

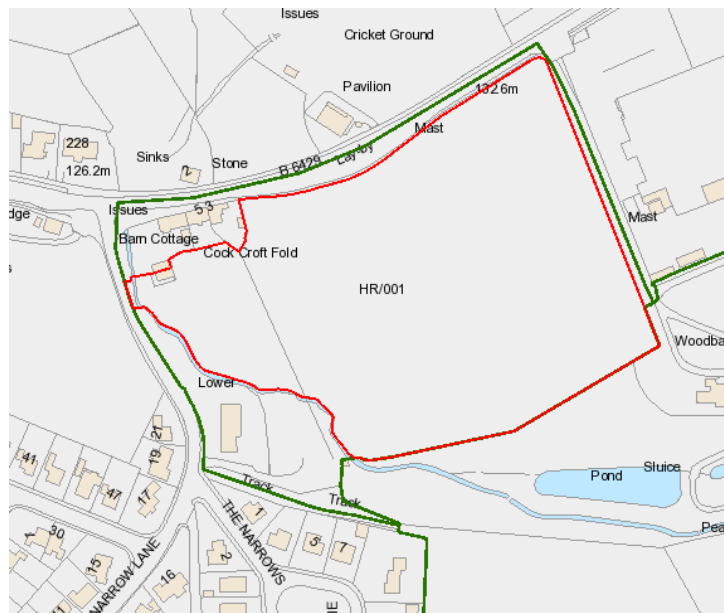
### Site Specific Green Belt Assessment

<b>Site Reference:</b>	HR/001	<b>Site Name:</b>	Harden Road	<b>Size (ha):</b>	3.23
<b>Sub Area:</b>	South Pennines Towns and Villages	<b>Settlement:</b>	Harden		

#### Site Description:

This is a large agricultural field located on the East side of Harden. It is a relatively level site at the northern boundary adjacent to the road but slopes down hill moderately steeply to the south. The boundaries of the site are formed by dry stone walls, wooden fences, and a strong tree line. The site boundaries are almost synonymous with the boundaries of Parcel 156.

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



#### Aerial (Site Boundary):



<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	TBC	<b>SA Score:</b>	TBC
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Strategic Parcel Assessment Results:				
<b>Parcel Reference:</b>	156	<b>Overall Rating:</b>	Moderate	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Moderate	Moderate	No Contribution	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing inner Green Belt boundary is formed by a made road (Narrow Lane) and represents a strong boundary. Development of the site would create a Green Belt boundary made up of a mix of features of varying strengths including a made road and defined tree line. This would create a slightly weaker boundary than that of the existing road, but it is	There is a very small element of built form in the North West corner of the site, however, the site is essentially open and undeveloped. It is characteristically rural in nature being used for horses and grazing. It therefore plays a major role in safeguarding the countryside from encroachment.	This site is not connected or adjacent to an identified historic town and therefore does not make a contribution to this purpose.	All sites are considered to score moderately against Purpose 5.

	<p>unlikely to result in the merging of Harden with the neighbouring town of Bingley.</p> <p>The site sits in a parcel which forms a less essential gap between Harden and Bingley. There is no inter visibility between the towns and the development of this site could occur without the towns merging.</p> <p>The site is bounded by the B6429, Harden Road which connects Harden to Bingley. Development of the site would lead to ribboning along this road.</p> <p>Development of the site would not lead to the merging of one town with another.</p>			
No Contribution	Low	Major	No Contribution	Moderate
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <b>moderate</b> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing Boundary:</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u>	Strong: defensible boundary	The existing inner Green Belt boundary is formed along a very small section of a made road (Narrow Lane). This is a strong, defensible boundary which is recognisable and likely to be permanent. This strong boundary would be breached by any development of this site.		

Undefined)		
<b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	Moderate: less defensible boundary	If the site were developed the new Green Belt boundary would be formed along the northern edge of the site by the B6429 (Harden Road) which would be a strong boundary and along the Eastern and Southern boundaries of the site by a continuous tree line which would represent a less defensible boundary. The new boundary would therefore be slightly weaker than the existing boundary which if formed by a road.
<b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined)	N/A	There are no features within the site that could be used to create a Green Belt boundary that is stronger than the existing boundary.
<b>Potential for Sprawl:</b>	The site is connected to the settlement along only one boundary and is therefore not well contained by the existing urban area. The existing Green Belt boundary is formed of a road which provides a strong boundary which would restrict the potential for sprawl. If the site were developed the new Green Belt boundary would be weaker and may increase the potential for sprawl into the wider Green Belt beyond. The site does not represent a natural rounding off of the existing settlement pattern. Development at this site would be viewed as encroachment into the countryside.	
<b>Impact on Openness:</b>	There are no buildings or other built form on the site. The site consists of undeveloped grassland used for equestrian/grazing purposes. There are expansive views from the site into the wider Green Belt. The site is essentially detached from the settlement and provides an area of open land on the approach into Harden. Development of the site would have a significant major impact on the openness of the Green Belt.	

	<b>Major</b>
<b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b>	There are limited existing public rights of way in the immediate vicinity that connect the site to the wider Green Belt – consideration will need to be given as to how this can be improved. There are a number of biodiversity assets in the wider Green Belt which could be enhanced to improve the environmental quality.
<b>Site Specific Assessment Summary – Impact on the Green Belt:</b>	<p><b>Purposes:</b> The site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another. It makes no contribution to preserving the setting and special character of historic towns as the site is not connected to the historic town.</p> <p><b>Sprawl:</b> The site is connected to the settlement along only one boundary and is not well contained by the existing urban area. The existing Green Belt boundary is strong and restricts the potential for sprawl. The new boundaries created by the site would be slightly weaker and may increase the potential for sprawl. The site would protrude into the wider countryside and not form a logical rounding off of the existing settlement form.</p> <p><b>Openness:</b> The site consists of open grassland with no built form. There are expansive views from the site into the wider Green Belt. The site provides an open area of land which forms an important landscape setting for the settlement of Harden on the approach from Bingley.</p> <p><b>Boundary Strength:</b> The new boundaries would be created from a range of features of varying strength. The northern site boundary would be formed of the B6429 and would be a strong boundary. However, the eastern and southern site boundaries would be formed of a defined, continuous tree line which would represent a boundary of moderate strength. These new boundaries would be slightly weaker than the existing strong boundary formed by Narrow Lane.</p> <p><b>Compensatory Improvements:</b> Limited opportunity to improve access to the wider Green Belt from the site, but potential to enhance some of the existing biodiversity assets and improve environmental quality.</p>
<b>Overall Conclusion:</b>	<p>Based on planning judgement the site <b>major</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is in a <b>moderate</b> Green Belt parcel.</li> <li>• The site makes a <b>moderate</b> contribution to the purposes of including land in the Green Belt.</li> <li>• The site has a major potential for sprawl and would have a major impact on the openness of the Green Belt.</li> <li>• There is limited opportunity to create a stronger Green Belt boundary than the existing boundary.</li> </ul>

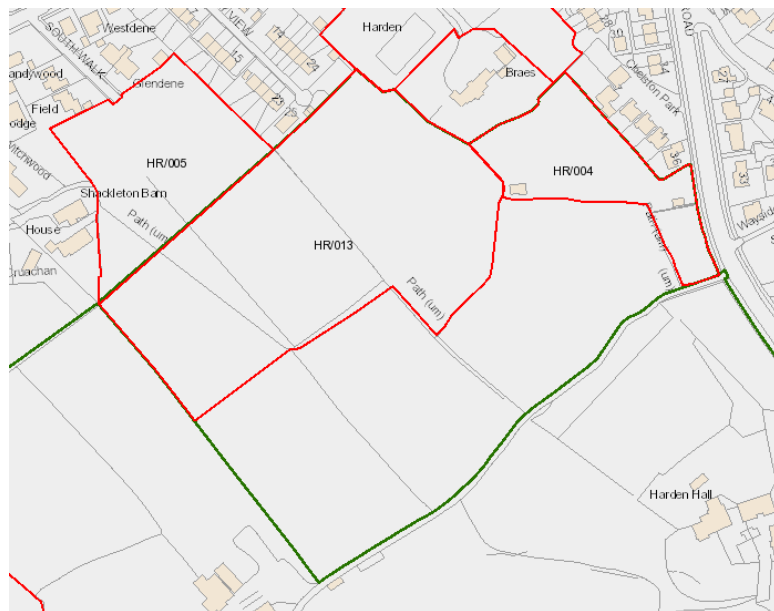
## Site Specific Green Belt Assessment

<b>Site Reference:</b>	HR/004	<b>Site Name:</b>	Chelston House	<b>Size (ha):</b>	0.67
<b>Sub Area:</b>	South Pennines Towns and Villages	<b>Settlement:</b>	Harden		

### Site Description:

This site is located on the south side of Harden and consists of a grassed piece of land which slopes gentle-moderate down hill from the north west to the south east. It is partially enclosed by the strong tree line along the south boundary. The site boundaries are made up of the rear gardens of properties on Chelston Park, a footpath, dry stone walls and a strong tree line/hedgerow. The site is located in the eastern part of Parcel 154.

### Map (Parcel and Site Boundary):



### Aerial (Site Boundary):



<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	TBC	<b>SA Score:</b>	TBC
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Strategic Parcel Assessment Results:				
<b>Parcel Reference:</b>	154	<b>Overall Rating:</b>	Moderate	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Moderate	Major	No Contribution	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing Green Belt boundary is formed of the rear gardens of properties on Chelston Park (the north east site boundary) and the rear garden of Braes Castle. These boundaries are made up of trees and other vegetation and are fairly irregular in form presenting a weak boundary lacking durability. The new boundaries would be formed by a track, a	There is a small element of built form along the eastern edge of the site which consists of two garages and in the south western corner which consists of a shed. The majority of the site is undeveloped and open. The strong tree line along the southern boundary contains the site. However, it is rural in character and together with adjacent land forms part	This site is not connected or adjacent to an identified historic town and therefore does not make a contribution to this purpose.	All sites are considered to score moderately against Purpose 5.

	<p>footpath and a continuous line of trees. These would represent a boundary of moderate strength and would be slightly stronger than the existing boundary. The site is located within a parcel which forms a less essential gap between Harden and Wilsden. There is a level of inter visibility between the two settlements however, the development of the site would not result in a significant reduction in the distance or the visual interconnection between the two settlements.</p> <p>The south eastern section of the site is bounded by Wilsden Road which provides a direct route connecting Harden with Wilsden. Any development on this portion of the site would constitute ribboning and could contribute to the merging of towns.</p> <p>The site plays a moderate role in preventing neighbouring towns from merging into one another.</p>	<p>of the wider open countryside. It therefore plays a major role in safeguarding the countryside from encroachment.</p>		
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No Contribution	Moderate	Major	No Contribution	Moderate
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <b>moderate</b> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing Boundary:</b> ( <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 by the rear gardens of properties on Chelston Park and of Braes Castle. These boundaries are formed of trees and other vegetation. They are fairly irregular in form and are weak and lacking in durability. They would be easily breached as a result of development.		
<b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	Moderate: less defensible boundary	Were the site to be developed the resulting new Green Belt boundary would be formed of a number of recognisable features but which are less durable and include a track, a footpath and a continuous line of trees. These would provide a boundary of moderate strength.		
<b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	N/A	The site boundaries will provide a stronger boundary than the existing Green Belt boundary.		
<b>Potential for Sprawl:</b>	The site is contiguous with the settlement along two boundaries (North West and North East) and is therefore only partially			

	<p>contained by the existing urban area. The existing Green Belt boundary is formed of the rear gardens of properties on Chelston Park and at Braes Castle. These are soft and irregular in form and provide a weak boundary which is lacking in durability and may increase the potential for sprawl. The site's southern boundaries curve round to form a logical rounding off of the existing settlement pattern.</p>
<p><b>Impact on Openness:</b></p>	<p>The majority of the site is undeveloped except for two garage buildings fronting onto Wilsden Road at the southern corner of the site. The site is somewhat screened along the south western boundary by a line of mature trees reducing its visual openness from that direction. However, a break in the screening from the south eastern corner provides views into the site showing a more open landscape. The site is contained by the screening which restricts views into the wider Green Belt beyond.</p>
<p><b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b></p>	<p>There are public rights of way that lead away from the site and connect it to the wider Green Belt which could be enhanced. There are also a wide range of biodiversity assets within reasonable proximity to the site and the surrounding Green Belt which could be enhanced to help extend these networks.</p>
<p><b>Site Specific Assessment Summary – Impact on the Green Belt:</b></p>	<p><b>Purposes:</b> The site performs moderately against the purposes of including land within the Green Belt. It provides a major role in safeguarding the countryside from encroachment and a moderate role in preventing neighbouring towns from merging into one another. It makes no contribution to preserving the setting and special character of historic towns as the site is not connected to the historic town.</p> <p><b>Sprawl:</b> The site is connected to the settlement along two boundaries and is partially contained by the existing urban area. There is moderate potential for sprawl, although the new Green Belt boundaries created by the development of the site would be slightly stronger than the existing boundaries. The southern boundary of the site provides a natural rounding off of the settlement.</p> <p><b>Openness:</b> The site performs a moderate role in terms of the openness of the Green Belt. There is limited built form present and the site is reasonably well screened limiting views out to the wider Green Belt.</p> <p><b>Boundary Strength:</b> The new boundaries would be formed by a track, a footpath and a line of continuous trees. These would provide a boundary of moderate strength which would be stronger than the existing boundaries which are formed by rear garden which are soft and irregular in form.</p>

	<b>Compensatory Improvements:</b> There are a number of opportunities close to the site to improve access and environmental quality of the surrounding Green Belt.
<b>Overall Conclusion:</b>	Based on planning judgement the site has a <b>moderate</b> potential impact on the Green Belt. <ul style="list-style-type: none"><li>• The site is located in a <b>moderate</b> Green Belt parcel.</li><li>• The site makes a <b>moderate</b> contribution to the purposes of including land in the Green Belt.</li><li>• The site has a moderate potential for sprawl and would have a moderate impact on the openness.</li><li>• The site presents an opportunity to create a slightly stronger boundary than the existing boundary.</li></ul>

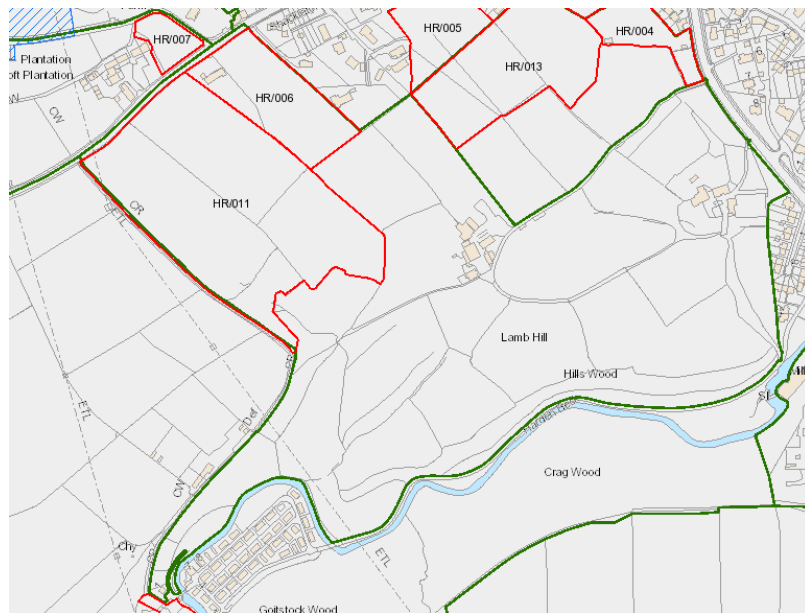
### Site Specific Green Belt Assessment

<b>Site Reference:</b>	HR/006	<b>Site Name:</b>	Long Lane	<b>Size (ha):</b>	1.37
<b>Sub Area:</b>	South Pennines Towns and Villages		<b>Settlement:</b>	Harden	

#### Site Description:

This site is formed of grazing land on the edge of the settlement of Harden. The site slopes down in a southeasterly direction from its boundary with Long Lane. The site boundaries are formed by dry stone walls, a track, fences, hedges and trees. The site is located in the north west corner of Parcel 155.

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



#### Aerial (Site Boundary):



<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	TBC	<b>SA Score:</b>	TBC
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Strategic Parcel Assessment Results:				
<b>Parcel Reference:</b>	155	<b>Overall Rating:</b>	Moderate	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Moderate	Major	No Contribution	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing inner Green Belt boundary is formed of a track and dry stone wall which is a mix of less defensible boundaries and boundaries lack in durability. The new boundaries would be formed of a continuous hedge and fence line related to an existing property to the west of the site as well as a more broken line of trees which would provide a boundary	The site is formed of an open, agricultural field with no built form on-site. The site is characteristically rural in nature and forms part of the wider open countryside. The site therefore plays a major role in safeguarding the countryside from encroachment.	This site is not connected or adjacent to an identified historic town and therefore does not make a contribution to this purpose.	All sites are considered to score moderately against Purpose 5.

	<p>which is weak to moderate in strength but less durable than that of the existing boundary.</p> <p>The site is located within a parcel which forms a largely essential gap between Harden and Cullingworth and Harden and Wilsden. There are views across from the site to Wilsden which creates a level of inter visibility. However, the size and scale of the site and the actual distance between the two settlements is unlikely to result in the settlements merging.</p> <p>The site fronts on to the B6429, Long Lane which provides a direct connection to Cullingworth.</p> <p>Development of the site would lead to ribboning towards Cullingworth.</p> <p>The site plays a low role in preventing the merging of neighbouring towns.</p>			
No Contribution	Low	Major	No Contribution	Moderate
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <b>moderate</b> role overall when assessed against the NPPF Green Belt purposes.			

<p><b>Boundary Strength - Existing Boundary:</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Moderate: less defensible boundary</p>	<p>The existing Green Belt boundary is formed of a mix of a track, dry stone wall and continuous tree line and hedgerow. These elements provide a mix of recognisable features which are less durable creating a boundary which is less defensible and moderate in strength.</p>
<p><b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>Weak: boundaries lacking in durability.</p>	<p>Were the site to be developed and removed from the Green Belt, the new inner Green Belt boundary would be formed of a continuous hedgerow attached to an existing property to the west of the site and a broken line of trees along the site’s Southern and Western boundaries. This new boundary would be weak to moderate in strength but less durable than the existing boundary.</p>
<p><b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?:</b> (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p>	<p>N/A</p>	<p>There are no features within the site that could be used to create a Green Belt boundary that is stronger than the existing boundary.</p>
<p><b>Potential for Sprawl:</b></p>	<p>This site is only connected to the settlement along one boundary and is therefore not contained by the existing settlement. The existing Green Belt boundary is of moderate strength with features that are less defensible and less durable, and therefore may increase the potential for sprawl. The site represents an extension to the urban area rather than a logical rounding off of the settlement pattern.</p> <p style="background-color: yellow;">Moderate</p>	

<b>Impact on Openness:</b>	<p>There is no built form on the site. The site consists of undeveloped grassland used for agricultural purposes. There are expansive views from the site into the wider Green Belt. The site presents an area of open land when entering the settlement of Harden. Development of the site would have a significant major impact on the openness of the Green Belt.</p> <p style="background-color: red; color: black; text-align: center;">Major</p>
<b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b>	<p>There are no public rights of way leading directly from the site, although there are a number in the surrounding Green Belt which could be enhanced to improve access. Similarly, there are some biodiversity assets within reasonable proximity and further habitat creation in the surrounding Green Belt could be pursued to link existing habitats into a network.</p>
<b>Site Specific Assessment Summary – Impact on the Green Belt:</b>	<p><b>Purposes:</b> The site performs moderately against the purposes of including land within the Green Belt. It provides a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another. It makes no contribution to preserving the setting and special character of historic towns as the site is not connected to the historic town.</p> <p><b>Sprawl:</b> The site is connected to the settlement along only one boundary and is not contained by the existing urban area. There is moderate potential for sprawl as the existing Green Belt boundaries would be only moderate in strength. The site does not provide a natural rounding off of the settlement.</p> <p><b>Openness:</b> The site performs a major role in terms of the openness of the Green Belt. There is no built form on the site and it is open with expansive views into the wider Green Belt.</p> <p><b>Boundary Strength:</b> The new boundaries would be formed by a hedgerow and continuous line of trees along the Southern and Western edges of the site. The new boundary would be weak in strength and slightly less durable than the existing boundary.</p> <p><b>Compensatory Improvements:</b> There are potential opportunities to improve access to the wider Green Belt and improve its environmental quality which could be investigated further.</p>
<b>Overall Conclusion:</b>	<p>Based on planning judgement the site has a <b>moderate</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>moderate</b> Green Belt parcel.</li> <li>• The site makes a <b>moderate</b> contribution to the purposes of including land in the Green Belt.</li> <li>• The site has a moderate potential for sprawl and would have a major impact on the openness.</li> <li>• The site would provide a boundary which would be slightly weaker in strength to the existing Green Belt boundary.</li> </ul>



Site Specific Green Belt Assessment					
<b>Site Reference:</b>	HR/013	<b>Site Name:</b>	Land off South Walk/ Wilsden Road	<b>Size (ha):</b>	2.52
<b>Sub Area:</b>	South Pennines Towns and Villages	<b>Settlement:</b>	Harden		
<b>Site Description:</b>					
<p>This site is located on the south side of Harden and consists of three agricultural fields. It is relatively flat with a slight slope down hill in a north west to south east direction. The site boundaries are formed by tree lines/hedgerows (some of which are broken), a hardstanding area related to properties on Valley View and an undefined boundary with site HR/005. The site occupies the northern half of Parcel 154.</p>					
<b>Map (Parcel and Site Boundary):</b>			<b>Aerial (Site Boundary):</b>		
					
<b>PDL Status:</b>	Greenfield	<b>Accessibility:</b>	TBC	<b>SA Score:</b>	TBC

Strategic Parcel Assessment Results:				
<b>Parcel Reference:</b>	154	<b>Overall Rating:</b>	Moderate	
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Moderate	Major	No Contribution	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
<b>Purpose 1:</b> To check the unrestricted sprawl of large built-up areas.	<b>Purpose 2:</b> To prevent neighbouring towns merging into one another.	<b>Purpose 3:</b> To assist in safeguarding the countryside from encroachment.	<b>Purpose 4:</b> To preserve the setting and special character of historic towns.	<b>Purpose 5:</b> To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing Green Belt boundary is largely undefined and runs across a field in a south west to north east direction. Along the north eastern corner, the boundary is formed of the rear boundary of a property made up of a fence line and vegetation and an area of car parking which is also bounded with a fence and vegetation. Along the eastern	This site consists of three agricultural fields which are characteristically rural in nature. There is no built form on the site and therefore it plays a major role in safeguarding the countryside from encroachment.	This site is not connected or adjacent to an identified historic town and therefore does not make a contribution to this purpose.	All sites are considered to score moderately against Purpose 5.


	<p>boundary of the site the Green Belt is formed of the garden of Braes Castle which consist of a defined tree line. The Green Belt boundary is therefore a mix of a weak boundary lacking in durability and part wholly undefined. The new Green Belt boundary would be formed of field boundaries made up of tree lines and hedgerows which would provide a weak to moderate strength boundary.</p> <p>The site is located in a parcel which forms a less than essential gap between Harden and Wilsden and Harden and Cullingworth. There is some inter visibility between Harden and Wilsden from the northern part of the site, however, development could take place without overly affecting the visual interconnection between the two settlements.</p> <p>The site is not located on a road that connects Harden to either Wilsden or</p>			
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	Cullingworth and therefore there is no potential for ribboning as a result of the development of this site. The site performs a low role in preventing neighbouring towns from merging.			
No Contribution	Low	Major	No Contribution	Moderate
<b>Overall Summary of Purpose Assessment:</b>	Based on planning judgement the site performs a <b>moderate</b> role overall when assessed against the NPPF Green Belt purposes.			
<b>Boundary Strength - Existing Boundary:</b> ( <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 Green Belt boundary which runs along the northern boundary of the site is nearly entirely undefined. The north eastern section of the boundary is formed of the rear boundary of a property on Valley View and a car parking area, both of which are bounded by fencing and vegetation. The eastern site boundary is formed of the garden of Braes Castle consisting of a line of defined trees. Overall, the Green Belt boundary in this location is weak and lacking in durability.		
<b>Boundary Strength – Potential new boundary (based on the full extent of the site):</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u> )	Weak: boundaries lacking in durability	The Green Belt boundaries created as a result of the development of this site would be formed by field boundaries made up of broken tree lines and hedgerows. The boundary would be slightly stronger than the existing, largely undefined boundary, but would still be a boundary that is weak in strength being formed of features that are lacking in durability and permanence.		
<b>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt</b>	N/A	There are no other features within the site that could be used to create a stronger boundary than that of the site extent. Consideration would need to be given to whether the development could introduce a boundary that is more permanent in nature such as hard infrastructure or stronger landscaping features.		

<b>boundary?:</b> ( <u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely          Undefined</u> )		
<b>Potential for Sprawl:</b>	<p>The site is fully connected to the settlement along one boundary and partly connected to the settlement along another. The site is not contained by the existing urban form. The existing Green Belt boundary is weak, with the majority of it being entirely undefined. This boundary therefore provides an increased potential for sprawl to occur. The proposed new boundary provides only a marginally stronger boundary and there would still be potential for sprawl to occur into the wider Green Belt beyond. The site does not provide for the logical rounding off of the settlement.</p> <p style="background-color: red; color: black; text-align: center;">Major</p>	
<b>Impact on Openness:</b>	<p>The site consists of agricultural fields which are reasonably open in nature but divided by broken tree lines and hedgerow. There is no built form on the site and it is characteristically rural in nature. From the northern part of the site there are views out of the site into the wider Green Belt. Due to the topography and vegetation on the site views from the southern part of the site are more limited. However, the development of the site would still have a significant major impact on the openness of the Green Belt.</p> <p style="background-color: red; color: black; text-align: center;">Major</p>	
<b>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</b>	<p>There is a public right of way which runs through the site and connects it to the wider Green Belt. There may be opportunities to enhance these routes. There are also areas of biodiversity value within reasonable proximity to the site – consideration should be given as to whether improvements to the wider Green Belt can be made to connect these habitats into a wider network.</p>	
<b>Site Specific Assessment Summary – Impact on the Green Belt:</b>	<p><b>Purposes:</b> The site performs moderately 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. It makes no contribution to preserving the setting and special character of historic towns as the site is not connected to the historic town.</p> <p><b>Sprawl:</b> The site is connected to the settlement fully along one boundary and partly along another. However, it is not contained by the existing urban area. The existing and proposed boundaries would be weak in strength and there would be</p>	


	<p>a high potential for sprawl. The site does not present a logical rounding off of the settlement.</p> <p><b>Openness:</b> The site consists of open agricultural fields divided up by a number of tree lines. There is no built form on the site and it is rural in nature. There are views from the site into the wider Green Belt. Development would have a significant impact on the openness of this site.</p> <p><b>Boundary Strength:</b> The new Green Belt boundaries would be formed along the South, East and West of the site and consist of field boundaries made up of broken tree line and hedgerows. They would be weak and lacking in durability, but slightly stronger than the existing, partially undefined boundaries.</p> <p><b>Compensatory Improvements:</b> There are potential opportunities to improve both access to the wider Green Belt and its environmental quality.</p>
<p><b>Overall Conclusion:</b></p>	<p>Based on planning judgement the site has a <b>major</b> potential impact on the Green Belt.</p> <ul style="list-style-type: none"> <li>• The site is located in a <b>moderate</b> Green Belt parcel.</li> <li>• The site makes a <b>moderate</b> contribution to the purposes of including land in the Green Belt.</li> <li>• The site has a major potential for sprawl and would have a major impact on the openness.</li> <li>• The site would provide a slightly stronger boundary to that of the existing one, but would still be weak.</li> </ul>

## Isolated and Detached Site Assessment

Site Reference	Site Name	Isolated OR Detached	Comments	Map
HR/007	Hill End Lane	Detached	<p>This site is detached from the settlement of Harden. As a standalone site, its development 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 are no sites adjacent to this one which could incorporate the site to make a logical allocation option. Alteration of the Green Belt boundary in this location would result in the breach of the potential strong boundaries of Long Land and Ryecroft Lane.</p>	 <p>The map is an aerial photograph with overlaid lines. A red line outlines a specific site labeled 'HR/007'. This site is a green field located between a residential area with several buildings and a road to the west, and another residential area to the east. A green line represents the Green Belt boundary, which is shown as a jagged line following the edges of the residential areas and surrounding green spaces. Other sites are labeled 'HR/008' and 'HR/009' in the surrounding area.</p>

Site Reference	Site Name	Isolated OR Detached	Comments	Map
HR/008	Ryecroft Road	Isolated	<p>This site consists of an operational quarry and is located a significant distance from the settlement boundary of Harden. The site is classified as Greenfield and is in an isolated location. 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 Harden.</p>	



Site Reference	Site Name	Isolated OR Detached	Comments	Map
HR/011	Hill End Lane	Detached	<p>This site is detached from the settlement of Harden. As a standalone site its development 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 combined with HR/006 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
HR/009	Goit Stock Lane	0.24	100% PDL	<p>No.</p> <p>The nearest bus stop is over 1km away on Harden Lane with an infrequent service.</p>	<p>Although this is a previously developed site, it is located a significant distance from the settlement of Harden and is therefore not considered as a suitable option for sustainable development.</p>	