to the topography and landscape there is no inter visibility between the two settlements from the site. The development of the site would not lead to a significant reduction in the gap between the settlements.</p> <p>The site is not located on a main route between the settlements and therefore development would not constitute ribboning.</p>	<p>plays a major role in safeguarding the countryside from encroachment.</p>		
No Contribution	Low	Major	No Contribution	Moderate
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <b>moderate</b> role overall when assessed against the NPPF Green Belt purposes.			



<p><b>Boundary Strength - Existing Boundary:</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Moderate: less defensible boundary</p>	<p>The existing inner Green Belt boundary is made up of a dry stone wall to the south of the site which separates the site from the rear gardens of properties on Longlands Avenue and Longhouse Lane, and a well-established, continuous hedgerow and footpath to the east of the site forming the boundary with Denholme Primary School. These are a mix of recognisable and less durable boundaries which are moderate in strength.</p>
<p><b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Moderate: less defensible boundary</p>	<p>The Green Belt boundaries which would be formed by the development of the site would consist of a well-defined track/private road to the north of the site and a well-defined footpath/track (Clock Lane) to the west of the site. These are clearly recognisable features and provide a boundary which is moderate in strength. The new boundary would be slightly stronger than that of the existing one.</p>
<p><b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>N/A</p>	<p>There are no features within the site which would provide a stronger boundary than that proposed. (NOTE: the site boundary considered for this assessment does not transect Clock Lane – the piece of land shown to the west of Clock Lane has not been considered as part of this assessment).</p>
<p><b>Potential for Sprawl:</b></p>	<p>The site is contiguous with the settlement along two boundaries and is therefore partially contained by the existing urban area. The existing Green Belt boundary is less defensible and moderate in strength increasing the potential for sprawl. The proposed boundaries would be slightly stronger and may help to restrict sprawl into the wider Green Belt beyond the site. The development of the site may represent a reasonable rounding off of the settlement.</p> <p style="background-color: yellow;">Moderate</p>	

<b>Impact on Openness:</b>	<p>There is no built form on the site. The site consists of open grassland used for grazing. The site is very 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 style="background-color: red; color: black; text-align: center;">Major</p>
<b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b>	<p>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.</p>
<b>Site Specific Assessment Summary – Impact on the Green Belt:</b>	<p><b>Purposes:</b> The site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another. The site plays no role in preserving the setting and special character of historic towns as it is not connected to an historic town.</p> <p><b>Sprawl:</b> The site is connected to the settlement along two boundaries and is partially contained by the existing urban area. The existing Green Belt boundary is moderate in strength but could be breached and would increase the potential for sprawl. The proposed boundaries would be slightly stronger and may resist sprawl to some extent.</p> <p><b>Openness:</b> There is no built form on site and it is open and prominent in the landscape. The wide ranging views into and out of the site would see the development of the site having a significant impact on the openness of the Green Belt.</p> <p><b>Boundary Strength:</b> The new boundaries created by the development of the site would be of moderate strength but slightly stronger than the existing boundaries.</p> <p><b>Compensatory Improvements:</b> There are potential opportunities in the remaining Green Belt close to the site for enhancements and improvements to be made to the rights of way network and local biodiversity assets.</p>
<b>Overall Conclusion:</b>	<p>Based on planning judgement the site has a <b>moderate</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>moderate</b> performing Green Belt parcel.</li> <li>• The site makes a <b>moderate</b> contribution to the purposes of including land in the Green Belt.</li> <li>• The site has a <b>moderate</b> potential impact for sprawl and would have a major impact on the openness.</li> <li>• The site presents the opportunity to create a slightly stronger boundary than that of the existing one.</li> </ul>

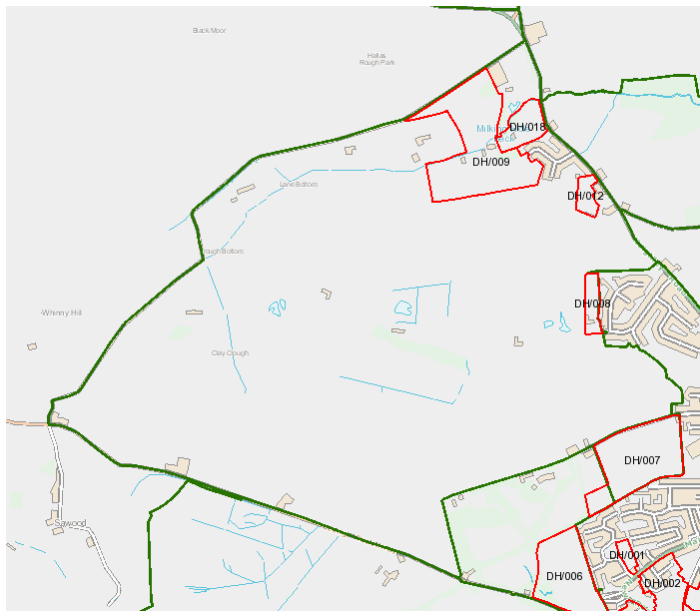
### Site Specific Green Belt Assessment

<b>Site Reference:</b>	DH/008	<b>Site Name:</b>	Heatherlands Avenue	<b>Size (ha):</b>	0.88
<b>Sub Area:</b>	South Pennine Towns and Villages		<b>Settlement:</b>	Denholme	

#### Site Description:

This site includes an area of grassland used for agricultural purpose and a number of small agricultural units in the southern part of the site. The site is relatively flat and its boundaries are made up of dry stone walls to the west, the rear gardens of properties on Heatherlands Avenue to the east, a line of vegetation to the north and a well defined track to the south. The site is located in the eastern part of Parcel 137.

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



#### Aerial (Site Boundary):



<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	TBC	<b>SA Score:</b>	TBC
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Strategic Parcel Assessment Results:				
<b>Parcel Reference:</b>	137	<b>Overall Rating:</b>	Moderate	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Moderate	Moderate	No Contribution	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing inner Green Belt boundary at this site is formed by the rear gardens of properties on Heatherlands Avenue which are irregular and lacking durability. The new boundaries created by the development of the site would be formed of a dry stone wall, a line of vegetation and a well-defined track. These are a	This site consists of grassland to the north and significant built form in the form of agricultural buildings and also urbanising influences. This site consists of rural and non-rural land uses and therefore plays a moderate 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>mix of boundaries which are less defensible and lacking in durability, and would be of a similar strength to the existing ones.</p> <p>The site sits within a parcel that forms a largely essential gap between Denholme and Cullingworth and a less than essential gap between Denholme and Oxenhope. There is no inter visibility between the site and the two settlements. The development of this site would have a negligible impact on neighbouring towns merging.</p> <p>The site is not located on a main route connecting Denholme to its neighbouring towns and therefore development of the site would not result in ribboning.</p>			
No Contribution	Low	Moderate	No Contribution	Moderate
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <b>low</b> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing Boundary:</b>	Weak: boundaries lacking in durability	The existing inner Green Belt boundary is formed by the rear gardens of properties on Heatherlands Avenue. These include features such as fence panels, hedgerows and walls.		


<p>(<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>		<p>The boundary is inconsistent and irregular in its form, and lacks durability. The boundary is therefore weak in strength.</p>
<p><b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Weak: boundaries lacking in durability</p>	<p>The new Green Belt boundary created through the development of the site would be formed of a dry stone wall to the west, a line of vegetation to the north and a well-defined track to the south. These features provide a mix of boundaries which are less defensible and lacking in durability. They are essentially weak in nature and would be of a similar strength to the existing boundary.</p>
<p><b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>N/A</p>	<p>There are no features within the site that would create a stronger or more logical Green Belt boundary.</p>
<p><b>Potential for Sprawl:</b></p>	<p>The site is connected to the settlement along only one boundary 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 boundary would be of a similar strength and may increase the potential for further sprawl into the wider Green Belt beyond. The development of the site would represent an extension of the settlement into the countryside rather than a logical rounding off.</p> <p style="background-color: red; color: black; padding: 5px;">Major</p>	



<b>Impact on Openness:</b>	<p>There are a number of buildings and structures located in the southern third of the site and although many of them are associated with agricultural uses and therefore are rural in nature, it does reduce the openness of the site in this location. 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>
<b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b>	<p>There are a number of public rights of way that adjoin the site and provide access to the wider Green Belt. These could be improved and enhanced as part of compensatory measures from the development of the site. There are lesser immediate opportunities to improved existing biodiversity assets in the Green Belt surrounding the site.</p>
<b>Site Specific Assessment Summary – Impact on the Green Belt:</b>	<p><b>Purposes:</b> The site performs a low role against the purposes of including land within the Green Belt. It performs a moderate role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another. The site plays no role in preserving the setting and special character of historic towns as it is not connected to an historic town.</p> <p><b>Sprawl:</b> The site is connected to the settlement along only one boundary and is not contained by the existing urban area. The existing Green Belt boundary is weak in strength as is the proposed boundary giving an increased potential for sprawl.</p> <p><b>Openness:</b> There are a number of buildings on the south third of the site. The remaining two thirds are open grassland. There are wide ranging view from the site into the wider Green Belt. The development of the site would have a moderate impact on the openness of the Green Belt.</p> <p><b>Boundary Strength:</b> The new boundaries created by the development of the site would be weak in strength and of a similar strength to the existing boundaries.</p> <p><b>Compensatory Improvements:</b> There are possibly opportunities to improve and enhance the existing rights of way network in the adjacent areas of Green Belt.</p>
<b>Overall Conclusion:</b>	<p>Based on planning judgement the site has a <b>moderate</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>moderate</b> performing Green Belt parcel.</li> <li>• The site makes a <b>low</b> contribution to the purposes of including land in the Green Belt.</li> <li>• The site has a high potential for sprawl and would have a moderate impact on the openness.</li> <li>• The site presents a limited opportunity to create a stronger boundary than that of the existing one.</li> </ul>

## Isolated and Detached Site Assessment

Site Reference	Site Name	Isolated OR Detached	Comments	Map
DH/009	Beech Avenue, Keighley Road	Isolated	<p>This is an isolated site in the Green Belt and is not connected to the settlement of Denholme or attached to another Green Belt site adjoining the settlement.</p> <p>There is a significant gap between the site and the settlement boundary of Denholme. Development of the site would result in an isolated area of green belt being removed. This would not result in a pattern of sustainable development and it is therefore considered that the development of the site would have a major potential impact on the purposes of including land within the green belt and risk unrestricted sprawl. A full site specific Green Belt assessment has therefore not been carried out on this site.</p> <p>The site could not be combined with another site/piece of land to make a logical site allocation option for Denholme. The settlement boundary would need to be extended by a significant distance to incorporate this site into the settlement. This would require a significant release of Green Belt land far beyond the scale required to accommodate the development needs of the settlement.</p>	



Site Reference	Site Name	Isolated OR Detached	Comments	Map
DH/012	Haworth Road	Isolated	<p>This is an isolated site in the Green Belt and is not connected to the settlement of Denholme or attached to another Green Belt site adjoining the settlement.</p> <p>There is a notable gap between the site and the settlement boundary. Development of the site would result in an isolated area of green belt being removed. This would not result in a pattern of sustainable development and it is therefore considered that the development of the site would have a major potential impact on the purposes of including land within the green belt and risk unrestricted sprawl. A full site specific Green Belt assessment has therefore not been carried out on this site.</p> <p>A significant piece of land would need to be removed from the Green Belt to provide a link between the site and the existing settlement boundary edge. Such an extension to the settlement along Keighley Road would lead to significant ribboning towards Cullingworth and would not provide a logical allocation option.</p>	
DH/017	Halifax Road, Smith Hill	Isolated	<p>This is an isolated site in the Green Belt and is not connected to the settlement of Denholme or attached to another Green Belt site adjoining the settlement.</p> <p>There is a significant gap between the site and the settlement boundary of Denholme. The site is better</p>	

Site Reference	Site Name	Isolated OR Detached	Comments	Map
			<p>related to the washed-over settlement of Denholme Gate. Development of the site would result in an isolated area of green belt being removed. This would not result in a pattern of sustainable development and it is therefore considered that the development of the site would have a major potential impact on the purposes of including land within the green belt and risk unrestricted sprawl. A full site specific Green Belt assessment has therefore not been carried out on this site.</p> <p>The site could not be combined with another site/piece of land to make logical site allocation option for Denholme.</p>	
DH/018	Fieldhead House, Keighley Road	Isolated	<p>This is an isolated site in the Green Belt and is not connected to the settlement of Denholme or attached to another Green Belt site adjoining the settlement.</p> <p>There is a significant gap between the site and the settlement boundary of Denholme. Development of the site would result in an isolated area of green belt being removed. This would not result in a pattern of sustainable development and it is therefore considered that the development of the site would have a major potential impact on the purposes of including land within the green belt and risk unrestricted sprawl. A full site specific Green Belt assessment has therefore not been carried out on this site.</p>	

Site Reference	Site Name	Isolated OR Detached	Comments	Map
			<p>The site could not be combined with another site/piece of land to make a logical site allocation option for Denholme. The settlement boundary would need to be extended by a significant distance to incorporate this site into the settlement. This would require a significant release of Green Belt land far beyond the scale required to accommodate the development needs of the settlement.</p>	

### Detached Previously Developed Sites in the Green Belt

Site Reference	Site Name	Gross Area (ha)	Brownfield / Greenfield % Split	Does the site meet Local Plan accessibility standards?	Further considerations including any requirement for a full assessment	Map
DH/011	Halifax Road, Denholme Gate	0.73	100% PDL	<p>No.</p> <p>Although there is a bus stop immediate adjacent to the site, services from this stop are every hour/every 45 minutes.</p>	<p>Although this is a previously developed site and is closely related to the washed-over settlement of Denholme Gate, it is isolated from the main settlement of Denholme. The site is not considered to be in a sustainable location and does not meet the accessibility criteria for sites in a Local Service Centre.</p> <p>It should not therefore be regarded as an allocation option, and a full Green Belt assessment is not necessary.</p>	