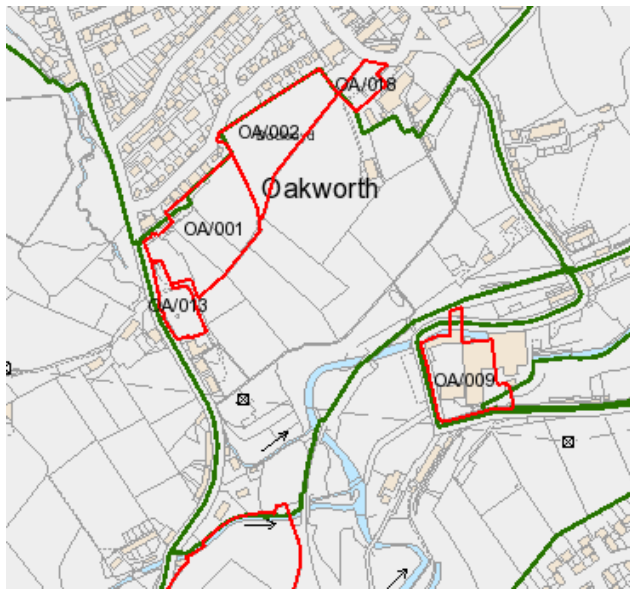



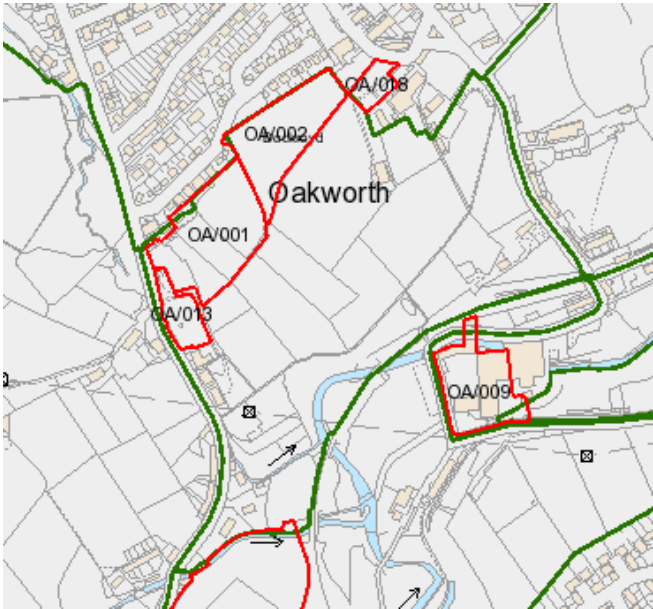

| Site Specific Green Belt Assessment | | | | | |
|--|----------------------------------|-----------------------|--|-------------------|------|
| Site Reference: | OA/001 | Site Name: | Providence Lane, Providence Farm | Size (ha): | 1.37 |
| Sub Area: | South Pennine Towns and Villages | Settlement: | Oakworth | | |
| Site Description: | | | | | |
| <p>This site consists of agricultural fields and a farm building at the north western corner. The boundaries of the site are made up of dry stone walls which run along the northern, eastern and part of the southern edge of the site. Part of the southern boundary cuts across one of the fields and is not defined by any feature on the ground. The western boundary is formed of a strong line of vegetation and a made road (Providence Lane). The site is located in the north west corner of Parcel 224.</p> | | | | | |
| Map (Parcel and Site Boundary): | | | Aerial (Site Boundary): | | |
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| PDL Status: | Greenfield | Accessibility: | TBC | SA Score: | TBC |

| Strategic Parcel Assessment Results: | | | | |
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| Parcel Reference: | 224 | 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 | Major | Moderate |
| Site Specific Assessment Results: | | | | |
| Assessment Summary: | | | | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. |
| No contribution. The site does not adjoin the defined large built-up area. | The existing inner Green Belt boundary is formed of a dry stone wall, the rear curtilage of existing development and farm buildings. The new boundaries formed by the development of the site would partially be created of dry stone walls and partially undefined. These would be weaker boundaries and may increase the likelihood of towns merging. | There is a small amount of built form located along the northern edge of the site. This consists of agricultural buildings which are rural in character. The majority of the site is formed of open agricultural grassland used for grazing. The site therefore plays a major role in safeguarding the countryside from encroachment. | The site is detached from the historic core of the settlement and partially separated by post World War II development. There are longer range views into the historic core from the site and there are views from the historic core into the site. The site plays a role in providing for the wider setting of the settlement and the historic core. The site has | All sites are considered to score moderately against Purpose 5. |

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| | <p>The site is located in a parcel which forms an essential land gap between Oakworth and Haworth. There are distant but notable views into Haworth from the site creating a level of inter visibility between the two towns. Development of the site would lead to a reduction in the gap and visual interconnection between the two settlements.</p> <p>Part of the site's western boundary is formed of Providence Lane which connects Oakworth to Haworth. Development of the site may result in some ribboning along this boundary.</p> | | <p>a moderate role in preserving the setting the special character of the historic towns.</p> | |
| No Contribution | Moderate | Major | Moderate | Moderate |
| Overall Summary of Purpose Assessment: | Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes. | | | |
| Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> | Moderate: less defensible boundary | The existing inner Green Belt boundary is formed of a dry stone wall which provides a boundary between the site and the rear gardens / curtilage of properties on Pasture Avenue. The boundary is formed of features which are less defensible and less durable making them moderate in strength. | | |

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| <u>Undefined)</u> | | |
| Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>) | Moderate: less defensible boundary | The new Green Belt Boundaries created by the development of the site would be formed of a mix of features including dry stone walls (along the eastern and most of the southern site boundary), a made road (Providence Lane) and a section of vegetation (along the western boundary) and a section of the south boundary which is currently undefined by features on the ground. These boundaries would be a mix of features which are recognisable and likely to be permanent and feature which are lacking in durability. Overall they would form a boundary that would be weak to moderate in strength. |
| 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 other features within the site which could be used to drawn and alternative Green Belt boundary than the existing or proposed. |
| Potential for Sprawl: | <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 to which the site is connected is made up of a dry stone wall and the rear gardens/curtilage of properties on Pasture Avenue, is moderate in strength and therefore may increase the potential for sprawl. The site represents an extension of the settlement into the Green Belt and would not form a logical rounding off of the settlement.</p> <p style="background-color: red; color: black; padding: 2px;">Major</p> | |
| Impact on Openness: | There is a small element of built form within the site, located along the northern edge. These buildings are agricultural in nature and rural in character. The majority of the site is undeveloped, open grassland. The site is visually prominent in the landscape being located on a hillside and providing the setting for the existing settlement. There are wide ranging and distant views across the wider Green Belt. Development of the site would have a significant impact on the openness of the | |

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| | <p>Green Belt in this location.</p> <p>Major</p> |
| <p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p> | <p>There is a public footpath which runs along the south western corner of the site which connects with other footpaths in the surrounding Green Belt. There may be opportunities to enhance these paths to improve the accessibility of the Green Belt in this area. There are also a number of biodiversity assets within close proximity to the site which could also be enhanced to further 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 and a moderate role in preventing neighbouring towns from merging into one another and preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along only one boundary and is not contained by the existing settlement. The existing Green Belt boundary is only moderate in strength giving some potential for sprawl. The site would not provide a logical rounding off of the settlement.</p> <p>Openness: There is a small amount of built form on the site. The majority of the site is open grassland. There are wide ranging and distant views from the site into the surrounding Green Belt. Development of the site would have a significant impact on the openness.</p> <p>Boundary Strength: The new boundaries would be formed by dry stone walls, a made road, vegetation. Part of the boundary would be undefined. The new boundary would be of moderate strength and similar to the existing boundary.</p> <p>Compensatory Improvements: There are both footpaths and biodiversity assets in close proximity to the site which could be enhanced to improve access and the environmental quality of the Green Belt.</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 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 high potential for sprawl and would have a major impact on the openness of the Green Belt. • The site would create a new Green Belt boundary of similar strength to that of the existing one. |

| Site Specific Green Belt Assessment | | | | | |
|--|----------------------------------|-----------------------|--|-------------------|------|
| Site Reference: | OA/002 | Site Name: | Pasture Avenue | Size (ha): | 1.06 |
| Sub Area: | South Pennine Towns and Villages | Settlement: | Oakworth | | |
| Site Description: | | | | | |
| <p>This site consists of a field of unmown, semi-natural grassland. The site slopes gently downhill to the south. The site's boundaries are formed of dry stone walls around the whole site. The southern boundary is also formed by a line of trees of varying maturity. The site is located along the northern boundary of Parcel 224.</p> | | | | | |
| Map (Parcel and Site Boundary): | | | Aerial (Site Boundary): | | |
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| PDL Status: | Greenfield | Accessibility: | TBC | SA Score: | TBC |

| Strategic Parcel Assessment Results: | | | | |
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| Parcel Reference: | 224 | 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 | 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 Green Belt boundary is formed of a dry stone wall which separates the rear gardens of existing development on Pasture Avenue and a piece of open space from the Green Belt. Development of the site would result in a new boundary being formed of another dry stone wall and a broken line of vegetation. The boundaries would be of | There is no built form on the site. The site consists of semi-natural unmown grassland. The site is open and characteristically rural in its nature forming part of the wider field network and countryside surrounding the settlement. The site therefore plays a major role in safeguarding the countryside from encroachment. | The site is directly adjacent to the historic core of Oakworth with clear views into the southern part of the settlement. There are views out of the settlement into the site and the site plays an important role in providing the setting to the settlement and this part of the historic core. | All sites are considered to score moderately against Purpose 5. |

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| | <p>similar strength but could be breached and may increase the likelihood of towns merging.</p> <p>The site is located in a parcel which forms an essential land gap between Oakworth and Haworth. There are distant but notable views into Haworth from the site creating a level of inter visibility between the two towns. Development of the site would lead to a reduction in the gap and visual interconnection between the two settlements.</p> <p>The site is not located on a road which directly connects Oakworth to Haworth and therefore development of the site would not lead to ribboning.</p> | | | |
| No Contribution | Moderate | 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 (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible) | Moderate: less defensible boundary | The existing inner Green Belt boundary is formed of a dry stone wall which runs along the rear gardens and open space of properties on Pasture Avenue. The boundary is reasonably consistent in form but is less defensible and less durable and therefore moderate in | | |

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| boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>) | | strength. |
| Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>) | Moderate: less defensible boundary | The new Green Belt boundaries created through the development of the site would be formed of dry stone walls along the eastern, western and southern edges of the site. The southern edge is also reinforced by the presence of a line of trees and vegetation. Again this boundary is consistent in form but equally less defensible and less durable and therefore of a similar moderate strength. |
| 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 other features within the site which could be used to form a stronger or more logical Green Belt boundary. |
| Potential for Sprawl: | The site is essentially connected to the settlement along two boundaries (northern and eastern) and therefore partially contained by the existing urban area. The existing Green Belt boundary to which the site is connected is formed of dry stone walls which provides a consistent edge to the rear gardens/curtilage of properties on Pasture Avenue and is moderate in strength. The site would partially extend into the surrounding Green Belt and although partially contained would not form a truly logical rounding off of the settlement. | |
| Impact on Openness: | There is no built form present on the site. The site consists of semi-natural, rugged grassland. The site is open in its nature and reasonably prominent in the landscape being located on a hillside. Due to the topography of the surrounding area there | |

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| | <p>are wide ranging views out of the site into the Green Belt. Development of the site would have a significant impact on the openness of the Green Belt.</p> |
| <p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p> | <p>There are a number of public rights of way in close proximity to the site which could be enhance or new connections could be made to improve the accessibility of the surrounding Green Belt land. There are also a number of wildlife habitats which could be enhanced to improve the environmental quality of the Green Belt.</p> |
| <p>Site Specific Assessment Summary – Impact on the Green Belt:</p> | <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 and 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 two boundaries and is partially contained by the existing urban area. The existing Green belt boundary is moderate in strength and may increase the potential for sprawl.</p> <p>Openness: There is no built form on site. The site consists of open grassland with some trees and vegetation running along the southern edge. There are wide ranging views into the surrounding Green Belt. Development of the site would have a significant impact on the openness of the Green Belt.</p> <p>Boundary Strength: The new boundaries would be formed principally of dry stone walls but also a line of trees/vegetation along the southern edge. The boundary is likely to be of a similar, moderate strength to the existing boundary.</p> <p>Compensatory Improvements: There are both footpaths and biodiversity assets in the surrounding Green Belt which could be enhanced to improve the access and environment quality of the Green Belt.</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 major contribution to the purposes of including land in the Green Belt. • The site has a moderate potential for sprawl and would have a major impact on the openness of the Green Belt. • The site would create a new Green Belt boundary of similar strength to that of the existing one. |

| Site Specific Green Belt Assessment | | | | | |
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| Site Reference: | OA/004 | Site Name: | Hill Top Road | Size (ha): | 0.76 |
| Sub Area: | South Pennine Towns and Villages | | Settlement: | Oakworth | |
| Site Description: | | | | | |
| <p>This site consists of a grassed field used for equestrian purposes. The site has a level topography and its boundaries are formed of dry stone wall along its northern eastern and southern edges. Part of the eastern boundary is also made up of a strong hedgerow. The western boundary is formed of a wooden slat and post fence. The site is located in the north west corner of Parcel 225.</p> | | | | | |
| Map (Parcel and Site Boundary): | | | Aerial (Site Boundary): | | |
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| PDL Status: | Greenfield | Accessibility: | TBC | SA Score: | TBC |

| Strategic Parcel Assessment Results: | | | | |
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| Parcel Reference: | 225 | Overall Rating: | Major | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. |
| No Contribution | Major | 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 Green Belt boundary is formed of a dry stone wall and well-defined public right of way. The new Green Belt boundary along the site's southern edge would be formed of a similar dry stone wall. This boundary would be slightly weaker in strength. The site is located within a parcel which forms an essential gap between | There is no built form on the site. The site consists of grassland used for equestrian purposes and is rural in its character and form. The site is open and forms part of the wider field pattern surrounding the settlement. It therefore plays a major role in safeguarding the countryside from encroachment. | The site is attached to the historic core of the settlement along part of its eastern boundary. There are some views into the historic core from the site although these are partly screened due to existing vegetation. Due to the topography of the settlement there are limited views into the site. However the site provides the foreground setting to this | All sites are considered to score moderately against Purpose 5. |

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| | <p>Oakworth and Haworth. Although development of the site may slightly reduce the distance between the two settlements, the scale of the site compared to the size of the gap would mean the significance of the reduction would be minor and development could take place without the risk of towns merging.</p> <p>The site is not located along a road which directly connects Oakworth to Haworth and therefore development of the site would not lead to ribboning.</p> | | part of the historic core. | |
| No Contribution | Low | Major | Moderate | Moderate |
| Overall Summary of Purpose Assessment: | Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes. | | | |
| Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>) | Moderate: less defensible boundary | The existing inner Green Belt boundary is formed of a dry stone wall and public right of way which runs along the site's northern boundary and a well-defined track which runs along part of the site's eastern edge. These boundaries are recognisable but less durable and therefore moderate in strength. | | |
| Boundary Strength – Potential new boundary | Weak: boundaries lacking in durability | The new Green Belt boundary which would be formed through the development of the site would be created by dry stone wall field boundaries along the eastern and southern edge of | | |

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| <p>(based on the full extent of the site): (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p> | | <p>the site, a farm track and wooden slate and post fence along the western edge of the site. These boundaries are lacking in durability and could be easily breached and therefore would be weak in strength.</p> |
| <p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p> | <p>N/A</p> | <p>There are no other features within the site which could be used to form a stronger or more logical Green Belt boundary.</p> |
| <p>Potential for Sprawl:</p> | <p>The site is essentially connected to the settlement along only one boundary and is therefore not contained by the existing urban area. The existing Green Belt boundary to which the site is connected is formed of a dry stone wall and well-defined public right of way which is of moderate strength but may increase the potential for sprawl. The site represents an extension into the Green Belt which would not form a logical rounding off of the settlement.</p> <p style="text-align: center;">Moderate</p> | |
| <p>Impact on Openness:</p> | <p>There is no built form on the site. The site consists of grassland used for equestrian purposes and is open and rural in character. Due to the surrounding landscape and topography there are clear, wide ranging, long distance views into the surrounding Green Belt and beyond. The development of the site would have a significant impact on the openness of the Green Belt.</p> <p style="text-align: center;">Major</p> | |
| <p>Opportunities for compensatory improvement</p> | <p>There are a number of public rights of way in close proximity to the site including a path that runs cross the northern boundary of the site. These paths could be enhanced to improve accessibility into the surrounding Green Belt. There are</p> | |

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| <p>to the environmental quality and accessibility of the Green Belt:</p> | <p>limited identified biodiversity assets in close proximity to the site. Consideration could be given to providing additional wildlife resources in the surrounding Green Belt land to help improve its environmental quality.</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 moderate 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 connected to the settlement along only one boundary and is not contained by the existing urban area. The existing Green Belt boundary is of moderate strength and may increase the potential for sprawl. The site would not represent a logical rounding off of the settlement.</p> <p>Openness: There is no built form on the site. The site consists of grassland and there are wide ranging and long distance views into the surrounding Green Belt. Development of the site would have a significant impact on the openness.</p> <p>Boundary Strength: The new boundaries created as a result of the development of the site are likely to be weaker than the existing Green Belt boundary.</p> <p>Compensatory Improvements: There are opportunities to enhance the existing rights of way close to the site. There are limited existing opportunities to improve the environmental quality of the surrounding Green Belt.</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 major 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 major impact on the openness of the Green Belt. • There is limited opportunity to create a stronger Green Belt boundary than that of the existing one. |

| Strategic Parcel Assessment Results: | | | | |
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| Parcel Reference: | 226 | 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 | Moderate | Moderate |
| Parcel Reference: | 227 | Overall Rating: | Major | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. |
| No Contribution | Low | Major | Major | Moderate |
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| 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 made up of a mix of strong defensible boundaries – a made road (Tim Lane), and more | The site consists of open fields which are rural in nature with no built form present on-site. The site plays a major role in | The site is just attached to the historic core at its north eastern tip. Otherwise the majority of the site is separated from the historic | All sites are considered to score moderately against Purpose 5. |

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| | <p>moderate strength boundaries including walls, fences and the rear gardens of properties on Hillside Avenue, which are less defensible. The new Green Belt boundary would be formed of weaker features consisting mainly of dry stone wall field boundaries – the development of the site would therefore create a weaker boundary than that of the existing.</p> <p>The site is located within a parcel which forms an essential gap between Oakworth and Haworth. Although development of the site may slightly reduce the distance between the two settlements, the scale of the site compared to the size of the gap would mean the significance of the reduction would be minor and development could take place without the risk of towns merging.</p> <p>The southern part of the site is situated on Tim Lane which connects Oakworth with</p> | <p>safeguarding the countryside from encroachment.</p> | <p>core by post-World War II development. There are however, some views into the historic core from parts of the site and therefore it plays a role in supporting the setting of the historic core.</p> | |
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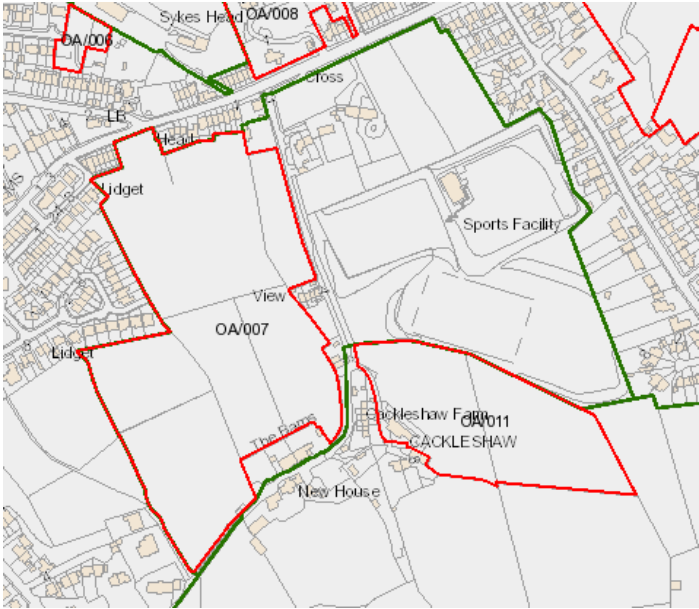

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| | Haworth. Development of the site may result in ribbon development. | | | |
| No Contribution | Moderate | Major | Moderate | Moderate |
| Overall Summary of Purpose Assessment: | Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes. | | | |
| Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>) | Moderate: less defensible boundary | The existing inner Green Belt boundary is formed of both defensible (a made road – Tim Lane) and less defensible (stone walls, fences, rear gardens of properties on Hillside Avenue) boundaries. Given the variation in features, overall the boundary is considered to be less durable and therefore moderate in strength. | | |
| 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 new Green Belt boundary created as a result of the site being developed would be formed from a range of weaker features such as dry stone wall field boundaries, domestic property boundaries a track and hedgerows. These features are often lacking in durability and unlikely to be permanent. | | |
| 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 | N/A | There are limited options to create a stronger or more logical Green Belt boundary from features present within the site. There may be potential for the middle part of the site to form a standalone option with moderate strength boundaries formed by the tree lined tracks and main road (Denby Hill Road). | | |

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| lacking in durability; Entirely Undefined) | | |
| Potential for Sprawl: | <p>The site is connected to the settlement along two/three boundaries, but given the shape and nature of the site it is not contained by the existing settlement limits. The existing inner Green Belt boundary is formed of both strong and moderate strength features and helps to prevent sprawl. The site would represent an extension of the settlement into the countryside and not form a logical rounding off of the existing settlement pattern.</p> <p>Major</p> | |
| Impact on Openness: | <p>The site is formed of open fields with no built form present within the site boundaries. Due to the topography of the site there are a variety of views across the wider Green Belt and beyond, including some long distance views. Development of the site would have a major impact on the openness of the Green Belt.</p> <p>Major</p> | |
| Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt: | <p>There are a number of public rights of way which lead out from the site into the wider Green Belt which could be enhanced to improve access. There are some biodiversity assets further to the north of the site and the Green Belt surrounding the site could be used for additional habitat creation and extend the existing habitat network, thereby improving the environmental quality of the 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 major role in safeguarding the countryside from encroachment and a moderate role in preventing neighbouring towns from merging into one another, and in preserving the setting and special character of historic towns.</p> <p>Sprawl: Although the site is connected to the settlement along two boundaries, it is not contained by the existing urban area. The existing Green Belt boundary is strong to moderate in strength and helps to restrict sprawl. The site would not represent a logical rounding off of the settlement.</p> <p>Openness: There is no built form on the site. The site consists of grassland and there are a variety of views, some long distance, across the wider Green Belt. Development would have a significant impact on the openness.</p> <p>Boundary Strength: The new boundaries created as a result of the development of the site would be weaker than the existing Green Belt boundary.</p> <p>Compensatory Improvements: There may be opportunities to enhance the existing rights of way networks leading out from the site. Further exploration of opportunities to create new habitats in the surrounding Green Belt would need to be investigated.</p> | |

Overall Conclusion:

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

- The site is in two Green Belt parcels one which scores major and one which scores moderate.
- 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.
- There is limited opportunity to create a stronger Green Belt boundary than that of the existing one.

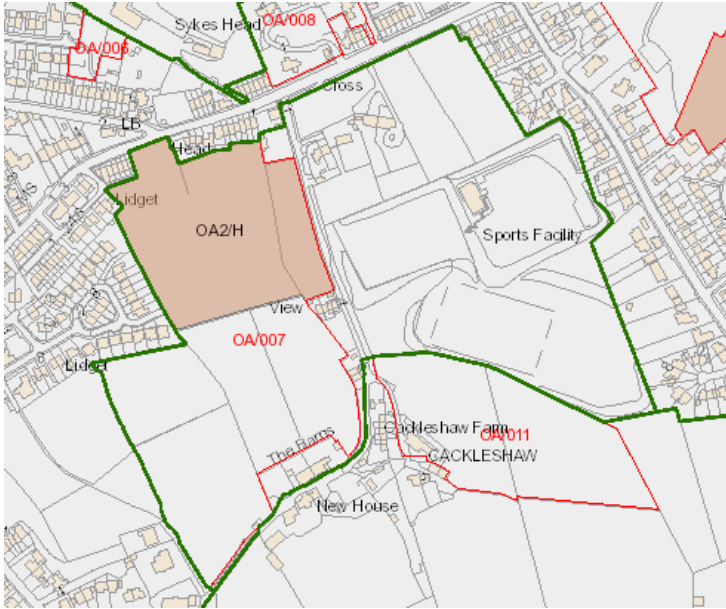

| Site Specific Green Belt Assessment | | | | |
|---|----------------------------------|-----------------------|--|------------------------|
| Site Reference: | OA/007 | Site Name: | Keighley Road, Sykes Lane | Size (ha): 5.59 |
| Sub Area: | South Pennine Towns and Villages | Settlement: | Oakworth | |
| Site Description: | | | | |
| <p>This site consists of a number of grassed, agricultural fields. The site has a varied topography with a gentle slope down to the centre of the site from the northern boundary at Keighley Road. The site then rises again before again sloping down hill to the south. The boundaries of the site are formed by a large number of features including a made road, single track roads, dry stone walls, the rear gardens and curtilage of existing development and hedgerows. The site is located in the western half of Parcel 193.</p> | | | | |
| Map (Parcel and Site Boundary): | | | Aerial (Site Boundary): | |
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| PDL Status: | Greenfield | Accessibility: | TBC | SA Score: TBC |

| Strategic Parcel Assessment Results: | | | | |
|--|---|--|--|---|
| Parcel Reference: | 193 | Overall Rating: | Major | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. |
| Major | Major | 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. Although the parcel that the site is located in is attached to the defined large built-up area, the site itself is not and therefore makes no contribution to this purpose. | The existing Green Belt boundary is formed of dry stone wall field boundaries and the edge of existing development including the rear gardens and curtilage of properties on Maple Avenue. The new Green Belt boundary would be mainly formed of Sykes Lane which would be a stronger boundary than that of the existing. | There is no built form on the site. The site consists of a number of grassed agricultural fields used for grazing. The site is open and rural in character. The site plays a major role in safeguarding the countryside from encroachment. | The site is connected to the historic core of the settlement along its northern and parts of its western boundary. There are significant views from parts of the historic core into the site and views from the site into the historic core. The site plays a significant role in providing the rural setting for the settlement and in so doing helps to preserve the | All sites are considered to score moderately against Purpose 5. |

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| | <p>The site is located within a parcel which forms an essential gap between Oakworth and Keighley. There is clear inter visibility between Oakworth and Keighley. The development of the site would significantly reduce the gap both physically and visually and would significantly increase the likelihood of the towns merging.</p> <p>The northern boundary of the site is formed by Keighley Road which directly connects Oakworth to Keighley. Development of the site would lead to ribboning along this route.</p> | | <p>special character of the historic core.</p> | |
| No Contribution | Major | 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 (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>) | Moderate: less defensible boundary | <p>The existing inner Green Belt boundary for this site is made up of a number of features of varying strength. Along the northern edge of the site the boundary consists of the made road (Keighley Road) along with the rear gardens / curtilages of properties on Keighley Road. Along the site's western edge, the boundary is made up of a dry stone wall which demarks the rear gardens of properties on Maple Avenue and forms fields boundaries with fields within the settlement area, and a small section of a public right of way. These features are generally recognisable but are less defensible and in some cases maybe</p> | | |

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| | | easily breached. Overall the boundaries are moderate in strength. |
| Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>) | Moderate: less defensible boundary | If the site were to be developed the new Green Belt boundary would essentially be formed of the single track roads of Sykes Lane along the site’s eastern edge and East Royd along the site’s southern boundary. However, the current site boundary excludes the existing development which occurs within the site along the south and eastern edges. Should this boundary be followed it would create an inconsistent boundary, which would only be of moderate strength. |
| 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>) | Strong: defensible boundary | Should the site be developed the revised Green Belt boundary should follow the defined single track roads of Sykes Lane and East Royd to exclude the existing properties from the Green Belt and to form a boundary that is recognisable, durable and likely to be permanent and therefore strong. |
| Potential for Sprawl: | 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 to which the site is connected is formed of a range of features include a made road, dry stone walls, field boundaries and the rear gardens/curtilage of properties creating a boundary of moderate strength which may increase the potential for sprawl. However, the new Green Belt boundary would be stronger and help to restrict further sprawl. The site represents a reasonably logical rounding off of the settlement. | |
| | Moderate | |
| Impact on Openness: | The site consists of open agricultural grassland with no built form within its boundary. The site is prominent in the landscape and there are long distance, wide ranging views into the surrounding Green Belt land. Development of the site would have a significant impact on the openness of the Green Belt. | |

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| | Major |
| Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt: | There are a limited number of public rights of way in close proximity to the site. However, the site's southern boundary is formed of East Royd which is a public right of way and connects into the wider network of paths and tracks. Enhancements could be made to this route to improve access into the Green Belt. There are several biodiversity assets within close proximity and which cover the site which could be enhanced as part of a measure of compensatory improvements to the environmental quality of the surrounding 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 preventing neighbouring towns from merging into one another, safeguarding the countryside from encroachment and preserving the setting and special character of historic towns.</p> <p>Sprawl: 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 of moderate strength and may increase the potential for sprawl. The site would represent a reasonably logical rounding off of the settlement.</p> <p>Openness: There is no built form on site. The site consists of open grassland and there are long distance and wide ranging views into the surrounding Green Belt. Development of the site would have a significant impact on the openness.</p> <p>Boundary Strength: There is potential for a stronger boundary to be created if the full site were development, utilising the single track roads of Skyes Lane and East Royd.</p> <p>Compensatory Improvements: There are opportunities in close proximity to the site to enhance the environmental value of the surrounding Green Belt. There are fewer existing opportunities to improve access and consideration should be given to whether new route could be created.</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 major performing Green Belt parcel. The site makes a major contribution to the purposes of including land in the Green Belt. The site has a moderate potential for sprawl and would have a major impact on the openness of the Green Belt. The site has the potential to create a stronger Green Belt boundary than that of the existing one. |

| Site Specific Green Belt Assessment | | | | | |
|--|----------------------------------|-----------------------|--|-------------------|------|
| Site Reference: | OA2/H (part of OA/007) | Site Name: | Keighley Road, Sykes Lane | Size (ha): | 2.31 |
| Sub Area: | South Pennine Towns and Villages | | Settlement: | Oakworth | |
| Site Description: | | | | | |
| <p>This site consists of a grassed, agricultural field. The topography of the site see the land slope downhill from Keighley Road to the south. The boundaries of the site are formed by a number of features including a made road, single track roads, dry stone walls, the rear gardens and curtilage of existing development and hedgerows. The site is located in the western half of Parcel 193.</p> | | | | | |
| Map (Parcel and Site Boundary): | | | Aerial (Site Boundary): | | |
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| PDL Status: | Greenfield | Accessibility: | TBC | SA Score: | TBC |

| Strategic Parcel Assessment Results: | | | | |
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| Parcel Reference: | 193 | Overall Rating: | Major | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. |
| Major | Major | 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. Although the parcel that the site is located in is attached to the defined large built-up area, the site itself is not and therefore makes no contribution to this purpose. | The existing Green Belt boundary is formed partly of the main road of Keighley Road and the edge of existing development including the rear gardens and curtilage of properties on Maple Avenue and Keighley Road. The new Green Belt boundary would be formed of a dry stone wall field boundary to the south and Sykes Lane to the east which would be a | There is no built form on the site. The site consists of a grassed agricultural field used for grazing. The site is open and rural in character. The site plays a major role in safeguarding the countryside from encroachment. | The site is connected to the historic core of the settlement along its northern boundary. There are significant views from parts of the historic core into the site and views from the site into the historic core. The site plays a significant role in providing the rural setting for the settlement and in so doing helps to preserve the special character of the | All sites are considered to score moderately against Purpose 5. |

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| | <p>similar/slightly stronger boundary than that of the existing.</p> <p>The site is located within a parcel which forms an essential gap between Oakworth and Keighley. There is clear inter visibility between Oakworth and Keighley. The development of the site would significantly reduce the gap both physically and visually and would significantly increase the likelihood of the towns merging.</p> <p>The northern boundary of the site is formed by Keighley Road which directly connects Oakworth to Keighley. Development of the site would lead to ribboning along this route.</p> | | historic core. | |
| No Contribution | Major | 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 (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries | Moderate: less defensible boundary | The existing inner Green Belt boundary for this site is made up of features of varying strength. Along the northern edge of the site the boundary consists of the made road (Keighley Road) along with the rear gardens / curtilages of properties on Keighley Road. Along the site's western edge, the boundary is made up of a dry stone wall which demarks | | |

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| lacking in durability; <u>Entirely Undefined</u>) | | the rear gardens of properties on Maple Avenue. These features are generally recognisable but are less defensible meaning that, overall the boundaries are moderate in strength. |
| Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>) | Moderate: less defensible boundary | If the site were to be developed the new Green Belt boundary would be formed of the single track road of Sykes Lane along the site’s eastern edge and a dry stone wall field boundary to the south. These new boundaries would be of a similar moderate strength to the existing boundaries. |
| 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 other features within the site which would provide a stronger or more logical boundary. |
| Potential for Sprawl: | 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 to which the site is connected is formed of a range of features include a made road, dry stone walls and the rear gardens/curtilage of properties creating a boundary of moderate strength which may increase the potential for sprawl. The site represents a reasonably logical rounding off of the settlement. | |
| | Moderate | |
| Impact on Openness: | The site consists of open agricultural grassland with no built form within its boundary. The site is prominent in the landscape and there are long distance, wide ranging, views into the surrounding Green Belt land. Development of the site would have a significant impact on the openness of the Green Belt. | |

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| | Major |
| Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt: | There are a limited number of public rights of way in close proximity to the site and consideration would need to be given to how access into the wider Green Belt could be improved. There are several biodiversity assets within close proximity which could be enhanced as part of a measure of compensatory improvements to the environmental quality of the surrounding 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 preventing neighbouring towns from merging into one another, safeguarding the countryside from encroachment and preserving the setting and special character of historic towns.</p> <p>Sprawl: 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 of moderate strength and may increase the potential for sprawl. The site would represent a reasonably logical rounding off of the settlement.</p> <p>Openness: There is no built form on site. The site consists of open grassland and there are long distance and wide ranging views into the surrounding Green Belt. Development of the site would have a significant impact on the openness.</p> <p>Boundary Strength: The development of the site would create a boundary of similar, moderate strength to the existing boundary.</p> <p>Compensatory Improvements: There are opportunities in close proximity to the site to enhance the environmental value of the surrounding Green Belt. There are fewer existing opportunities to improve access and consideration should be given to whether new route could be created.</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 major performing Green Belt parcel. The site makes a major contribution to the purposes of including land in the Green Belt. The site has a moderate potential for sprawl and would have a major impact on the openness of the Green Belt. The site has would create a boundary of similar strength to that of the existing one. |

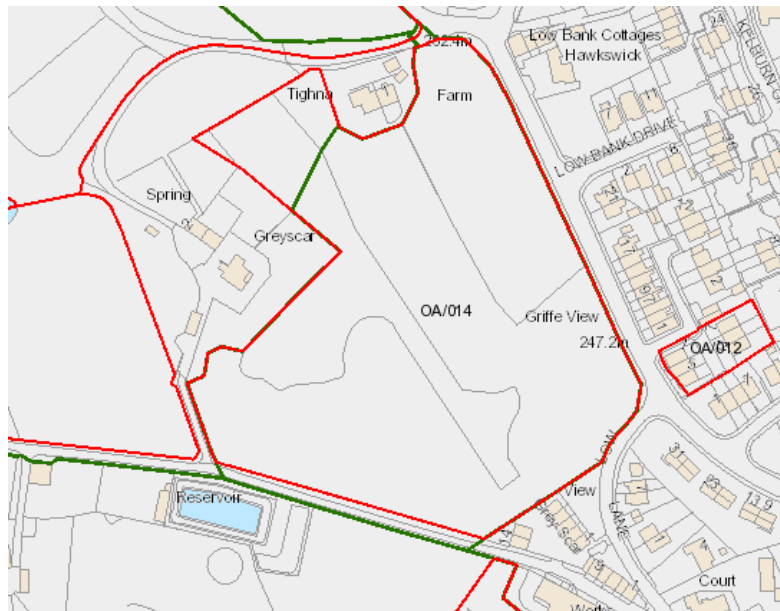
Site Specific Green Belt Assessment

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|------------------------|----------------------------------|-------------------|----------------------------|-------------------|------|
| Site Reference: | OA/014 | Site Name: | Boston Hill, Low Bank Lane | Size (ha): | 2.96 |
| Sub Area: | South Pennine Towns and Villages | | Settlement: | Oakworth | |

Site Description:

This site consists of a number of agricultural fields, mainly used for grazing. The site forms a small valley down the centre of the site with steeply sloping sides to the east and west. The site also slopes generally downhill from north to south. The site boundaries are formed of a made road, a well-defined track, dry stone walls, vegetation and hedgerows and the curtilage of existing development. The majority of the site is synonymous with the extent of Parcel 228.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



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|--------------------|------------|-----------------------|-----|------------------|-----|
| PDL Status: | Greenfield | Accessibility: | TBC | SA Score: | TBC |
|--------------------|------------|-----------------------|-----|------------------|-----|

| Strategic Parcel Assessment Results: | | | | |
|---|--|--|---|---|
| Parcel Reference: | 228 | Overall Rating: | Major | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. |
| No Contribution | No Contribution | Major | Moderate | Moderate |
| Site Specific Assessment Results: | | | | |
| Assessment Summary: | | | | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. |
| No contribution. The site does not adjoin the defined large built-up area. | This site is not located within a gap between two neighbouring towns. The site plays no role against this purpose. | There is no built form on this site. The site comprises of agricultural grassland and is open and rural in its character. The site therefore plays a major role in safeguarding the countryside from encroachment. | The site is detached from the historic core of the settlement with some post World War II development separating the site from the historic core. However, due to the elevated position of the site there are views into the historic core and the site plays a role in preserving the setting of the settlement and its historic core. | All sites are considered to score moderately against Purpose 5. |

| No Contribution | No Contribution | Major | Moderate | Moderate |
|--|--|---|----------|----------|
| Overall Summary of Purpose Assessment: | Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes. | | | |
| Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>) | Strong: defensible boundary | The existing inner Green Belt boundary is formed of a made road (Low Bank Lane) which runs along the site's eastern and part of its southern boundary. The remainder of the boundary is made up of a dry stone wall which separates existing development and its curtilage from the Green Belt. Overall the existing boundary is durable, likely to be permanent and therefore strong. | | |
| Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>) | Moderate: less defensible boundary | The new Green Belt boundary formed by the development of the site would be created by a well-defined track/private road (Grey Scar Road) along the site's south western boundary, strong vegetation lines and dry stone walls along the western and northern site boundaries. These boundaries would be a mix of features that are recognisable, less defensible and lacking in durability. Overall they would be moderate in strength. | | |
| 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 features within the site which could be used to create a stronger or more logical Green Belt boundary. | | |
| Potential for Sprawl: | The site is contiguous with the settlement along two boundaries and is therefore partially contained by the existing urban | | | |

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| | <p>area. The Green Belt boundary to which the site is connected is formed of made roads and is strong and therefore helps to resist sprawl. Although the site is partially contained, the topography and form of the settlement mean that it does not represent a logical rounding off of the settlement.</p> <p>Major</p> |
| <p>Impact on Openness:</p> | <p>The site is formed of rural uses in the form of grassland and vegetation, it is open in nature with no built form on-site. The site is reasonably prominent in the landscape with a rising topography. There are long distance, wide ranging views into the surrounding Green Belt and beyond. The 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 a number of public rights of way within close proximity to the site including one that runs along the northern and western boundaries. This could provide an opportunity to enhance the rights of way network into the surrounding Green Belt. There are also a number of wildlife habitats and biodiversity assets which 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 and a moderate role in preserving the setting and special character of historic towns. It plays no role in preventing neighbouring towns from merging into one another as it does not sit within a gap between two settlements.</p> <p>Sprawl: The site is connected to the settlement along two boundaries and is partially contained by the existing urban area. The existing Green Belt is strong and therefore helps to prevent sprawl. The site does not represent a logical rounding off of the settlement.</p> <p>Openness: There is no built form on site. The site consists of grassland and tree cover. There wide ranging views from the site into the surrounding Green Belt. Development of the site would have a significant impact on the openness.</p> <p>Boundary Strength: The development of the site would create a boundary of moderate strength which would be weaker than the existing boundary.</p> <p>Compensatory Improvements: There are a number of public rights of way and biodiversity assets in close proximity to the site which could be enhanced to improve access and environmental quality of the surrounding Green Belt land.</p> |
| <p>Overall Conclusion:</p> | <p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> |

- The site is in **major** performing Green Belt parcel.
- The site makes a **moderate** contribution to the purposes of including land in the Green Belt.
- The site has a high potential for sprawl and would have a major impact on the openness of the Green Belt.
- There is little opportunity to create a stronger Green Belt boundary than that of the existing one.

| Site Specific Green Belt Assessment | | | | | |
|--|----------------------------------|-----------------------|--------------------------------|-------------------|------|
| Site Reference: | OA/016 | Site Name: | Wide Lane | Size (ha): | 2.12 |
| Sub Area: | South Pennine Towns and Villages | | Settlement: | Oakworth | |
| Site Description: | | | | | |
| <p>This site consists of agricultural fields, meadow grassland, small areas of woodland and a farm building. Parts of the site are relatively level with other parts comprising of a gentle slope down hill from north to south. The site's boundaries are formed of a made road, strong tree lines, a farm track and a wooden slat and post fence. Around a third of the site is located in Parcel 229. The remaining two thirds of the site are not within a defined parcel.</p> | | | | | |
| Map (Parcel and Site Boundary): | | | Aerial (Site Boundary): | | |
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| PDL Status: | Greenfield | Accessibility: | TBC | SA Score: | TBC |

| Strategic Parcel Assessment Results: | | | | |
|---|--|--|--|---|
| Parcel Reference: | 229 | Overall Rating: | Major | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. |
| No Contribution | No Contribution | Major | Moderate | Moderate |
| Site Specific Assessment Results: | | | | |
| Assessment Summary: | | | | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. |
| No contribution. The site does not adjoin the defined large built-up area. | This site is not located within a gap between two neighbouring towns. The site plays no role against this purpose. | The site is rural in character and form consisting of meadow land, grassland and notable tree cover. Large parts of the site are open but due to the tree cover and topography there are areas which are also screened. There is a small amount of built form which occupies the centre of the site. This consists of an agricultural style building and therefore | The site is separated from the historic core of Oakworth by post World War II development and has a limited role in supporting the character of the historic town. There are limited views into the historic core and these are considerably screened by the lines of vegetation on the southern boundary of the site. The site plays a low role in preserving | All sites are considered to score moderately against Purpose 5. |

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| | | rural in character. The site therefore plays a major role in safeguarding the countryside from encroachment. | the setting and special character of the historic town. | |
| No Contribution | No Contribution | Major | Low | Moderate |
| Overall Summary of Purpose Assessment: | Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes. | | | |
| Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>) | Strong: defensible boundary | The existing inner Green Belt boundary is formed of a made road (Wide Lane) which runs along part of the site's eastern boundary. This boundary is recognisable, durable and likely to be permanent and therefore strong. | | |
| Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>) | Moderate: less defensible boundary | If the site were to be developed the new Green Belt boundary would be formed of a well-defined farm track to the south of the site. A strong wooded area and tree line which runs along the western edge of the site and a wooden slate and post fence which runs along the northern edge of the site. Along part of the eastern edge the Green Belt boundary would be formed by the made road of Wide Lane. These boundaries are a mix of features which are varying in strength. Some are recognisable but less defensible, others are lacking durability and some are durable and likely to be permanent. Overall the new boundary would be of moderate strength. | | |
| 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; | N/A | Although there are other features within the site which could be used to make an equally logical Green Belt boundary, they would be of a similar strength to the proposed boundary. | | |

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| <p><u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p> | | |
| <p>Potential for Sprawl:</p> | <p>The site is connected to the settlement along only one boundary and is therefore not contained by the existing urban area. The Green Belt boundary to which the site is connected to is formed of a made road (Wide Lane) which is a strong boundary and would help to prevent sprawl. The development of the site would create an extension into the Green Belt which would breach the strong existing boundary and not represent a logical rounding off of the settlement.</p> | |
| <p>Major</p> | | |
| <p>Impact on Openness:</p> | <p>There is a small amount of built form at the centre of this site which consists of an agricultural building. The remainder of the site consists of wooded areas and open grassed fields/meadows. There are views from the site into the wider Green Belt. Due to the topography and the screening provided by the woodland, some of these views are interrupted/limited in places. Nevertheless, development of the site would have a significant impact on the openness of the Green Belt in this location.</p> | |
| <p>Major</p> | | |
| <p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p> | <p>There are several rights of way within close proximity to the site and which could be enhanced to help improve the accessibility of the surrounding Green Belt land. Equally there are several wildlife habitats and biodiversity assets in the immediate vicinity which could be supported and expanded to improve the environment quality of this area.</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 and a low role in preserving the setting and special character of historic towns. It plays no role in preventing neighbouring towns from merging into one another as it does not sit within a gap between two settlements.</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 strong and helps to prevent sprawl. The site would not represent a logical rounding off of the settlement.</p> <p>Openness: There is a small amount of built form in the centre of the site and is of a rural use. The remainder of the site consists of open grassland and tree cover. There are views into the surrounding Green Belt from certain parts of the site.</p> | |

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| | <p>Development of the site would have a significant impact on the openness.</p> <p>Boundary Strength: The development of the site would create new Green Belt boundaries which are of moderate strength but which are weaker than the existing boundary.</p> <p>Compensatory Improvements: There are both a number of public rights of way and biodiversity assets in close proximity to the site which could be enhanced to improve access and environmental quality of the surrounding Green Belt land.</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 major performing Green Belt parcel.• The site makes a moderate contribution to the purposes of including land in the Green Belt.• The site has a high potential for sprawl and would have a major impact on the openness of the Green Belt.• There are limited opportunities to create a stronger Green Belt boundary than that of the existing one. |

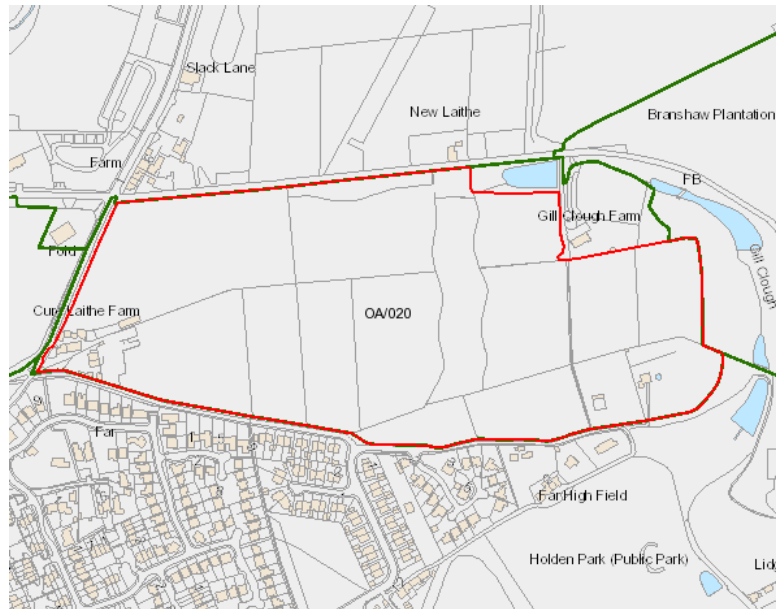
Site Specific Green Belt Assessment

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|------------------------|----------------------------------|--------------------|----------------------------|-------------------|-------|
| Site Reference: | OA/020 | Site Name: | Cure Hill / Slaymaker Lane | Size (ha): | 14.32 |
| Sub Area: | South Pennine Towns and Villages | Settlement: | Oakworth | | |

Site Description:

This is a large site situated to the north of the existing settlement of Oakworth. It encompasses a number of fields and two farm complexes. The site occupies a hillside location with varied topography, sloping both to the north and south with a slightly more level section running through the centre. The site's boundaries are formed of made roads, dry stone walls, strong tree lines and farm tracks. The majority of the site is synonymous with the extent of Parcel 230.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):





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| PDL Status: | Greenfield | Accessibility: | TBC | SA Score: | TBC |
| Strategic Parcel Assessment Results: | | | | | |
| Parcel Reference: | 230 | 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 | 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 Green Belt boundary is formed of a made road (Race Moor Lane), which is a strong boundary. The new Green Belt boundary would be formed of a similar strong feature, the made road of Slaymaker Lane. The site is located within a less essential land gap | This site consists of open fields and grassland used for grazing and agricultural purposes. The site is rural in character and there are elements of built form in both the south west and south east corners which consist of farm buildings. The plays a major role in safeguarding the countryside | The site is separated from the historic core of Oakworth by post World War II development. Due to the topography of the site and the surrounding built form there are limited views into the historic core. The site therefore plays a low role in preserving the setting and special character of the | All sites are considered to score moderately against Purpose 5. | |

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| | <p>between Oakworth and Steeton. There is no inter visibility between the two towns from the site due to the intervening topography and distance between the two settlements. The site could be developed without increasing the risk of the towns merging.</p> <p>The site is not located on a road which directly connects the two settlements and therefore development of the site would not result in ribboning.</p> | <p>from encroachment.</p> | <p>historic town.</p> | |
| No Contribution | Low | Major | Low | Moderate |
| Overall Summary of Purpose Assessment: | Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes. | | | |
| Boundary Strength - Existing (inner) Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>) | Strong: defensible boundary | The existing inner Green Belt boundary is formed along the site's southern boundary and is created by the made road of Race Moor Lane. This road morphs into a single track lane and then a path on the eastern side. However, the boundary is recognisable, durable and likely to be permanent and therefore strong. | | |
| Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible | Strong: defensible boundary | The new Green Belt boundary that would be created through the development of the site would be formed of two made roads running along the site's western (Cure Hill) and northern (Slaymaker Road) edges. These boundaries are durable and likely to be permanent and therefore strong. However, the boundary on the site's eastern edge is formed of less | | |

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| <p>boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u></p> | | <p>defensible boundaries which are lacking in durability. These include dray stone wall field boundaries, tracks/public rights of way and strong tree lines. However, overall the boundaries would be of a similar strength to that of the existing.</p> |
| <p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p> | <p>N/A</p> | <p>If the site were developed a more logical Green Belt boundary could be created by following the route of Slaymaker Lane to include land between the site’s eastern boundary and the road. This would ensure the Green Belt boundary was made from durable and strong boundaries.</p> |
| <p>Potential for Sprawl:</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 to which the site is connected is formed by a made road and track (Race Moor Lane). This is a strong boundary which helps to resist and prevent sprawl. Development of the site would represent a large extension of the settlement into the Green Belt and not a logical rounding off of the settlement.</p> <p style="background-color: red; color: black; text-align: center;">Major</p> | |
| <p>Impact on Openness:</p> | <p>There are elements of built form within the site, however, these are relatively small in scale in comparison to the size of the site. The majority of the site consists of open agricultural fields. There are long distance, wide ranging views from the site into the wider Green Belt and landscape beyond. The site is reasonable prominent in the landscape as the site rises uphill. The development of the site would have significant impact on the openness of the Green Belt.</p> <p style="background-color: red; color: black; text-align: center;">Major</p> | |
| <p>Opportunities for compensatory improvement to the environmental quality and accessibility of the</p> | <p>There are a number of public rights of way within close proximity to the site, including one which runs through the site. There may be opportunity to use these to enhance accessibility to the surrounding Green Belt. There are also a number of wildlife habitats and biodiversity assets which surround the site and could be supported to improve the environmental quality of the Green Belt.</p> | |

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| 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 and a low role in preventing neighbouring towns from merging into one another and preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along only one boundary and is not contained by the existing urban area. The existing Green Belt is strong and helps to prevent sprawl. The site would not represent a logical rounding off of the settlement.</p> <p>Openness: There are elements of built form of a rural nature within this site. However, the majority of the site is open grassland. There are wide ranging views from the site into the surrounding Green Belt land. Development of the site would have a significant impact on the openness of the Green Belt.</p> <p>Boundary Strength: The development of this site would create a Green Belt boundary that is reasonable strong and of a similar strength to that of the existing boundary.</p> <p>Compensatory Improvements: There are a number of public rights of way and wildlife habitats within close proximity to the site which could be enhanced to improve access and the environmental quality of the surrounding Green Belt.</p> |
| Overall Conclusion: | <p>Based on planning judgement the site has a <u>moderate</u> 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 high potential for sprawl and would have a major impact on the openness of the Green Belt. • The development of the site would create a boundary of similar strength to that of the existing one. |

| Site Specific Green Belt Assessment | | | | | |
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| Site Reference: | OA/021 | Site Name: | Slaymaker Lane | Size (ha): | 0.85 |
| Sub Area: | South Pennine Towns and Villages | Settlement: | Oakworth | | |
| Site Description: | | | | | |
| <p>This site is part of a much larger wooded area of land which forms the Branshaw Plantation. The site's boundaries are formed of a made road, a private road and well-defined track. The northern boundary is undefined and cuts through the woodland. The site is relatively level. The site is located at the south east corner of Parcel 231.</p> | | | | | |
| Map (Parcel and Site Boundary): | | | Aerial (Site Boundary): | | |
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| PDL Status: | Greenfield | Accessibility: | TBC | SA Score: | TBC |


| Strategic Parcel Assessment Results: | | | | |
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| Parcel Reference: | 231 | 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 | 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 Green Boundary is formed of an unmade road (Back Wright Avenue). The new Green Belt boundary would be formed by a mix of made road (Slaymaker Lane) a well-defined track and an undefined section of woodland. The new boundary relating to the neighbouring town of Keighley would be weaker than the existing boundary | This site comprises of countryside uses in the form of dense woodland. There is no built form on the site. The site therefore protects the essential countryside character and safeguards the countryside from encroachment. | The site is separated from the historic core of Oakworth by post World War II development. Due to the dense vegetation and surrounding built form there are no views into the historic core from the site. The site therefore plays a low role in preserving the setting and special character of the historic town. | All sites are considered to score moderately against Purpose 5. |


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| | <p>and may increase the potential for towns merging. The site is located in a parcel which forms a gap between Oakworth and Steeton (to the north) and Keighley (to the east). To the east there are two other parcels of Green Belt. There is no inter visibility between Oakworth and Steeton from the site. There are limited views from the site into Keighley. However, development of the site would reduce the physical gap between Oakworth and Keighley, although given the location of the site this would not be a significant reduction. The site is not located on a route connecting Oakworth to Keighley and therefore development of the site would not result in 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 (inner) Boundary: | Strong: defensible boundary | The existing inner Green Belt boundary is formed from the unmade road (Back Wright Avenue) which runs along the site's southern boundary. This boundary is recognisable and | | |

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| <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>durable and therefore strong.</p> |
| <p>Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p> | <p>Moderate: less defensible boundary</p> | <p>The new Green Belt boundary created through the development of the site would be formed by a made road (Slaymaker Road) along the site’s western edge, and well-defined farm track along the site’s eastern edge. However, along the site’s northern edge the Green Belt boundary would be entirely undefined. The suggested boundary runs through the dense woodland and does not follow any specific feature. The boundaries would be moderate in strength overall.</p> |
| <p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p> | <p>N/A</p> | <p>There are no features within the site which could be used to create a more logical or stronger Green Belt boundary.</p> |
| <p>Potential for Sprawl:</p> | <p>The site is connected to the settlement along only one boundary and is therefore not contained by the existing settlement area. The Green Belt boundary to which the site is connected is formed of an unmade road (Back Wright Avenue) which is a strong boundary and helps to prevent sprawl. Development of the site would represent a protrusion of the settlement into the Green Belt and not represent a logical rounding off of the settlement.</p> | |
| <p>Impact on Openness:</p> | <p>There is no built form on the site. The site is completely covered by dense woodland which significantly reduces the open</p> | |


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| | <p>quality of the site. There are limited views from the site due to the dense woodland cover into the surrounding Green Belt land. The main views would be from the site's eastern edge across the Golf Course. Development would have only a moderate impact on the openness of the Green Belt due to the surround screening from the woodland to the north and west.</p> |
| <p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p> | <p>Moderate</p> <p>There are no public rights of way immediately adjacent to the site. Consideration would need to be given to whether new connections could be made to improve the accessibility of the surrounding Green Belt. There are a number of wildlife habitats and biodiversity assets adjacent to (and including) the site which would present an opportunity to enhance the environmental quality of the 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 and a low role in preventing neighbouring towns from merging into one another and preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along only one boundary and is not contained by the existing urban area. The existing Green Belt boundary is strong and helps to prevent sprawl. The site would not represent a logical rounding off of the settlement.</p> <p>Openness: There is no built form on the site, but it is densely covered in trees. There are views from the eastern side of the site across into the wider Green Belt. Development of the site would have a moderate impact on the openness due to the surrounding heavily screened landscape to the west and north.</p> <p>Boundary Strength: The new boundaries created as a result of the development of the site are likely to be much weaker than the existing Green Belt boundary.</p> <p>Compensatory Improvements: There are a number of wildlife habitats within close proximity to the site which could be enhanced to improve the environmental quality of the surrounding Green Belt. There are limited existing opportunities to improve access.</p> |
| <p>Overall Conclusion:</p> | <p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a 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 high potential for sprawl and would have a moderate impact on the openness of the Green Belt. • There is limited 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 |
|----------------|-----------------------------|----------------------|---|---|
| OA/011 | Cackleshaw Farm, Sykes Lane | Detached | <p>This site is detached from the settlements of Oakworth and Keighley</p> <p>As a standalone site 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>There is the potential for the site to be combined with OA/007 or a piece of land connected to the Keighley settlement boundary. However, the development of the site would lead to the potential merging of Oakworth with Keighley. If it were to be combined with OA/007 it would breach the potential strong boundary OA/007 would create with Sykes Lane.</p> <p>A new, full assessment would be required if this option were to be progressed.</p> |  <p>The map is an aerial photograph with overlaid planning boundaries. A red line outlines a large area labeled 'OA/011'. To the north and west of this area, a green line outlines a settlement boundary, with a smaller area labeled 'OA/007' also outlined in red. The surrounding landscape is a mix of green fields and built-up areas.</p> |

| Site Reference | Site Name | Isolated OR Detached | Comments | Map |
|----------------|----------------|----------------------|--|---|
| OA/022 | Grey Scar Road | Detached | <p>This site is detached from the settlement of Oakworth. As a standalone site 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>However, if the site was to be combined with OA/014 and/or OA/016 then a new assessment would need to be conducted for the larger combined site.</p> |  |

Detached Previously Developed Sites in the Green Belt

| Site Reference | Site Name | Gross Area (ha) | Brownfield / Greenfield % Split | Does the site meet Core Strategy accessibility standards? | Further considerations including any requirement for a full assessment | Map |
|----------------|---------------------------|-----------------|---------------------------------|--|---|---|
| OA/009 | Vale Mills, Mytholme Lane | 0.89 | 100% Brownfield. | <p>No.</p> <p>The site is with 400m of a bus stop but with a very limited service.</p> | <p>This site is nearly equidistant from the settlements of Oakworth and Haworth. The site is a notable distance from the settlement boundaries of both settlements and would not offer a sustainable development option and does not meet the accessibility criteria for sites in a Local Service Centre. Although there are small groups of residential buildings in close proximity to the site, it is not well related to the existing settlements where the majority of services are located.</p> |  |

| Site Reference | Site Name | Gross Area (ha) | Brownfield / Greenfield % Split | Does the site meet Core Strategy accessibility standards? | Further considerations including any requirement for a full assessment | Map |
|----------------|-----------------|-----------------|---------------------------------|--|---|---|
| OA/013 | Providence Lane | 0.32 | 60% PDL, 40% Greenfield. | <p>No.</p> <p>The site is within 400m of a bus stop but with only an hourly service.</p> | <p>This site is detached from the settlement of Oakworth. There may be an opportunity to combine it with site OA/001 to form a larger site. A full site specific Green Belt assessment would need to be conducted to assess the impact of this larger, combined site.</p> <p>In addition, although it is classed as previously developed land, the majority of buildings on the site have been demolished and therefore any new development is now likely to have a significant impact on the openness of the Green Belt.</p> |  |