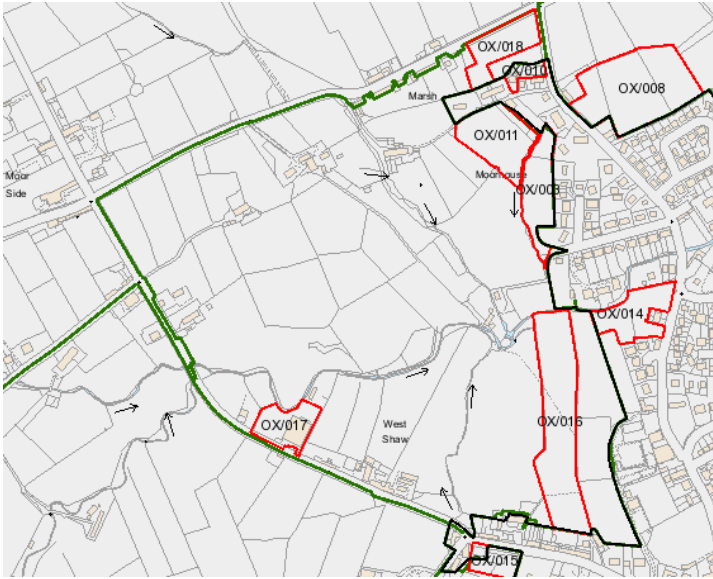



Oxenhope Site Specific Green Belt Assessments

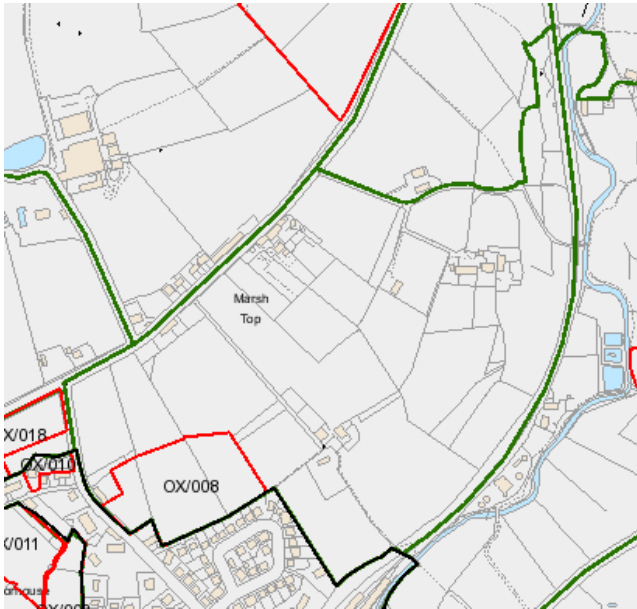

Site Specific Green Belt Assessment					
Site Reference:	OX/003	Site Name:	Crossfield Road	Size (ha):	0.84
Sub Area:	South Pennine Towns and Villages		Settlement:	Oxenhope	
Site Description:					
<p>This site is an enclosed field with areas of vegetation. The site is relatively level with a slight slope down hill from north to south. The boundaries of the site are formed of dry stone walls, fences and the rear gardens of properties on Crossfield Close and Moorhouse Lane. The site is located on the eastern side of Parcel 233.</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	233	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Low	Moderate	Major	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing inner Green Belt boundary is formed by the rear gardens of properties on Crossfield Close which consist mainly of wooden slat and post fences. This is a weak boundary which would be easily breached. The new Green Belt boundary formed by the development of the site would be made up of a minor watercourse but would be stronger than the	There is no built development on this site, although there are some urbanising influences in the northern part of the site which includes the rear garden of a property on Moorhouse Lane. The site is essentially open in form but enclosed by the treeline along the western boundary. The site is predominantly rural in character and plays a	The site is separated from the historic core of Oxenhope by post World War II development. However, there are some distant views into the historic core of the settlement to the south of the site (the Shaw Lane area). There are also some views out of the historic core into the site. The site therefore plays a moderate role in preserving	All sites are considered to score moderately against Purpose 5.

	<p>existing boundary. The site is located within a parcel which forms a less essential land gap between Oxenhope and Haworth. There is no inter visibility between the two settlements from this site. Development of the site could occur without a reduction in the gap between the settlements and without the neighbouring towns merging. The site is not located on a direct route between the two settlements and therefore development would not lead to ribboning.</p>	<p>major role in safeguarding the countryside from encroachment.</p>	<p>the setting and special character of Oxenhope.</p>	
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 Boundary: (<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 existing inner Green Belt boundary is formed of the rear garden of properties on Crossfield Close. The boundary is made up of wooden slat and post fencing and is irregular in form. This creates a boundary which is lacking in durability, is unlikely to be permanent and therefore weak in strength.		
Boundary Strength – Potential new boundary	Moderate: less defensible boundary	The new Green Belt boundary created through the development of the site would be formed by a minor watercourse which runs down the western side of the site. The smaller northern		

<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>boundary would be formed by a broken line of vegetation and is somewhat undefined. However, the majority of the new boundary would be formed of recognisable features and although less durable would be moderate in strength and stronger than the existing boundary.</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 would create a stronger or more logical 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. The existing Green Belt boundary that the site is connected to is weak in form and may increase the potential for sprawl. Due to the shape and nature of the site and the watercourse curving round and encompassing the site, development of the site would represent a logical rounding off of the existing settlement.</p> <p style="background-color: yellow; text-align: center;">Moderate</p>	
<p>Impact on Openness:</p>	<p>There is no built form on the site. The site is open grassland with views out of the site into the wider Green Belt beyond. The site provides a buffer transition area between the agricultural fields to the west of the site and the built form of the settlement to the east. Development would have a notable impact on the openness of the Green Belt in this location.</p> <p style="background-color: yellow; text-align: center;">Moderate</p>	
<p>Opportunities for compensatory improvement to the environmental quality</p>	<p>There are a number of public rights of way within reasonable proximity to the site. There may be some potential to enhance these rights of way or provide additional connections from the site to improve accessibility into the surrounding Green Belt. There are also a number of biodiversity assets within the surrounding Green Belt which may provide opportunities for the</p>	

<p>and accessibility of the Green Belt:</p>	<p>enhancement of the environmental quality of the 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, 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 is not well contained by the existing urban area. The existing Green Belt boundary is weak and may increase the potential for sprawl. The site would represent a reasonably logical rounding off of the settlement.</p> <p>Openness: The site consists of open grassland with no built form on site. There are notable, localised views out of the site into the wider Green Belt. Development of the site would have a notable impact on the openness of the Green Belt.</p> <p>Boundary Strength: The new boundaries would be formed by a minor watercourse along the site’s western boundary and a broken line of vegetation to the north. The boundaries would be moderate in strength and stronger than the existing weak boundary.</p> <p>Compensatory Improvements: There are opportunities within the surrounding Green Belt which could be enhanced to improve the environmental quality of the area.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a 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 moderate potential for sprawl and would have a moderate impact on the openness of the Green Belt. • The site presents the opportunity to create a stronger Green Belt boundary than that of the existing one.

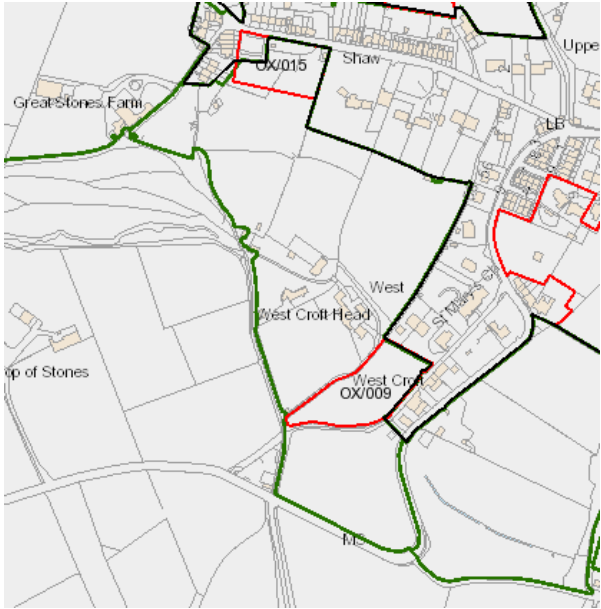

Site Specific Green Belt Assessment					
Site Reference:	OX/008	Site Name:	Marsh Top Farm, Moorhouse Lane	Size (ha):	2.11
Sub Area:	South Pennine Towns and Villages	Settlement:	Oxenhope		
Site Description:					
<p>This site consists of three agricultural fields which are used for grazing. The two easterly fields are relatively flat but with a slight slope downhill from north to south. The westerly field slopes downhill from east to west. The site boundaries consist of a made road, well established track/footpath and dry stone walls. The site is situated in the western part of Parcel 232.</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	232	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 made road to the west and track/public right of way to the south creating a boundary of moderate strength. The new boundaries formed by the development of the site would be made up of dry stone walls and would be weaker in strength, therefore increasing the risk of	The site comprises of open fields with no built form present on-site. The site is characteristically rural in nature. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core or Oxenhope by post World War II development. There may be some limited views into the historic core from the site but no views into the site from the historic core. The site plays a limited role in preserving the setting and special character of historic towns.	All sites are considered to score moderately against Purpose 5.

	<p>merging. However, the gap between the two settlements is significant and therefore development would not lead to merging.</p> <p>The site is located within a parcel which forms a less essential land gap between Oxenhope and Haworth. Due to the surrounding topography there is no inter visibility between the two settlements from the site and therefore development may be possible without leading to the merging of towns.</p> <p>The site is not located on a direct route between the settlements of Oxenhope and Haworth 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 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 by a track/public right of way along the site's southern boundary, and a road and the curtilage of existing development on Moorhouse Lane. The existing boundary is less defensible and moderate in strength.		

Undefined)		
Boundary Strength – Potential new boundary (based on the full extent of the site): (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Weak: boundaries lacking in durability	The new Green Belt boundary would be formed by dry stone wall field boundaries along the east and north of the site and existing development formed of the rear garden of a property on Moorhouse Lane. These boundaries would lack durability and be weaker in strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	N/A	There are no other features within the site that could provide a stronger Green Belt boundary.
Potential for Sprawl:	The site is connected to the settlement along two boundaries and is therefore partially contained by the existing urban area. The existing Green Belt boundaries are a mix of defensible and less defensible boundaries which are moderate in strength. The site’s southern boundary is less defensible and therefore may increase the potential for sprawl. The site does not present a logical rounding off of the settlement and if the site were to be developed there is the potential for sprawl to occur into the land/fields beyond.	
Impact on Openness:	There is no built form within the site’s boundary. The site is open in form and characteristically rural in nature. There are long distance views out of the site into the wider countryside and beyond. The site sits in an elevated position and its development would have a significant impact on the openness of the Green Belt in this location.	

	Major
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	There are a number of rights of way in close proximity to the site, including one that forms the southern boundary of the site, which could be enhanced to improve accessibility into the surrounding Green Belt land. There are areas of wildlife interest within a reasonable distance of the site which again could be enhanced and/or expanded to aid 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 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 margining into one another and in 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 boundaries are moderate in strength but there may be some increased potential for sprawl. The potential new boundaries are weaker in strength and could lead to sprawl into the wider Green Belt beyond.</p> <p>Openness: The site is open with no built form on site. There are distance views from the site into the wider Green Belt and beyond. The site sits in an elevated position, on a hillside which rises up from the centre of the settlement.</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 potential opportunities to enhance existing rights of way and biodiversity assets to improve the accessibility and environmental quality of the Green Belt land surrounding the site.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is 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 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:	OX/009	Site Name:	Land off Hard Ness Road, Hebden Bridge Road	Size (ha):	0.52
Sub Area:	South Pennine Towns and Villages	Settlement:	Oxenhope		
Site Description:					
This site is an agricultural field located to the south west of Oxenhope. The site has an undulating topography with a gentle slope down hill from north to south. The site's boundaries are formed of dry stone walls and post and wire fencing. The site is located in the southern half of Parcel 234.					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
 <p>A map showing the site boundary in red. The map includes labels for 'Great Stones Farm', 'Shaw', 'West Croft Head', 'West Croft OX/009', and 'Uppe'. A green line indicates a boundary or road.</p>			 <p>An aerial photograph showing the site boundary in red. The site is labeled 'OX/009'. The surrounding area includes fields, trees, and buildings.</p>		
PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	234	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	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.	This site is not located within a gap between two neighbouring towns. The site plays no role against this purpose.	This site is an open agricultural field with no built form on site. The site is characteristically rural in nature and therefore plays a major role in safeguarding in the countryside from encroachment.	The site is directly connected to the historic core of Oxenhope. There are views into the historic core from the site and views of the site from the historic core. The site plays a major role in preserving the setting and special character of the historic town.	All sites are considered to score moderately against Purpose 5.
No Contribution	No Contribution	Major	Major	Moderate
Overall Summary of Purpose	Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes.			

Assessment:		
Boundary Strength - Existing 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 public right of way to the north east of the site and a private road and dry stone wall to the east / south east. These boundaries are formed of recognisable but less durable features and would be 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	The new Green Belt boundary formed by the development of the site would be made up of a farm track bounded by a dry stone wall along the northern edge of the site and former/unused track also bounded by dry stone walls to the south. Similar to the existing boundary the new boundary would be formed by features that are recognisable but are less durable and would be of a 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 existing features within the site which could be used to form a stronger or more logical Green Belt boundary.
Potential for Sprawl:	The site is contiguous with the settlement along two of its boundaries and therefore is partially contained by the existing urban area. The existing Green Belt boundary is less defensible and moderate in strength which may increase the potential for sprawl. The site does not represent a logical rounding off of the settlement and development of the site may lead to further sprawl into the surrounding Green Belt as the new Green Belt boundaries would be of a similar moderate strength,	

	less defensible and which could be breached.
	Major
Impact on Openness:	There is no built form on the site and it is open in form. It is a grassed agricultural field which is characteristically rural in nature. There are views out from the site into the wider Green Belt to the south and west as well as longer distance views to the east. The site is prominent in the landscape providing the immediate setting to the parish Church and any development of the site would have a significant impact on the openness of the Green Belt in this location.
	Major
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	There are a series of public rights of way which lead away from the site into the wider Green Belt and may present an opportunity to provide improvements to the accessibility of the countryside. Equally there are significant areas of wildlife habitat within a reasonable distance of the site and these could be enhanced to support the biodiversity of the wider Green Belt.
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and in preserving the setting and special character of historic town. It plays no role in preventing neighbouring towns from merging into one another as it is not within a gap between two settlements.</p> <p>Sprawl: The site is connected to the settlement along two boundaries and is therefore partially contained by the existing urban area. There is potential for sprawl into the wider Green Belt due to the presence of less defensible boundaries.</p> <p>Openness: There is no built form on the site. The site is open in character, is prominent in the landscape with views out to the wider Green Belt. Development of the site would have a significant impact on the openness of the Green Belt.</p> <p>Boundary Strength: The new Green Belt boundaries formed as a result of the development of the site are likely to be of a similar moderate strength to the existing boundaries.</p> <p>Compensatory Improvements: There are opportunities to improve and enhance the public rights of way network and wildlife habitats in the wider Green Belt surrounding the site.</p>
Overall Conclusion:	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a major performing Green Belt parcel • The site makes a major contribution to the purposes of including land in the Green Belt. • The site has a high potential for sprawl and would have a major impact on the openness of the Green Belt. • There is limited opportunities to create a stronger Green Belt boundary than that of the existing one.

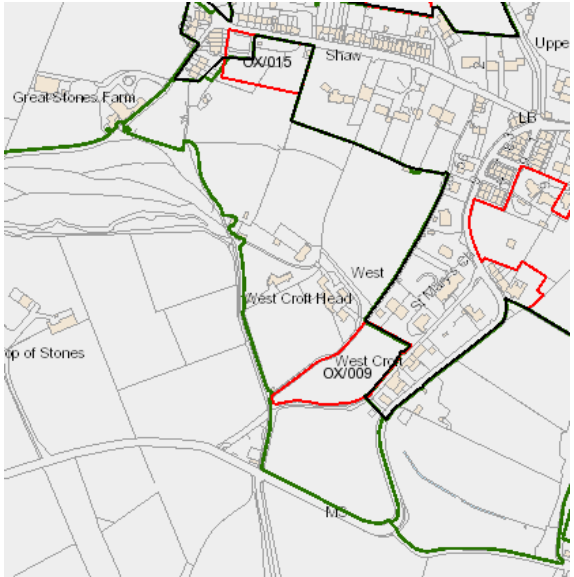

Site Specific Green Belt Assessment					
Site Reference:	OX/011	Site Name:	Land at Moorhouse Farm Marsh	Size (ha):	1.06
Sub Area:	South Pennine Towns and Villages	Settlement:	Oxenhope		
Site Description:					
This site is an agricultural field located to the north west of Oxenhope. The site slopes gently down hill from north to south. The site boundaries are formed of an unmade road, dry stone walls, vegetation/tree lines and existing development. The site is located to the north east of Parcel 233.					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	233	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Low	Moderate	Major	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing Green Belt boundary is formed of a private unmade road along the site's northern boundary and existing development and curtilage of properties on Moorhouse Lane along the eastern boundary. These form a boundary of moderate strength. The new Green Belt boundaries would be formed of dry stone walls and a broken hedgerow	This site is an agricultural field used for grazing and with no built form on-site. The site is inherently rural in its character. The site therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core of Oxenhope by post World War II development. However, there are distant views into the historic core of the settlement to the south of the site (the Shaw Lane area). There are also views out of the historic core into the site. The site plays a moderate role in preserving the setting and special	All sites are considered to score moderately against Purpose 5.

	<p>which would be weaker boundaries. However, development of the site would not result in a reduction of the gap between settlements due to the positioning of the site with the existing settlement. The site is located within a parcel which forms a less essential land gap between Oxenhope and Haworth. There is no inter visibility between the two settlements from this site. Development of the site could occur without a reduction in the gap between the settlements and without the neighbouring towns merging. The site is not located on a direct route between the two settlements and therefore development would not lead to ribboning.</p>		<p>character of Oxenhope.</p>	
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 Boundary:	Moderate: less defensible boundary	The existing inner Green Belt boundaries are formed of a private road (Moorhouse Lane) bounded by a dry stone wall along the northern edge of the site and existing development		

<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>and its curtilage along the eastern edge of the site. These are a mix of defensible and less defensible boundaries which would result in a boundary of moderate strength.</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>Weak: boundaries lacking in durability</p>	<p>The new Green Belt boundaries created through the development of the site would be formed of a dry stone wall to the west of the site and small watercourse and line of vegetation to the south of the site. These would be boundaries which would be less defensible and lacking in durability. They would be weaker in strength and weaker than the existing boundaries.</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 now existing 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 contiguous with the settlement along two boundaries and is therefore partially contained by the existing urban area. The existing Green Belt boundary is moderate in strength and may increase the potential for sprawl. The new Green Belt boundaries created through the development of the site would be weaker and increase the potential for sprawl. The site would represent a reasonable rounding off of the settlement pattern.</p>	
<p>Impact on Openness:</p>	<p>There is no built form within the site and it is open in nature. It is an agricultural field and characteristically rural. The site is</p>	

	<p>visible from the surrounding Green Belt and forms part of the wider field pattern in the area. It is reasonably prominent in the landscape being located on a gently rising slope. There are long distance and wider ranging views from the site into the Green Belt and beyond. Development of the site would have a significant impact on the openness of the Green Belt.</p> <p style="background-color: red; color: black; text-align: center;">Major</p>
<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 reasonable proximity to the site. There may be some potential to enhance these rights of way or provide additional connections from the site to improve accessibility into the surrounding Green Belt. There are also a number of biodiversity assets within the surrounding Green Belt which may provide opportunities for the enhancement of the environmental quality of the area.</p>
<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 two boundaries and partially contained by the existing urban area. The existing Green Belt boundaries are moderate in strength and may increase potential for sprawl.</p> <p>Openness: The site is open in its character with no built form present. The site is reasonably prominent in the landscape with wide ranging, long distance views into the Green Belt beyond.</p> <p>Boundary Strength: The new Green Belt boundaries formed as a result of the development of the site are likely to be weaker than the existing Green Belt boundaries.</p> <p>Compensatory Improvements: There are opportunities within the surrounding Green Belt which could be enhanced to improve the environmental quality of the area.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a 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 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.

Site Specific Green Belt Assessment					
Site Reference:	OX/015	Site Name:	Shaw Lane	Size (ha):	0.38
Sub Area:	South Pennine Towns and Villages	Settlement:	Oxenhope		
Site Description:					
<p>This site incorporates a small field used for equestrian purposes and two areas of hard standing which are used to park vehicles. The area of hard standing located to the north west of the site is not within the Green Belt. The site's boundaries are formed by dry stone walls along the eastern boundary, a made road to the north (Shaw Lane), the curtilage and rear gardens of properties on Stone Lane and an undefined boundary to the south of the site (partially defined by a change in topography). The site is located along the northern boundary of Parcel 234.</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	80% Greenfield, 20% PDL	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	234	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	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.	This site is not located within a gap between two neighbouring towns. The site plays no role against this purpose.	The site consists mainly of grassland which is used for equestrian purposes. There is some built form along the northern edge of the site including a garage building and area of hard standing used for car parking. The site has some urban edge uses and provides a transitional space between the urban and rural areas. The site is open in its nature and plays a	The site is directly connected to the historic core of Oxenhope. The site provides the setting for the cluster of Listed Buildings which sit directly adjacent to the site. There are views into the historic core from the site and views of the site from the historic core. The site therefore plays a major role in preserving the setting and special character of the	All sites are considered to score moderately against Purpose 5.

		moderate role in safeguarding the countryside from encroachment.	historic town.	
No Contribution	No Contribution	Moderate	Major	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible 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 made road (Shaw Lane) to the north of the site and dry stone wall to the east and west which separate the site from the curtilage of existing development. The boundary is a mix of defensible and less defensible features and therefore is 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>)	Entirely Undefined	The new Green Belt boundary created by the development of the site would be formed by a change in topography and no other specific physical feature. The boundary is essentially one which is wholly undefined.		
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	Weak: boundaries lacking in durability.	If the site boundary was extended slightly south a boundary could be formed along the existing dry stone wall field boundary which may provide a more logical Green Belt boundary if the site were to be developed.		

lacking in durability; Entirely Undefined)		
Potential for Sprawl:	<p>The site is connected to the settlement along three sides and is contained by the existing urban area. The existing Green Belt boundary is moderate in strength and there is potential for sprawl to occur. However, the new Green Belt boundary formed by the development of the site is currently largely undefined and would present a higher potential for sprawl. The site would represent a logical rounding off of the settlement.</p>	
Impact on Openness:	<p>There is a small garage building in the north east corner of the site and an area of hard standing used for car parking on the northern boundary of the site. There are some urbanising influences in the northern part of the site. However, the majority of the site to the south is open with no built form. The site consists of grassland used for equestrian purposes and is rural in character. The site is located on a hillside and is visually prominent from the immediate urban surroundings. Although the contained nature of the site slightly reduces the sense of openness, the topography and views out of the site to the surrounding Green Belt mean that the openness is more pronounced. Development of the site would have a notable impact on the openness.</p>	
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>The site is in close proximity to a number of public rights of way and an area of habitat network. These assets present an opportunity for enhancement to the accessibility and environmental quality of the surrounding Green Belt land.</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 preserving the setting and special character of historic towns and a moderate role in safeguarding the countryside from encroachment. 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 three boundaries and is contained by the existing urban area. The existing Green Belt boundaries are moderate in strength and may increase potential for sprawl.</p> <p>Openness: There is a small amount of built form but the majority of the site is open. There are localised views from the site into the surrounding Green Belt.</p> <p>Boundary Strength: The new Green Belt boundary formed as a result of the development of the site would need to be</p>	

	<p>defined through the development as there is no existing feature to create a strong boundary. The proposed boundary would therefore be significantly weaker than the existing boundary.</p> <p>Compensatory Improvements: There are potential opportunities to enhance and improve existing public rights of way and areas of biodiversity in the surrounding Green Belt land.</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 located 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 moderate impact on the openness of the Green Belt.• There is limited opportunity to create a stronger Green Belt boundary than the existing boundary.

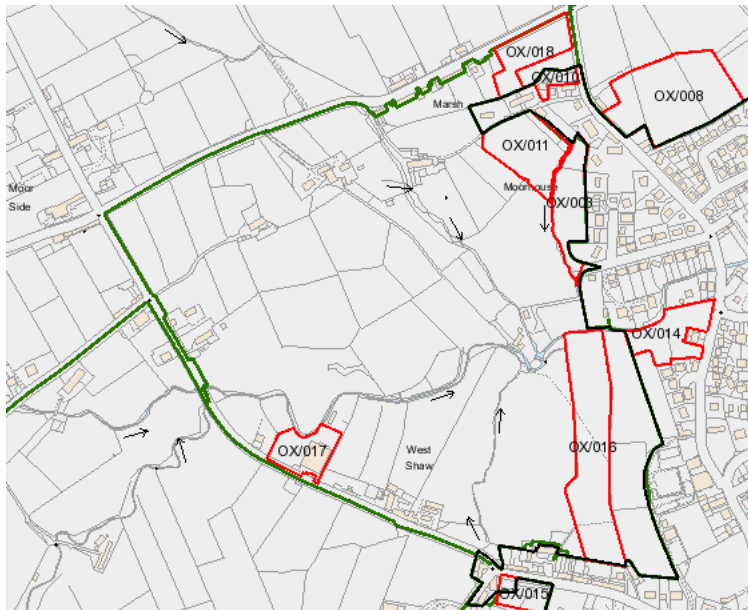
Site Specific Green Belt Assessment

Site Reference:	OX/016	Site Name:	Land between Shaw Lane and Moorhouse Beck	Size (ha):	2.22
Sub Area:	South Pennine Towns and Villages		Settlement:	Oxenhope	

Site Description:

This is a long, narrow strip of land which is connected to the settlement along both its northern and southern boundaries but detached from the settlement along its eastern edge. The site's boundaries are made up of dry stone walls, hedgerows/tree line, public rights of way, Moorhouse Beck, and the rear gardens of properties on Shaw Lane. The site is located in the south east corner of Parcel 233.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:		SA Score:	
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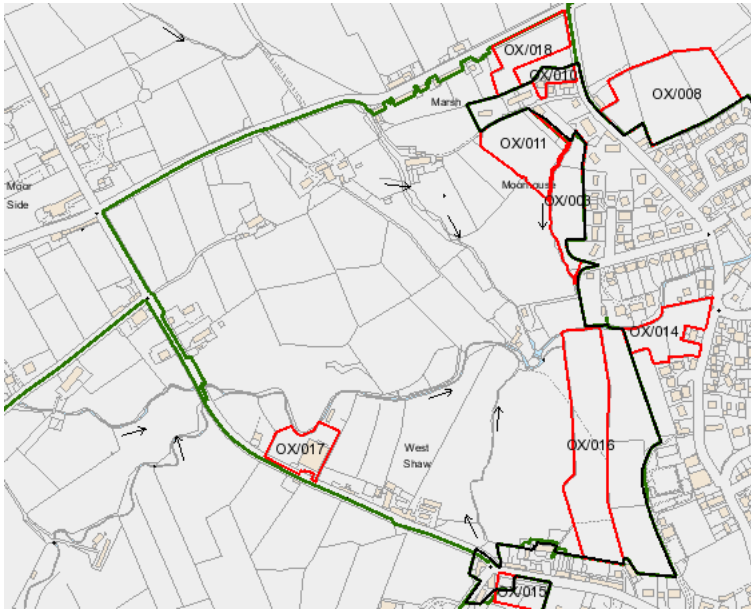

Strategic Parcel Assessment Results:				
Parcel Reference:	233	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Low	Moderate	Major	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The site is attached to the inner Green Belt along two edges (north and south). Along the northern edge the boundary is made up of Moorhouse Beck and lines of vegetation. Along the southern edge the boundary is formed by dry stone walls which mark the extent of the rear gardens of properties on Shaw Lane. The new Green Belt boundary would be	This site consists of agricultural grassland used for grazing. There is no built form on the site and it is characteristically rural in nature. It therefore plays a major role in safeguarding the countryside from encroachment.	The site is connected directly to the historic core of the settlement along its southern boundary. However, due to the existing built form there are limited views into the historic core from the site. There are also limited views into the site from the historic core. The site plays a role in providing a setting for the settlement which supports the historic core.	All sites are considered to score moderately against Purpose 5.

	<p>formed of dry stone walls along the western edge. Development of the site would result in an area of Green Belt land to the east of the site that would be detached from the remaining Green Belt. Development of the site would not result in a reduction of the gap between settlements due to the positioning of the site within the existing settlement and therefore would not result in the merging of neighbouring towns.</p> <p>The site is located within a parcel which forms a less essential land gap between Oxenhope and Haworth. There is no inter visibility between the two settlements from this site. Development of the site could occur without a reduction in the gap between the settlements and without the neighbouring towns merging. The site is not located on direct route between the two settlements and therefore</p>			
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	development would not lead to ribboning.			
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 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 site is attached to the settlement along two inner Green Belt boundaries: to the north it is formed by Moorhouse Beck and a line of vegetation; to the south it is formed by a dry stone wall which marks the extent of the curtilage of properties on Shaw Lane. These are boundaries of moderate 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 which would be created through the development of the site would be formed of a dry stone wall field boundary and partly a public right of way to the west of the site. The site is unusual as it dissects the Green Belt between two parts of the settlement and would leave an area of Green Belt land detached from the remainder of the Green Belt should the site be developed. The boundary to the east of the site would be formed by dry stone walls, a strong tree line / hedgerow and a public right of way. These boundaries would be less defensible and lacking durability and therefore 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</u>	N/A	There are no features within the site that would form a stronger or more logical Green Belt boundary.		

Undefined)		
Potential for Sprawl:	<p>The site is connected to the settlement along two boundaries, the northern boundary and the southern boundary. However, the site is unusual as it is not connected to the settlement on the eastern edge and development would result in an isolated area of Green Belt land. The site is essentially not contained by the existing urban area. The inner Green Belt boundaries connected to the site are less defensible and moderate in strength and may increase the potential for sprawl. The new boundary created to the west of the site would be weak in strength and further increase the potential for sprawl into the wider Green Belt. The site would not represent a logical rounding off of the settlement.</p>	
Major		
Impact on Openness:	<p>There is no built form on the site and it is open and characteristically rural in nature. The site consists of grassed agricultural fields with long distance and wide ranging views into the surrounding Green Belt. The site is reasonably prominent in the landscape and provides part of the rural setting in which the settlement sits. Development of the site would have a significant impact on the openness of the Green Belt.</p>	
Major		
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 run through the site and connect with other routes in the wider Green Belt. These may offer the opportunity to provide an enhance network and accessibility in the remaining Green Belt. The site is also in reasonable proximity to a number of wildlife habitats and Moorhouse Beck which could be enhanced to help improve 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, 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 its northern and southern boundary but is not contained by the existing urban area. The moderate strength of the existing Green Belt boundary increases the potential for sprawl.</p> <p>Openness: There is no built form on the site and it is rural and open in nature. There are wide ranging views into the surrounding Green Belt from the site.</p> <p>Boundary Strength: The new Green Belt boundaries formed as a result of the development of the site are likely to be weaker than the existing boundaries.</p> <p>Compensatory Improvements: There are opportunities close to the site to improve access into the surrounding Green Belt</p>	

	and to improve its environmental quality.
Overall Conclusion:	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none">• The site is 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 significant potential for sprawl and would have a major impact on the openness.• There is limited opportunity to create a stronger Green Belt boundary than that of the existing one.

Site Specific Green Belt Assessment					
Site Reference:	OX/018	Site Name:	Moorhouse Lane/Marsh Lane	Size (ha):	0.74
Sub Area:	South Pennine Towns and Villages		Settlement:	Oxenhope	
Site Description:					
<p>This site consists of agricultural grassland. It is only connected to the settlement boundary along a small stretch on the site's southern edge. The site's boundaries are made up of two made roads (Moorhouse Lane to the east and Marsh Lane to the north), dry stone walls and the garden boundaries of properties on Moorhouse Lane (made up of wooden fencing). The site is located in the north east corner of Parcel 233.</p>					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC


Strategic Parcel Assessment Results:				
Parcel Reference:	233	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Low	Moderate	Major	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing Green Belt boundaries are formed by the rear gardens of properties on Moorhouse Lane which are made up of dry stone walls. These are weak boundaries. However, the new Green Belt boundary would be formed of two made roads (Marsh Lane and Moorhouse Lane) as well as dry stone walls. The roads would form stronger	This site consists of agricultural grassland. There is no built form on site and it provides a transitional space between the edge of the urban area and its more rural / countryside surroundings. However, the open nature of the site means that it still plays an important role in safeguarding the countryside from encroachment.	The site is separated from the historic core of the settlement by post World War II development. There are no views into the historic core from the site and no views of the site from the historic core due to the built form and topography of the surrounding landscape. 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.

	<p>boundaries and help to prevent the neighbouring towns merging.</p> <p>The site is located within a parcel which forms a less essential land gap between Oxenhope and Haworth. There is no inter visibility between the two settlements from this site. Development of the site could occur without a reduction in the gap between the settlements and without the neighbouring towns merging.</p> <p>The site fronts Marsh Lane which provides a direct connection with the neighbouring settlement of Haworth. Development of this site could constitute ribboning towards this settlement.</p>		historic town.	
No Contribution	Moderate	Moderate	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing Boundary: (<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 at the point where the site is attached to the settlement is made up of dry stone walls which mark the extent of the rear gardens / curtilages of properties on Moorhouse Lane. This boundary is fairly consistent in form, recognisable but less defensible. It is therefore of moderate strength.		

lacking in durability; <u>Entirely 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 through the development of the site would be formed of two made roads (Marsh Lane to the north of the site and Moorhouse Lane to the east of the site) and a dry stone wall to the west of the site which partly marks the extent of the curtilage of properties on Marsh Lane. The southern boundary of the site is unusual as it runs along a wooden fence line which demarks the rear gardens of new development on Moorhouse Lane. The gardens are situated within the Green Belt. As currently proposed the new Green Belt boundary to the south of the site would be formed by this fence line. The boundaries are a mix of defensible and less defensible features and would produce a boundary of moderate strength but slightly stronger than the existing boundary.
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>)		If this site were to be developed and removed from the Green Belt, then consideration would need to be given to removing the narrow area of land between the existing settlement boundary and the south of the site from the Green Belt. This would produce a more logical Green Belt boundary and would see the boundary follow the road (Moorhouse Lane) which is a strong feature.
Potential for Sprawl:	The site is connected to the settlement along only one boundary and is therefore not contained by the existing urban area. The inner Green Belt boundary consists of a small section of rear gardens bounded by a dry stone wall and is moderate in strength. The boundary could be breached by development and increase the potential for sprawl into the Green Belt. However, the new Green Belt boundaries formed by the development of the site would be created by two made roads and would be a stronger boundary, likely to be permanent and which would restrict further sprawl. The site would represent a reasonably logical rounding off of the settlement in this location.	
	Moderate	
Impact on Openness:	There is no built form on the site and although there is development on two sides of the site its elevation and topography	

	<p>provide a sense of openness. The site is reasonably prominent in the landscape and there are wide ranging and long distance views to the surrounding Green Belt and beyond. Development of the site would have a significant impact on the openness of the Green Belt.</p>
	<p>Major</p>
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>There are public rights of way within reasonably close proximity to the site. There may be opportunities to enhance these footpaths to allow better access to the surrounding Green Belt land. There are also a number of wildlife habitats which are close to the site and could be enhanced to improve the environmental quality of the surrounding Green Belt.</p>
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: The site performs a moderate role against the purposes of including land within the Green Belt. It performs a moderate role in preventing neighbouring towns from merging into one another and safeguarding the countryside from encroachment. It performs a low role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is only connected to the settlement along one edge and not contained by the existing settlement. The existing Green Belt boundary is moderate in strength but may increase the potential for sprawl. The new Green Belt boundaries would be stronger and the two made roads would resist further sprawl into the wider Green Belt.</p> <p>Openness: There is no built form on site and the elevated position and wide ranging views from the site would be significantly impacted through the development of this site and therefore impacting the openness of the Green Belt.</p> <p>Boundary Strength: The new Green Belt boundaries formed as a result of the development of the site are likely to be of a similar strength to the existing boundaries.</p> <p>Compensatory Improvements: There are opportunities to improve the accessibility and environmental condition 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 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 moderate potential for sprawl and would have 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.

Isolated and Detached Site Assessment

Site Reference	Site Name	Isolated OR Detached	Comments	Map
OX/012	Keighley Road	Isolated	<p>This is an isolated site in the Green Belt and is not connected to the settlement of Oxenhope or attached to another Green Belt site adjoining the settlement.</p> <p>There is a significant gap between the site and the settlement boundary. Development of the site would result in an isolated area of green belt being removed. This would not result in a pattern of sustainable development and it is therefore considered that the development of the site would have a major potential impact on the purposes of including land within the green belt and risk unrestricted sprawl. A full site specific Green Belt assessment has therefore not been carried out on this site.</p> <p>The site could not be combined with another site/piece of land to make a logical site allocation option for Oxenhope.</p>	
OX/013	Land off Keighley Road	Isolated	<p>This is an isolated site in the Green Belt and is not connected to the settlement of Oxenhope or attached to another Green Belt site adjoining the settlement.</p> <p>There is a significant gap between the site and the settlement boundary. Development of the site would result in an isolated area of green belt being removed. This would not result in a pattern of</p>	

Site Reference	Site Name	Isolated OR Detached	Comments	Map
			<p>sustainable development and it is therefore considered that the development of the site would have a major potential impact on the purposes of including land within the green belt and risk unrestricted sprawl. A full site specific Green Belt assessment has therefore not been carried out on this site.</p> <p>The site could not be combined with another site/piece of land to make a logical site allocation option for Oxenhope.</p>	