

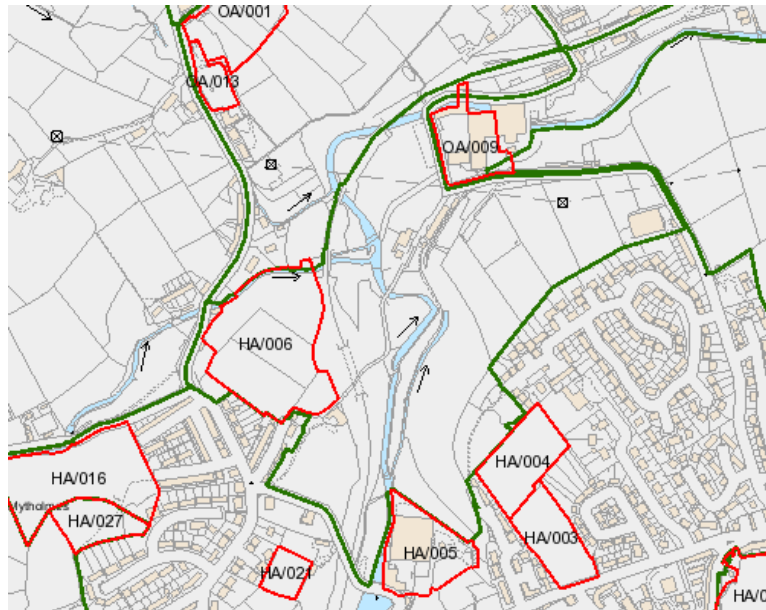
Site Specific Green Belt Assessment

Site Reference:	HA/006	Site Name:	Mytholmes Lane	Size (ha):	2.70
Sub Area:	South Pennine Towns and Villages	Settlement:	Haworth		

Site Description:

Steeply sloping open fields with tree boundaries and some onsite trees. Other than a narrow lane serving cottages the site has no independent access. The site forms part at the edge of a larger green belt parcel which extends to the north towards Oakworth.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



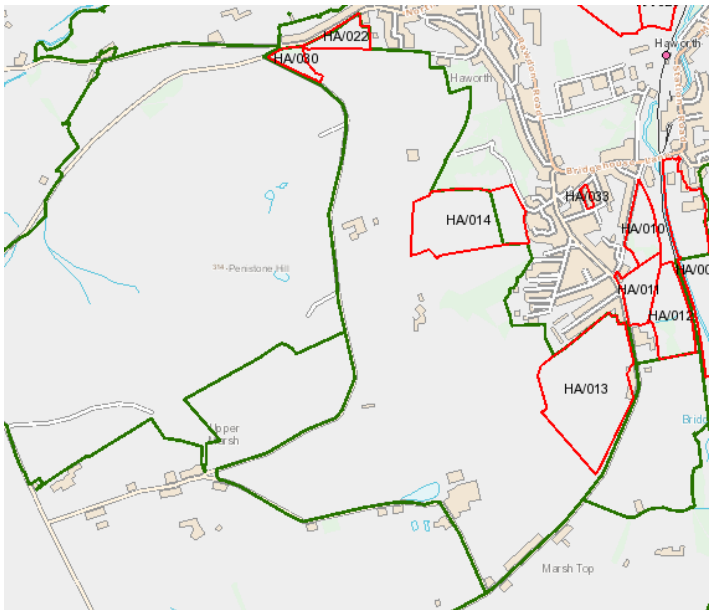

PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
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Strategic Parcel Assessment Results:				
Parcel Reference:	167	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Moderate	Moderate	Low	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing inner Green Belt boundary at this site is formed by the rear gardens of residential properties which are less defensible and lacking in durability boundaries. The new green belt boundary would be formed of similarly of rear gardens to the west, which run along Providence Lane. The new northern boundary would be the River	The site comprises grassed fields which are open and lacking in built form.	There are no views into the historic core from the site and there are no views out of the historic core into the site. The site does not play a role in preserving the setting and special character of the settlement.	All sites are considered to score moderately against Purpose 5.

	<p>Worth and the eastern one would be the buffer for the steam railway, both of which would be strong: defensible boundaries.</p> <p>The site sits in a Green Belt parcel which forms a largely essential gap between Haworth and Oakworth where limited development may be possible without significant risk of towns merging. There is significant inter-visibility between the site and Oakworth due to the topography. The development of this site would have an impact on neighbouring towns merging by diminishing the gap between the settlements particularly in terms of visual impact.</p> <p>There is no direct road which connects the site to the adjoining settlements therefore there are no implications for ribbon development.</p>			
No Contribution	Moderate	Major	Low	Moderate
Overall Summary of Purpose	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt			

Assessment:	purposes.	
Boundary Strength - Existing Boundary:	Weak: boundaries lacking in durability	The existing inner Green Belt boundary is formed of a dry stone wall which separates the site from the gardens of properties off Victoria Avenue and Mytholmes Lane. This forms a regular and consistent boundary but is less defensible and could be easily breached through the development of the site.
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	The new green belt boundary would be formed of rear gardens to the west, which run along Providence Lane. The new northern boundary would be the River Worth and the eastern one would be the buffer for the steam railway. These boundaries are a mix of defensible and less defensible boundaries. This new boundary would overall be stronger than that of the existing boundary.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?	N/A	There are no features within the site which could be used to create a more logical or potentially stronger Green Belt boundary.
Potential for Sprawl:	<p>The site is connected to the settlement along only one boundary and therefore is not contained by the existing urban area. The existing Green Belt boundary is formed of a dry stone wall which separates the site from the gardens of properties off Victoria Avenue and Mytholmes Lane. It could be easily breached by the development of the site and therefore would increase the risk of sprawl. However, the new boundaries created by the development of the site would overall be stronger and would restrict further sprawl into the wider Green Belt. The development of the site could represent a rounding off of the settlement in terms of boundary strength.</p>	
	Low	
Impact on Openness:	<p>There is no built form on the site. The site consists of open grassland used for grazing. The site is very prominent in the landscape and there are wider ranging view from the site across to the wider Green Belt. Development of the site would have a significant impact on the openness of the Green Belt.</p>	
	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 close to site which connect to other routes as part of the wider network within the surrounding Green Belt. This presents an opportunity to enhance and improve access into the Green Belt and countryside. There are also a number of biodiversity assets (Local Wildlife Networks) within close proximity to the site which could also be enhanced.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a moderate role in preventing neighbouring towns from merging into one another. The site plays a low role in preserving the setting and special character of historic towns as it is not connected to an historic town.</p> <p>Sprawl: The site is connected to the settlement along only one boundary and therefore is not contained by the existing urban area. The existing Green Belt boundary is could be easily breached by the development of the site and therefore would increase the risk of sprawl. However, the new boundaries created by the development of the site would overall be stronger and would restrict further sprawl into the wider Green Belt.</p> <p>Openness: There is no built form on site and it is open and prominent in the landscape. The wide ranging views into and out of the site would see the development of the site having a significant impact on the openness of the Green Belt.</p> <p>Boundary Strength: The new boundaries created by the development of the site would be of moderate strength but slightly stronger than the existing boundaries.</p> <p>Compensatory Improvements: There are potential opportunities in the remaining Green Belt close to the site for enhancements and improvements to be made to the rights of way network and local biodiversity assets.</p>
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 low potential impact for sprawl and would have a major impact on the openness. • The site presents the opportunity to create a slightly stronger boundary than that of the existing one.

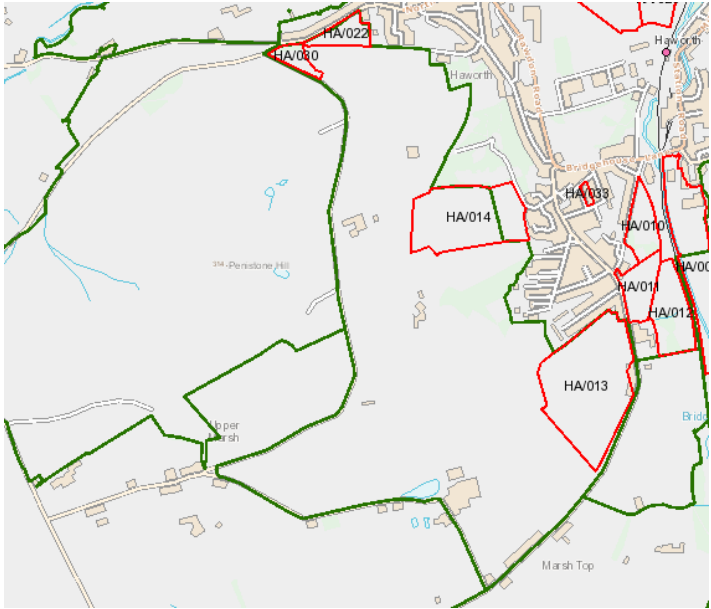

Site Specific Green Belt Assessment					
Site Reference:	HA/013	Site Name:	Marsh Lane	Size (ha):	6.20
Sub Area:	South Pennine Towns and Villages		Settlement:	Haworth	
Site Description:					
Sloping farmland, located on edge of conservation area.					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	160	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 of rear gardens of Woodlands Rise to the north and Sun Lane to the east which provide a mix of weak and defensible boundaries. The new green belt boundary would be formed of dry stone wall field boundaries to the west and sun lane to the south which are similar strength to the existing ones.	The site comprises grassed fields which are open and lacking in built form.	The site is directly connected to the historic core of Haworth. 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.

	<p>The parcel forms part of an essential land gap between Haworth and Oxenhope with limited inter-visibility between the villages from the site due to the topography of the surrounding landscape. There is no road directly connecting the site to the neighbouring town so there is no potential for ribboning from the development of the site.</p>			
No Contribution	Low	Major	Major	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing Boundary: (<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 rear gardens of Woodlands Rise to the north and Sun Lane to the east which provide a mix of weak and defensible boundaries. These are a mix of recognisable and less durable boundaries which are moderate in strength.		
Boundary Strength – Potential new boundary (based on the full extent of the site): (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> :	Moderate: less defensible boundary	The new green belt boundary would be formed of dry stone wall field boundaries to the west and sun lane to the south which are similar strength to the existing ones.		

boundaries lacking in durability; <u>Entirely Undefined</u>)		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary? (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	N/A	There are no features within the site which could be used to create a more logical or potentially stronger Green Belt boundary.
Potential for Sprawl:	The site is contiguous with the settlement along two boundaries and is therefore partially contained by the existing urban area. The existing Green Belt boundary is less defensible and moderate in strength increasing the potential for sprawl. The proposed boundaries would be of similar strength. The development of the site would represent an extension of the settlement into the countryside rather than a logical rounding off.	
	Moderate	
Impact on Openness:	There is no built form on the site. The site consists of open grassland used for grazing. The site is very prominent in the landscape and there are wider ranging view from the site across to the wider Green Belt. Development of the site would have a significant impact on the openness of the Green Belt.	
	Major	
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	There are a number of public rights of way close to site which connect to other routes as part of the wider network within the surrounding Green Belt. This presents an opportunity to enhance and improve access into the Green Belt and countryside. There are also a number of biodiversity assets (Local Wildlife Networks) within close proximity to the site which could also be enhanced.	
Site Specific Assessment Summary – Impact on the	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 a low role in preventing neighbouring towns from merging into	

<p>Green Belt:</p>	<p>one another. The site a major role in preserving the setting and special character of historic towns as it is connected to the historic core.</p> <p>Sprawl: The site is connected to the settlement along two boundaries and is partially contained by the existing urban area. The existing Green Belt boundary is moderate in strength but could be breached and would increase the potential for sprawl. The proposed boundaries would be of a similar strength.</p> <p>Openness: There is no built form on site and it is open and prominent in the landscape. The wide ranging views into and out of the site would see the development of the site having a significant impact on the openness of the Green Belt.</p> <p>Boundary Strength: The new boundaries created by the development of the site would be of similar moderate strength to the existing boundaries.</p> <p>Compensatory Improvements: There are potential opportunities in the remaining Green Belt close to the site for enhancements and improvements to be made to the rights of way network and local biodiversity assets.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is located in a moderate performing Green Belt parcel. • The site makes a major contribution to the purposes of including land in the Green Belt. • The site has a moderate potential for sprawl and would have a major impact on openness. <p>The site presents the opportunity to create a similar strength boundary to the existing one.</p>

Site Specific Green Belt Assessment					
Site Reference:	HA/014	Site Name:	Weavers Hill	Size (ha):	4.28
Sub Area:	South Pennine Towns and Villages		Settlement:	Haworth	
Site Description:					
Open fields adjacent to Council car and coach park serving Haworth and the Bronte Museum. Access via roadway serving the public car park. The field consists of four fields, the field to the western side is not in the Green Belt. The field slope down to the east towards the settlement.					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	160	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 of a high stone wall which is tree lined, between a car park and the site to the north. The inner eastern Green Belt boundary is formed of the scant remains of a dry stone wall field boundary; this boundary is not well defined. The field adjacent is also part of the site. If there site was to be	The site is made up of four fairly large fields, three of which are in the Green Belt. The inner dry stone wall field boundaries are dilapidated and broken in places. There is no other built form on the site. It therefore plays a major role in safeguarding the countryside from encroachment.	Although the site is separated from the historic core of Haworth by post World War II development, the site is very close to the boundary of the Haworth Conservation Area border. It also forms part of the landscaped setting of Haworth conservation area, including the Bronte Parsonage. There are views into the historic core from	All sites are considered to score moderately against Purpose 5.

	<p>developed, the new inner boundaries would be formed of dry stone wall field boundaries to the south and west. The western field boundary has numerous gaps and is poorly defined.</p> <p>The site sits in a Green Belt parcel which forms a largely essential land gap between Haworth and Oxenhope. There is limited inter-visibility between the towns due to surrounding topography. There is no road directly connecting this site to a neighbouring town and so there is no opportunity for ribboning.</p> <p>Development of the site would not lead to the merging of one town with another.</p>		<p>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.</p>	
No Contribution	Low	Major	Major	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing Boundary:	Weak: boundaries lacking in durability	The existing inner Green Belt boundary is formed of a high stone wall which is tree lined, between a car park and the site to the north. This boundary is moderate to weak in strength and less defensible. The inner eastern Green Belt boundary is formed of the scant remains of a dry stone wall field boundary; this boundary is not well defined and could easily be		

		breached. The field adjacent is also part of the site. Overall the inner Green Belt boundary is weak and lacking in durability.
Boundary Strength – Potential new boundary (based on the full extent of the site)	Weak boundaries lacking in durability	If there site was to be developed, the new inner boundaries would be formed of dry stone wall field boundaries to the south and west. The western field boundary has numerous gaps and is poorly defined. The new Green Belt boundaries would be weak and overall of weaker strength than the existing ones as the current northern boundary is well established.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?	N/A	The eastern Green Belt portion of the site could be removed from consideration so the inner Green Belt boundary remains as is, although this is still a weak, poorly defined boundary, lacking in durability.
Potential for Sprawl:	The site is connected to the settlement along two boundaries to the east and the north and is therefore partially contained by the existing urban area. The existing Green Belt boundaries are a mix of moderate and weak boundaries which could be easily breached. If the site were developed the new boundaries would be 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.	
	Major	
Impact on Openness:	There is no built form within the site’s boundary aside from poorly maintained dry stone walls. 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 public rights of way within reasonable proximity to the site, including along the southern and north-western perimeters. 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 including priority habitat to the north, which may provide opportunities for the enhancement of the environmental quality of the area.	

<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: The site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another. The site plays a major role in preserving the setting and special character of historic towns as it is important to the setting of the historic core.</p> <p>Sprawl: The site is connected to the settlement along two boundaries is therefore partially contained by the existing urban area. 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 of weaker strength and less defensible and which could be breached.</p> <p>Openness: Development of the site would have a major impact on openness. There is no built form on site and it is open and prominent in the landscape. The wide ranging views into and out of the site would see the development of the site having a significant impact on the openness of the Green Belt.</p> <p>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 to improve and enhance the public rights of way network and wildlife habitats in the wider Green Belt surrounding the site.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is in a moderate performing Green Belt parcel. • The site makes a major contribution to the purposes of including land in the Green Belt. • The site has a major potential for sprawl and would have a major impact on the openness of the Green Belt. • There is limited opportunity to create a stronger Green belt boundary than that of the existing one

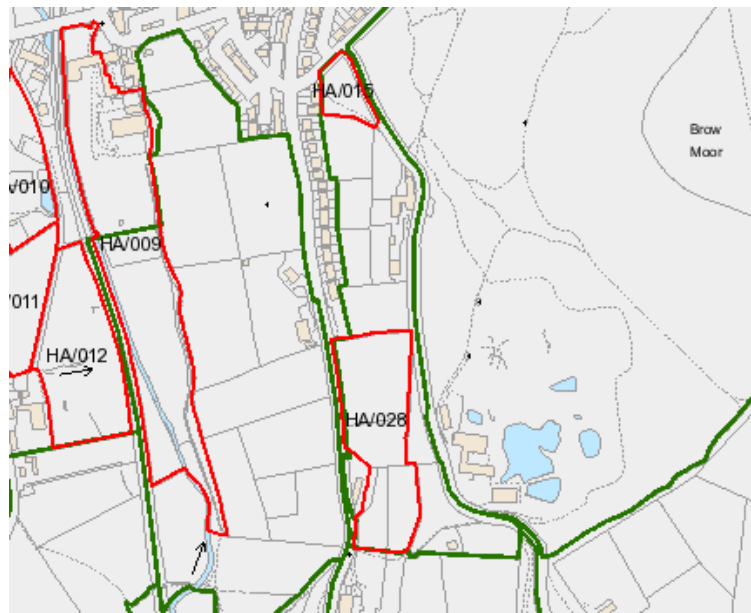
Site Specific Green Belt Assessment

Site Reference:	HA/015	Site Name:	Brow Top Road	Size (ha):	0.37
Sub Area:	South Pennine Towns and Villages		Settlement:	Haworth	

Site Description:

Stee wooded slope with footpath running through to the south of Brow Top Road.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
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Strategic Parcel Assessment Results:				
Parcel Reference:	169	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	Moderate	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing western inner Green Belt boundary is formed by the rear gardens of properties on Hebden Road which is a weak boundary. The northern inner Green Belt boundary is formed by Brow Top Road and a small turning circle in the north-western corner which forms a strong and defensible boundary. The new Green Belt	There is no built form present on-site aside from the field boundaries. 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 of Haworth by post World War II development. Due to the site's topography there are views into the historic core from and into the site from the historic core. Due to its size the site plays a fairly limited role in preserving the setting and special character of historic towns.	All sites are considered to score moderately against Purpose 5.

	<p>boundary formed by the development would be Black Moor Road to the east, which is a strong boundary, and a dry stone wall field boundary to the south which is weak and lacking in durability. These boundaries are a similar strength or slightly weaker than existing boundaries.</p> <p>The site is located within a parcel which forms a less essential land gap between Haworth and Oxenhope and Haworth and Cullingworth. There is limited inter-visibility between the towns from the site. The site could be developed without a significant reduction in the gap between the settlements.</p> <p>The site is not located on direct route between the settlements and therefore development would not lead to ribboning.</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 western inner Green Belt boundary is formed by the rear gardens of properties on Hebden Road which is a weak boundary. The northern inner Green Belt boundary is formed by Brow Top Road and a small turning circle in the north-western corner which forms a strong and defensible boundary.
Boundary Strength – Potential new boundary (based on the full extent of the site)	Moderate: less defensible boundary	The new inner Green Belt boundary formed by the development would be Black Moor Road to the east, which is a strong boundary, and a dry stone wall field boundary to the south which is weak and lacking in durability. These boundaries are a similar strength or slightly weaker than existing boundaries.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.
Potential for Sprawl:	<p>The site is connected to the settlement along two boundaries to the west and the north and is therefore partially contained by the existing urban area. The existing Green Belt boundaries are a mix of strong and weak boundaries. If the site were developed the new boundaries would also be a mix of strong and weak boundaries and therefore may increase the potential for sprawl. The site does could present a logical rounding off of the settlement, although if the site were to be developed there is the potential for sprawl to occur into the land/fields beyond.</p> <p style="background-color: yellow; text-align: center;">Moderate</p>	
Impact on Openness:	There is no built form within the site’s boundary aside from dry stone wall boundaries. 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.	

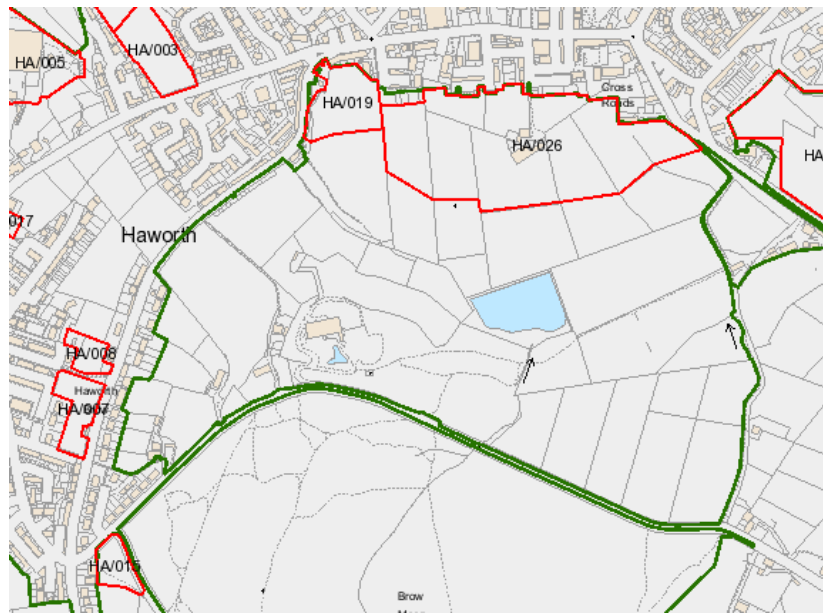
	Major
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	There are a number of public rights of way within reasonable proximity to the site, including along the southern and north-western perimeters. There may be some potential to enhance these 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 including priority habitat onsite, which may provide opportunities for the enhancement of the environmental quality of the area.
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another. The site plays a moderate role in preserving the setting and special character of historic towns as it is important to the setting of the historic core.</p> <p>Sprawl: The site is connected to the settlement along two boundaries is therefore partially contained by the existing urban area. The site could represent a logical rounding off of the settlement but development of the site may lead to further sprawl into the surrounding Green Belt as the new Green Belt boundaries would of a similar mix of weak and strong frontages which could be breached.</p> <p>Openness: Development of the site would have a major impact on openness. There is no built form on site and it is open and prominent in the landscape. The wide ranging views into and out of the site would see the development of the site having a significant impact on the openness of the Green Belt.</p> <p>Boundary Strength: The new Green Belt boundaries formed as a result of the development of the site are likely to be a similar strength to the existing Green Belt 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 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 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:	HA/019	Site Name:	Hebden Road	Size (ha):	0.97
Sub Area:	South Pennine Towns and Villages	Settlement:	Haworth		

Site Description:

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



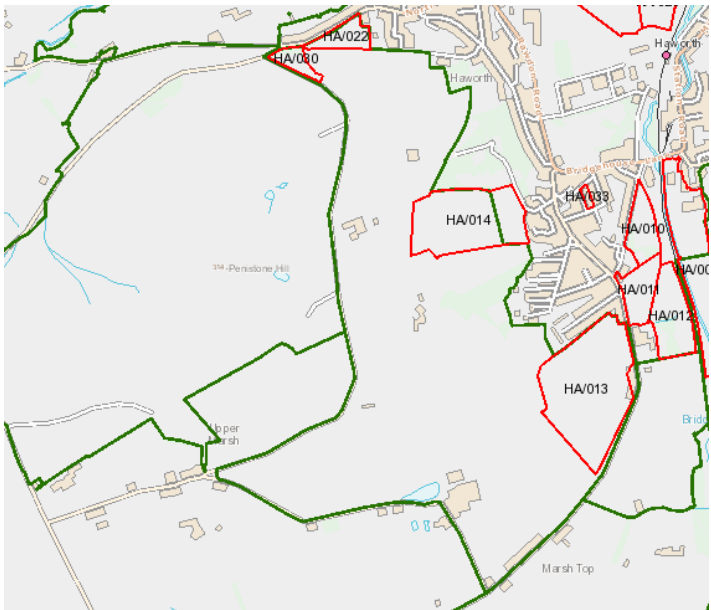

PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
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Strategic Parcel Assessment Results:				
Parcel Reference:	166	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring 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	Moderate	Moderate
The site is a large open field which slopes down to the settlement. It is located within a corner, bordered by Hebden Road and Lees Lane.				
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 northern inner Green Belt boundary at this site is formed of rear residential gardens of houses on Haworth Road, which are irregular and inconsistent weak boundaries. The shorter eastern boundary is formed of Road, which forms a strong, durable boundary. The new green belt boundary would be formed of dry stone wall field boundaries	The site is a large open steeply sloping field. It is open and rural in nature. It therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core of Haworth by post World War II development. There are limited or no views into the historic core from or 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>along a southern boundary which back on to open countryside. These would be weak and lacking in durability.</p> <p>The site sits in a Green Belt parcel which forms a largely essential land gap between Haworth and Cullingworth. Development would not significantly reduce this gap. There is no inter-visibility between the towns from the site due to surrounding topography.</p> <p>There is no road directly connecting the site to the neighbouring town so there is no potential for ribboning from the development of the site.</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:	Moderate: less defensible boundary	The existing northern inner Green Belt boundary at this site is formed of rear residential gardens of houses on Haworth Road, which are irregular and inconsistent weak boundaries. The shorter eastern boundary is formed of Road, which forms a strong, durable boundary. Overall the boundaries are moderate in strength.		
Boundary Strength – Potential new boundary	Weak boundaries lacking in durability	The new green belt boundary would be formed of dry stone wall field boundaries along a southern boundary which back on to open countryside. These would be weak and lacking in		

(based on the full extent of the site):		durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.
Potential for Sprawl:	<p>The site is connected to the settlement along two boundaries, Due to the curve of the settlement boundary around the site; it is well contained by the existing urban area. The existing boundary is made up of residential development with an irregular form therefore a weak boundary and a strong western boundary of a road; these boundaries have some potential for sprawl. However, the new boundary would be formed of weak, easily breached field boundaries. Due to the topography and its location in the corner of an arc, the development of the site could represent a logical rounding off of the existing settlement pattern.</p>	
	Moderate	
Impact on Openness:	<p>The site consists of sloping agricultural fields and dry stone wall field boundaries. However, due to the size of the site it is open and rural in nature. Although there is development on two sides of the site it is open in form and characteristically rural in nature. There are long distance views out of the site into the wider countryside and beyond. However due to the topography and surrounding built form the site is largely hidden from view from most angles looking out of the settlement. Development of the site would have a significant impact on the openness of the Green Belt.</p>	
	Moderate	
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There are public rights of way reasonably close to the site, in the wider area. 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 nearby, including grassland habitat network to the south which could be enhanced to improve the environmental quality of the surrounding Green Belt.</p>	
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another. The site plays a low role in preserving the setting and special character of historic towns as it is</p>	

	<p>important to the setting of the historic core.</p> <p>Sprawl: The site is connected to the settlement along two boundaries is therefore partially contained by the existing urban area. The site could represent a logical rounding off of the settlement but development of the site may lead to further sprawl into the surrounding Green Belt as the new Green Belt boundaries would be weaker than the existing boundary.</p> <p>Openness: Development of the site would have some impact on openness. The majority of the land comprises open fields which are prominent in the landscape. There are wide ranging views out of the site but limited views into the site; therefore there would be some 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 weaker to the existing Green Belt 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>
<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. • There is limited opportunity to create a stronger Green belt boundary than that of the existing one.

Site Specific Green Belt Assessment					
Site Reference:	HA/022	Site Name:	West Lane	Size (ha):	0.84
Sub Area:	South Pennine Towns and Villages	Settlement:	Haworth		
Site Description:					
Triangular sloping field, adjacent West Lane and Haworth conservation area.					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	160	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 of West Lane to the north, which is a strong and defensible boundary. The eastern boundary is formed of a residential properties and gardens with a dry stone wall in-between. This is a weak boundary lacking durability. If the site was to be developed, the new inner boundaries would be formed	The site is made up of a large, sloping field. There is no other built form on the site aside from the field boundaries. It therefore plays a major role in safeguarding the countryside from encroachment.	The site is adjacent to the boundary of the Haworth Conservation Area border. It also forms part of the landscaped setting of Haworth conservation area, including the route of the Bronte Way. 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	All sites are considered to score moderately against Purpose 5.

	<p>of dry stone wall field boundary to the south, the Bronte Way PROW runs along the outer side of this wall. Due to the importance of this footpath, this could be considered a boundary of weak to moderate strength. The site sits to far end of a Green Belt parcel which forms a largely essential land gap between Haworth and Oxenhope. There is limited inter-visibility between the towns due to surrounding topography. There is no road directly connecting this site to a neighbouring town and so there is no opportunity for ribboning. Development of the site would not lead to the merging of one town with another.</p>		and special character of the historic town.	
No Contribution	Low	Major	Major	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing Boundary:	Moderate: less defensible boundary	The existing inner Green Belt boundary is formed of West Lane to the north, which is a strong and defensible boundary. The eastern boundary is formed of residential properties		

		and gardens with a dry stone wall in-between. This is a weak boundary lacking durability.
Boundary Strength – Potential new boundary (based on the full extent of the site)	Weak boundaries lacking in durability	If the site was to be developed, the new inner boundaries would be formed of dry stone wall field boundary to the south, the Bronte Way PROW runs along the outer side of this wall. Due to the importance of this footpath, this could be considered a boundary of weak to moderate strength.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.
Potential for Sprawl:	The site is connected to the settlement along two of its three boundaries - to the east and the north and is therefore partially contained by the existing urban area. The existing Green Belt boundaries are a mix of moderate in strength and less defensible. If the site were developed the new boundaries would be weaker and therefore may increase the potential for sprawl. The site could present a logical rounding off of the settlement due to its triangular shape. However, if the site were to be developed there is the potential for sprawl to occur into the land/fields beyond as the new Green Belt boundaries would of weaker strength and less defensible and which could be breached..	
	Moderate	
Impact on Openness:	There is no built form within the site’s boundary aside from dry stone walls. 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 public rights of way within reasonable proximity to the site, including along the northern perimeter where the Bronte Way passes by. 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 including priority habitat to the east and west, which may provide opportunities for the enhancement of the environmental quality of the area.	
Site Specific Assessment	Purposes: The site performs a major role against the purposes of including land within the Green Belt. It performs a major	

<p>Summary – Impact on the Green Belt:</p>	<p>role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another. The site plays a major role in preserving the setting and special character of historic towns as it is important to the setting of the historic core.</p> <p>Sprawl: The site is connected to the settlement along two boundaries is therefore partially contained by the existing urban area. The site could 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 of weaker strength and less defensible and which could be breached.</p> <p>Openness: Development of the site would have a major impact on openness. There is no built form on site and it is open and prominent in the landscape. The wide ranging views into and out of the site would see the development of the site having a significant impact on the openness of the Green Belt.</p> <p>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 to improve and enhance the public rights of way network and wildlife habitats in the wider Green Belt surrounding the site.</p>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a major potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is in a moderate performing Green Belt parcel. • The site makes a major contribution to the purposes of including land in the Green Belt. • The site has a moderate potential for sprawl and would have a major impact on the openness of the Green Belt. • There is limited opportunity to create a stronger Green belt boundary than that of the existing one

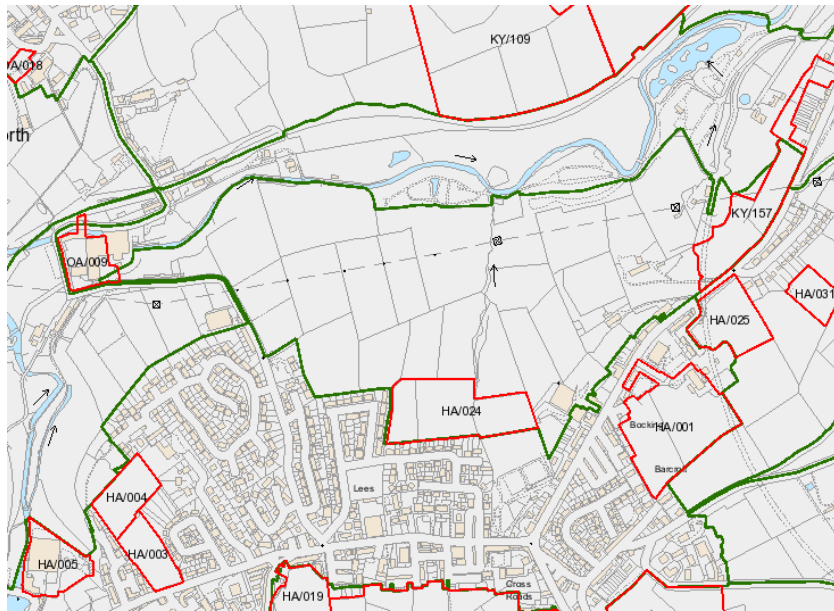
Site Specific Green Belt Assessment

Site Reference:	HA/024	Site Name:	Land off Lees Bank Drive	Size (ha):	2.53
Sub Area:	South Pennine Towns and Villages		Settlement:	Haworth	

Site Description:

Three large open fields to the north of Cross Roads which slopes from the north down to the settlement. There is no clear access to the site.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
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Strategic Parcel Assessment Results:				
Parcel Reference:	209	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Moderate	Moderate	Low	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing northern inner Green Belt boundary at this site is formed of rear residential gardens of houses of Lee Bank Hill and Parkside Court along the western and majority of the southern boundary. The remainder of the southern boundary is formed of Cross Roads Park. These boundaries are irregular and inconsistent weak boundaries which are	The site is a large open steeply sloping field. It is open and rural in nature. It therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core of Haworth by post World War II development. There are limited views into the historic core from or 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>lacking in durability. If the site were developed the new Green Belt boundary would be formed of dry stone wall field boundaries to the north and the east which are weak and lacking in durability.</p> <p>The site sits in a Green Belt parcel which forms a largely essential land gap between Haworth and Keighley. Development would not significantly reduce this gap. There is inter-visibility between the towns from the site due to surrounding topography.</p> <p>There is no road directly connecting the site to the neighbouring town so there is no potential for ribboning from the development of the site.</p>			
No Contribution	Moderate	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing Boundary:	Weak: boundaries lacking in durability	The existing northern inner Green Belt boundary at this site is formed of rear residential gardens of houses of Lee Bank Hill and Parkside Court along the western and majority of the southern boundary. The remainder of the southern boundary is formed of Cross Roads Park.		

		These boundaries are irregular and inconsistent weak boundaries which are lacking in durability.
Boundary Strength – Potential new boundary (based on the full extent of the site):	Weak: boundaries lacking in durability	If the site were developed the new Green Belt boundary would be formed of dry stone wall field boundaries to the north and the east which are weak and lacking in durability. The new boundaries would be the same strength as the existing ones.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.
Potential for Sprawl:	The site is connected to the settlement along two boundaries, to the west and the south and is therefore partially contained by the existing urban area. The existing Green Belt boundaries are weak in strength. If the site were developed the new boundaries would be similarly weak and therefore may increase the potential for sprawl. The site could present a logical rounding off of the settlement as the existing boundary extends northwards to both the west and east of the site. However, if the site were to be developed there is the potential for sprawl to occur into the land/fields beyond as the new Green Belt boundaries would of weak strength which could be breached.	
	Moderate	
Impact on Openness:	There is no built form within the site’s boundary aside from dry stone walls. 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 no public rights of way within reasonable proximity to the site, there may be some potential to create 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 including priority habitat to the north, which may provide opportunities for the enhancement of the environmental quality of the area.	

<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: The site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a moderate role in preventing neighbouring towns from merging into one another. The site plays a low role in preserving the setting and special character of historic towns as it is important to the setting of the historic core.</p> <p>Sprawl: The site is connected to the settlement along two boundaries is therefore partially contained by the existing urban area. The site could 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 similar weak strength and less defensible and which could be breached.</p> <p>Openness: Development of the site would have a major impact on openness. There is no built form on site and it is open and prominent in the landscape. The wide ranging views into and out of the site would see the development of the site having a significant impact on the openness of the Green Belt.</p> <p>Boundary Strength: The new Green Belt boundaries formed as a result of the development of the site are likely to be as weak as the existing Green Belt boundaries.</p> <p>Compensatory Improvements: There are some opportunities to improve and enhance the public rights of way network and wildlife habitats in the wider Green Belt surrounding the site.</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 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.

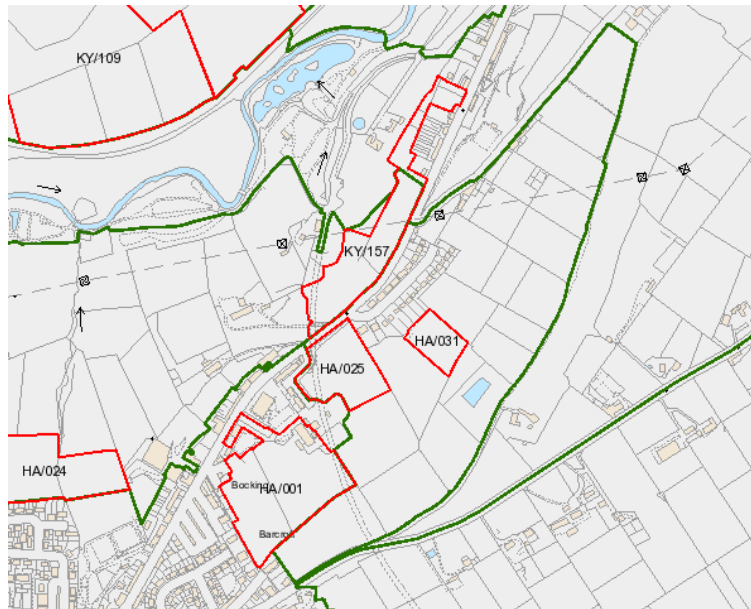
Site Specific Green Belt Assessment

Site Reference:	HA/025	Site Name:	Halifax Road	Size (ha):	1.37
Sub Area:	South Pennine Towns and Villages	Settlement:	Haworth		

Site Description:

Large field on a slope to the south of Halifax Road. A group tree preservation area affects species fronting Halifax Road. Former railway tunnel located under the site to the west. Site is on the far eastern edge of Cross Roads settlement.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
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Strategic Parcel Assessment Results:				
Parcel Reference:	207	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Moderate	Moderate	Low	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing northern inner Green Belt boundary at this site is mostly formed by Halifax Road and also partially by the rear residential gardens of houses on Halifax Road. The western inner boundary is also formed of rear residential gardens. Aside from the strong boundary, partially formed by Halifax Road, these boundaries are	The site is a large open steeply sloping field. It is open and rural in nature. It therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core of Haworth by post World War II development. There are limited views into the historic core from or 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>irregular and inconsistent weak boundaries which are lacking in durability.</p> <p>If the site were developed the new eastern Green Belt boundary would be formed partially of the rear gardens of Lingfield Drive beyond a tree lined, dry stone wall and further south the wall becomes a field boundary. The new southern boundary would cut across the field, this boundary is currently not defined by any structure and a suitable boundary would need to be created. The new boundaries would be weak and lacking in durability.</p> <p>The site sits in a Green Belt parcel which forms a largely essential land gap between Haworth and Keighley. Development would not significantly reduce this gap. There is inter-visibility between the towns from the site due to surrounding topography.</p> <p>The site boundary is partially formed by Halifax Road, connecting Haworth (Cross</p>			
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	Roads) and Keighley. Development of this site may be seen as further ribboning along Halifax Road towards Keighley.			
No Contribution	Major	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing Boundary:	Moderate: less defensible boundary	The existing northern inner Green Belt boundary at this site is mostly formed by Halifax Road and also partially by the rear residential gardens of houses on Halifax Road. The western inner boundary is also formed of rear residential gardens. Aside from the strong boundary, partially formed by Halifax Road, these boundaries are irregular and inconsistent weak boundaries which are lacking in durability. The overall boundary is assessed as being moderate as a combination of the boundary types.		
Boundary Strength – Potential new boundary (based on the full extent of the site):	Weak: boundaries lacking in durability	If the site were developed the new eastern Green Belt boundary would be formed partially of the rear gardens of Lingfield Drive beyond a tree lined, dry stone wall and further south the wall becomes a field boundary. The new southern boundary would cut across the field, this boundary is currently not defined by any structure and a suitable boundary would need to be created. The new boundaries would be weak and lacking in durability.		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.		
Potential for Sprawl:	The site is connected to the settlement along two boundaries, to the west and the north and is therefore partially contained by the existing urban area. The existing Green Belt boundaries are a mixture of weak (residential gardens) and strong (Halifax Road) boundaries. If the site were developed the new boundaries would be weaker and therefore may increase the potential for sprawl. The site could present a logical rounding off of the settlement, part of the site in fills behind existing			

	<p>properties and whilst the settlement would extend northwards it would be in a discreet gap between development on Halifax Road and Lingfield Drive. However, if the site were to be developed there is the potential for sprawl to occur into the land/fields beyond as the new Green Belt boundaries to the south would of weak strength which could be breached.</p>
	<p>Moderate</p>
<p>Impact on Openness:</p>	<p>There is no built form within the site’s boundary aside from dry stone walls. 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.</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 along the western perimeter of the site and in the wider area. 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 fairly nearby, including grassland habitat network to the south which could be enhanced to improve the environmental quality of the surrounding Green Belt.</p>
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: The site performs a major role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a major role in preventing neighbouring towns from merging into one another. The site plays a low role in preserving the setting and special character of historic towns as it is important to the setting of the historic core.</p> <p>Sprawl: The site is connected to the settlement along two boundaries is therefore partially contained by the existing urban area. The site could 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 of weaker strength and less defensible and so could be breached.</p> <p>Openness: Development of the site would have a major impact on openness. There is no built form on site and it is open and prominent in the landscape. The wide ranging views into and out of the site would see the development of the site having a significant impact on the openness of the Green Belt.</p> <p>Boundary Strength: The new Green Belt boundaries formed as a result of the development of the site are likely to be weaker as the existing Green Belt boundaries.</p> <p>Compensatory Improvements: There are some 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:

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

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

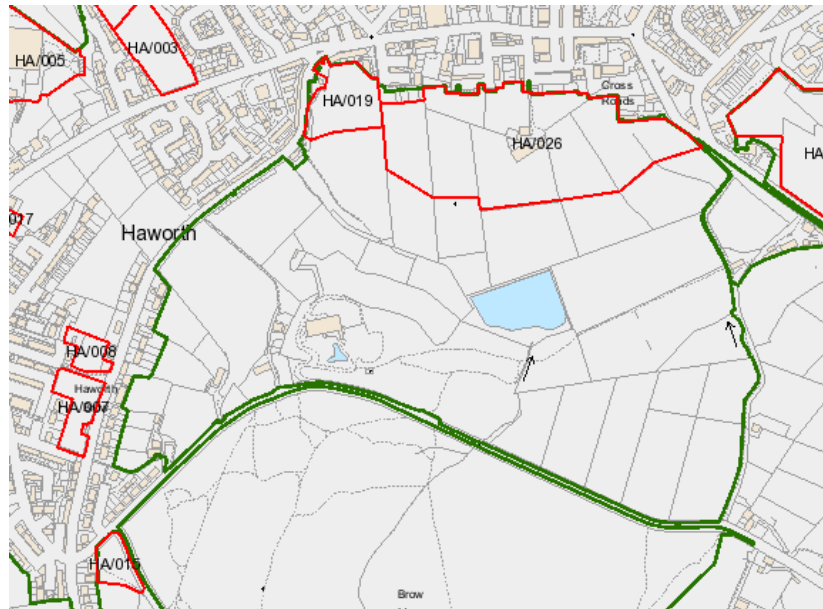
Site Specific Green Belt Assessment

Site Reference:	HA/026	Site Name:	Land off Nares Street and Albion Street, Crossroads	Size (ha):	6.07
Sub Area:	South Pennine Towns and Villages		Settlement:	Haworth	

Site Description:

Large site comprising a number of agricultural fields and a farm house / buildings. The site spans along the south of Cross Roads and is reasonably flat, sloping slightly down towards the settlement.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
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Strategic Parcel Assessment Results:				
Parcel Reference:	166	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	Moderate	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The existing northern inner Green Belt boundary at this site is a formed largely by residential gardens along a track called Nelson Street which provides access to rows of terraced houses. Nelson Street is fragmented; sections of the long boundary also include the rear of a school and residential gardens from Haworth Road. The northern	The site is a collection of large fields. They consist of grassland with a farmstead in the centre and dry stone wall field boundaries. However, the farmstead is a rural land use and due to the size of the site it is very open and rural in nature. It therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core of Haworth by post World War II development. There are no views into the historic core from or 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>boundary is weak boundaries which lacking in durability.</p> <p>The shorter western boundary is formed of Halifax Roads; this is a strong, durable boundary.</p> <p>The new green belt boundary would be formed of dry stone wall field boundaries along a wide southern boundary which back on to open countryside. These would be weak and lacking in durability.</p> <p>The site sits in a Green Belt parcel which forms a largely essential land gap between Haworth and Cullingworth. Development would not significantly reduce this gap. There is no inter-visibility between the towns from the parcel due to surrounding topography.</p> <p>The eastern edge of the site is formed of the A629 Halifax Road, connecting Haworth to Cullingworth. There are some instances of ribbon development along both roads; however they pre-date the Green Belt</p>			
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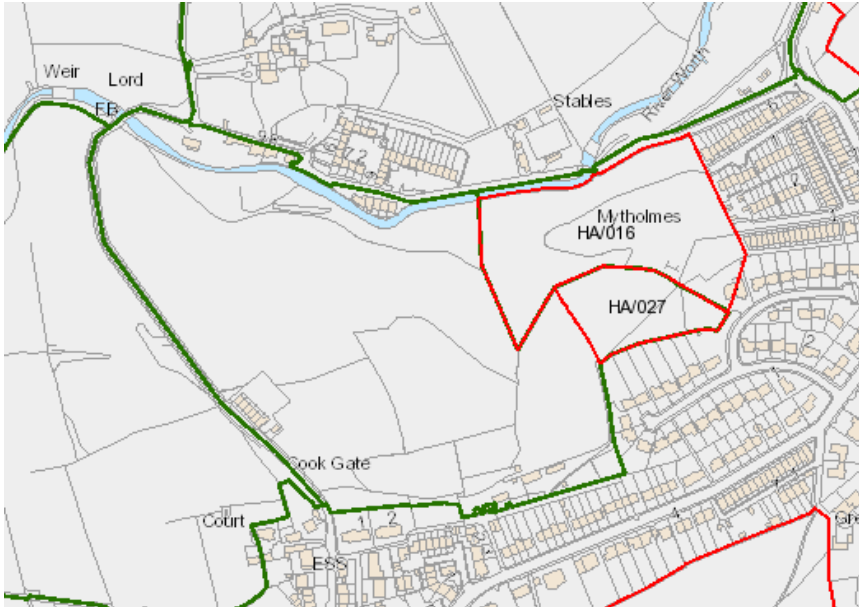

	designation. Therefore, the Green Belt has resisted ribbon development towards a neighbouring town.			
No Contribution	Low	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing Boundary:	Weak boundaries lacking in durability	The existing northern inner Green Belt boundary at this site is formed of irregular and inconsistent boundaries. It is a formed largely by residential gardens along a track called Nelson Street which provides access to rows of terraced houses. Nelson Street is fragmented; sections of the long boundary also include some ends of roads, the rear of a school and residential gardens from Haworth Road. The northern boundary is weak, lacking in durability. The shorter western boundary is formed of Halifax Road; this is a strong, durable boundary but forms only a sort section so overall the site is deemed to have weak boundaries.		
Boundary Strength – Potential new boundary (based on the full extent of the site)	Weak boundaries lacking in durability	The new green belt boundary would be formed of dry stone wall field boundaries along a wide southern boundary which back on to open countryside. These would be weak and lacking in durability. The new Green Belt boundary would be slightly weaker as it would be formed entirely of field boundaries which can easily be breached.		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.		
Potential for Sprawl:	The site is connected to the settlement along two boundaries, although the western one is quite short so it is not well contained by the existing urban area. The existing boundary is made up of residential development with an irregular form therefore a weak boundary which could increase the potential for sprawl. Although the site protrudes into the wider Green Belt, it is within an arc of the settlement so it could represent a logical rounding off of the existing settlement pattern.			

	Moderate
Impact on Openness:	<p>The site consists of agricultural fields with a farmstead in the centre and dry stone wall field boundaries. However, due to the size of the site it is open and rural in nature. Although there is development on two sides of the site it 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 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>
	Moderate
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There are public rights of way along the eastern perimeter of the site and in the wider area. 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 nearby, including grassland habitat network to the south which could be enhanced to improve the environmental quality of the surrounding Green Belt.</p>
Site Specific Assessment Summary – Impact on the Green Belt:	<p>Purposes: The site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another. The site plays a low role in preserving the setting and special character of historic towns as it is important to the setting of the historic core.</p> <p>Sprawl: The site is connected to the settlement along two boundaries is therefore partially contained by the existing urban area. The site could represent a logical rounding off of the settlement but development of the site may lead to further sprawl into the surrounding Green Belt as the new Green Belt boundaries would be slightly weaker than the existing boundary.</p> <p>Openness: Development of the site would have a significant impact on openness. Whilst there is a farmstead on site the majority of the land comprises open fields which are prominent in the landscape. The wide ranging views into and out of the site would see the development of the site having a significant impact on the openness of the Green Belt.</p> <p>Boundary Strength: The new Green Belt boundaries formed as a result of the development of the site are likely to be a similar strength or slightly weaker to the existing Green Belt 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:

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

- 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.
- There is limited opportunity to create a stronger Green belt boundary than that of the existing one.

Site Specific Green Belt Assessment					
Site Reference:	HA/027	Site Name:	Land off Sedge Grove	Size (ha):	0.62
Sub Area:	South Pennine Towns and Villages	Settlement:	Haworth		
Site Description:					
Sloping field adjoining HA/016. The site is crossed by a public footpath running south-west to north-east. Open field between woodland and a housing estate to the north of Haworth.					
Map (Parcel and Site Boundary):			Aerial (Site Boundary):		
					
PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC

Strategic Parcel Assessment Results:				
Parcel Reference:	159	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	Moderate	Major	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 south and east inner Green Belt boundaries are formed by residential gardens, which are of irregular and weak boundaries. The new green belt boundaries would be by a simple fence and woodland / vegetation to the north which is part of a Local Wildlife Site. The western boundary would be formed	The site is a large open field, with no build form. It is very open and rural in nature. It therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core of Haworth by post World War II development. There are no views into the historic core from or into the site from the historic core due to the sites topography; it is located on a hill sloping away from the centre. 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>of a field boundary which is tree lined. There is no access to determine whether there is also a wall or fence here. These boundaries would also be weak and lacking in durability.</p> <p>The site sits in a Green Belt parcel which forms a largely essential land gap between Haworth and Oakworth. Development would not significantly reduce this gap. There is some inter-visibility between the towns from the parcel due to surrounding topography and tree cover. There is no road directly connecting the site to the neighbouring town so there is no potential for ribboning from the development of the site.</p>			
No Contribution	Low	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing Boundary:	Weak: boundaries lacking in durability	The existing south and east inner Green Belt boundaries are formed by residential gardens, which are of irregular and weak boundaries.		
Boundary Strength –	Weak: boundaries lacking in	The new green belt boundaries would be by a simple fence and woodland / vegetation to the		

Potential new boundary (based on the full extent of the site):	durability	north which is part of a Local Wildlife Site. The western boundary would be formed of a field boundary which is tree lined. There is no access to determine whether there is also a wall or fence here. These boundaries would also be weak and lacking in durability.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary? (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>)	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.
Potential for Sprawl:	<p>The site is connected to the settlement along two boundaries, to the south and the east. The existing boundaries are made up of residential development with an irregular form therefore a weak boundary which could increase the potential for sprawl. The site lies within an arc of the settlement, with built development on two sides and woodland to the north, it could therefore represent a logical rounding off of the existing settlement pattern.</p> <p>Low</p>	
Impact on Openness:	<p>The site consists of open fields; it is open and rural in nature. However there is development on two sides of the site and dense woodland on the northern side so it feels quite contained. There are limited long distance views out of the site into the wider countryside and beyond. The site is well contained and not easily seen from within the settlement or surrounding countryside. Development of the site would have a limited impact on the openness of the Green Belt.</p> <p>Low</p>	
Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:	<p>There is a public right of way crossing the site and another along the eastern perimeter of the site and in the wider area. 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 nearby, including woodland habitat network to the north which forms part of a Local Wildlife Site; this could be enhanced to improve the environmental quality of the surrounding Green Belt.</p>	

<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: The site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another. The site plays a low role in preserving the setting and special character of historic towns as it is important to the setting of the historic core.</p> <p>Sprawl: The site is connected to the settlement along two boundaries is therefore partially contained by the existing urban area. The site could represent a logical rounding off of the settlement but development of the site may lead to further sprawl into the surrounding Green Belt to the west as the new Green Belt boundaries would be of a similar weak strength as the existing boundary.</p> <p>Openness: Development of the site would have a limited impact on openness. The site is on a slope which has some protection from surrounding tree cover; any views are from some distance away.</p> <p>Boundary Strength: The new Green Belt boundaries formed as a result of the development of the site are likely to be a similar strength to the existing Green Belt 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>
<p>Overall Conclusion:</p>	<p>Based on planning judgement the site has a moderate potential impact on the Green Belt.</p> <ul style="list-style-type: none"> • The site is in a major performing Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a low potential for sprawl and would have a low 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.

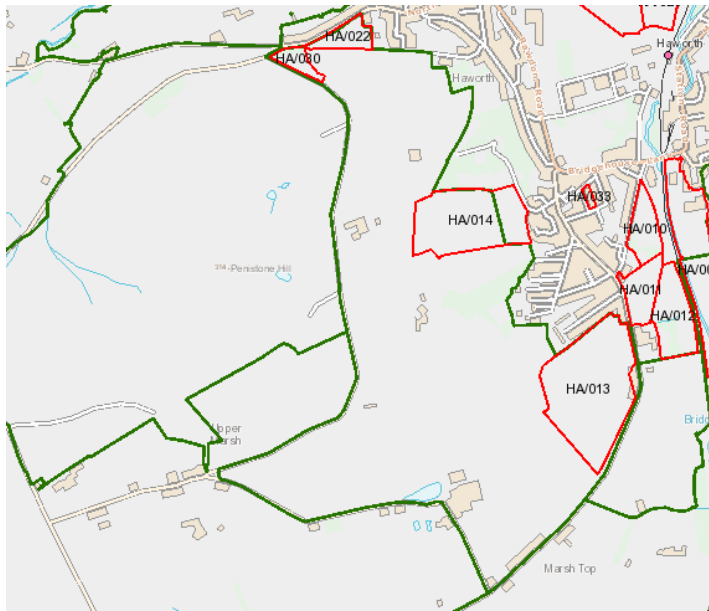
Site Specific Green Belt Assessment

Site Reference:	HA/030	Site Name:	Dimples Lane	Size (ha):	0.51
Sub Area:	South Pennine Towns and Villages		Settlement:	Haworth	

Site Description:

Small triangular paddock which is largely detached from urban area. The site slopes north to south and is contained by West Lane and Dimples Lane.

Map (Parcel and Site Boundary):	Aerial (Site Boundary):
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PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
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Strategic Parcel Assessment Results:				
Parcel Reference:	160	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 of West Lane to the north, which is a strong and defensible boundary. If the site was to be developed, the new inner boundaries would be formed West Lane and Cemetery Road to the north and Dimples Lane to the south; these would all be strong and defensible boundaries. The	The site is made up of a small, steeply sloping paddock. There is no other built form on the site aside from the field boundaries. It therefore plays a major role in safeguarding the countryside from encroachment.	The site is adjacent to the boundary of the Haworth Conservation Area border. It also forms part of the landscaped setting of Haworth conservation area, including the route of the Bronte Way. 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	All sites are considered to score moderately against Purpose 5.

	<p>new eastern boundary would be formed of a dry stone wall; beyond this is another field between this site and the settlement. This would be a weak boundary which could be easily breached. The site sits to far end of a Green Belt parcel which forms a largely essential land gap between Haworth and Oxenhope. There is limited inter-visibility between the towns due to surrounding topography. There is no road directly connecting this site to a neighbouring town and so there is no opportunity for ribboning. Development of the site would not lead to the merging of one town with another.</p>		<p>and special character of the historic town.</p>	
No Contribution	Low	Major	Major	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing Boundary:	Strong: defensible boundary	The existing inner Green Belt boundary is formed of West Lane to the north, which is a strong and defensible boundary.		

Boundary Strength – Potential new boundary (based on the full extent of the site)	Moderate: less defensible boundary	If the site was to be developed, the new inner boundaries would be formed West Lane and Cemetery Road to the north and Dimples Lane to the south; these would all be strong and defensible boundaries. The new eastern boundary would be formed of a dry stone wall; beyond this is another field between this site and the settlement. This would be a weak boundary which could be easily breached. Development of the site would lead to a mix of strong and weak boundaries so overall these would be moderate.
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?	N/A	There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.
Potential for Sprawl:	<p>The site is connected to the settlement along just one of its three boundaries, to north and is therefore not well contained by the existing urban area. The existing Green Belt boundary is strong and defensible, formed of West Lane. If the site were developed the new boundaries would overall be weaker and therefore may increase the potential for sprawl. The site would not present a logical rounding off of the settlement, unless neighbouring HA/022 were also to be developed. However, if the site were to be developed, there is the potential for sprawl to occur into the adjacent field (HA/022 and possibly into the fields to the east as the new eastern Green Belt boundary would of weaker strength and less defensible and which could be breached.</p> <p style="background-color: red; color: black; text-align: center;">Major</p>	
Impact on Openness:	<p>There is no built form within the site’s boundary aside from dry stone walls. 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.</p> <p style="background-color: red; color: black; text-align: center;">Major</p>	
Opportunities for compensatory improvement to the environmental quality and accessibility of the	<p>There are a number of public rights of way within reasonable proximity to the site, including the east of the site, where the Bronte Way passes by. 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 including priority habitat to the east and west, which may provide opportunities for the enhancement of the environmental quality of</p>	

Green Belt:	the area.
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 a low role in preventing neighbouring towns from merging into one another. The site plays a major role in preserving the setting and special character of historic towns as it is important to the setting of the historic core.</p> <p>Sprawl: The site is connected to the edge of the settlement along just one boundary is therefore not contained by the existing urban area. The site would 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 eastern Green Belt boundary would be of weaker strength and less defensible and which could be breached.</p> <p>Openness: Development of the site would have a major impact on openness. There is no built form on site and it is open and prominent in the landscape. The wide ranging views into and out of the site would see the development of the site having a significant impact on the openness of the Green Belt.</p> <p>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 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 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 major potential for sprawl and would have a major impact on the openness of the Green Belt. • There is limited opportunity to create a stronger Green belt boundary than that of the existing one

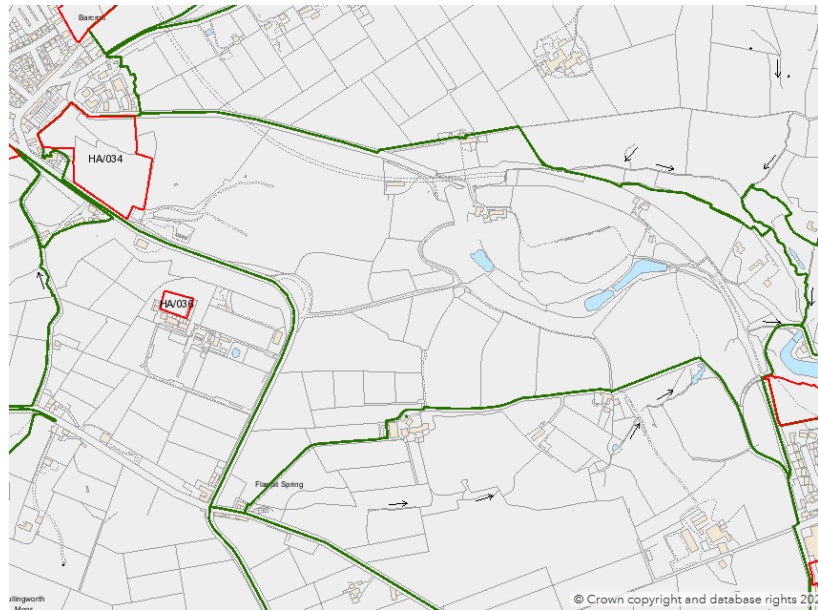
Site Specific Green Belt Assessment

Site Reference:	HA/034	Site Name:	Halifax Road	Size (ha):	3.49
Sub Area:	South Pennine Towns and Villages	Settlement:	Haworth		

Site Description:

Large irregular shaped, open field s sloping steeply north to south. The site is located on the east of Cross Roads and is v ery close proximity to Council waste recycling facility.

Map (Parcel and Site Boundary):



Aerial (Site Boundary):



PDL Status:	Greenfield	Accessibility:	TBC	SA Score:	TBC
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Strategic Parcel Assessment Results:				
Parcel Reference:	123	Overall Rating:	Moderate	
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No Contribution	Moderate	Moderate	Low	Moderate
Site Specific Assessment Results:				
Assessment Summary:				
Purpose 1: To check the unrestricted sprawl of large built-up areas.	Purpose 2: To prevent neighbouring towns merging into one another.	Purpose 3: To assist in safeguarding the countryside from encroachment.	Purpose 4: To preserve the setting and special character of historic towns.	Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
No contribution. The site does not adjoin the defined large built-up area.	The settlement wraps around the western portion of the site, creating a pocket. The existing eastern inner Green Belt boundary at this site is a formed largely by the rear gardens of houses on Bingley Road. There is a small portion of northern boundary which is formed by a farm track. There is a small southern boundary formed by the gardens of properties on	The site is a collection of large fields. They consist of grassland and dry stone wall field boundaries. Due to the size of the site it is very open and rural in nature. It therefore plays a major role in safeguarding the countryside from encroachment.	The site is separated from the historic core of Haworth by post World War II development. There are no views into the historic core from or 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>Halifax Road. The existing inner Green Belt boundaries are a mix of weak and moderate boundaries. The new green belt boundary would be formed of a wire fence field boundary along the new eastern boundary which leads on to open countryside. This would be a very weak boundary, lacking in durability. The new southern boundary would be Halifax Road which is a strong and defensible boundary.</p> <p>The site sits at the western edge of a very large Green Belt parcel which forms a largely essential land gap between Haworth and Cullingworth. Development would not significantly reduce this gap.</p> <p>There are limited long-ranging views between the settlements from the site due to surrounding topography.</p> <p>There is no road directly connecting this site to Cullingworth and so there is</p>			
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	no opportunity for ribboning. Development of the site would not lead to the merging of one town with another.			
No Contribution	Low	Major	Low	Moderate
Overall Summary of Purpose Assessment:	Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.			
Boundary Strength - Existing Boundary:	Weak boundaries lacking in durability	The settlement wraps around the western portion of the site, creating a pocket. The existing eastern inner Green Belt boundary at this site is a formed largely by the rear gardens of houses on Bingley Road. There is a small portion of northern boundary which is formed by a farm track. There is a small southern boundary formed by the gardens of properties on Halifax Road. The existing inner Green Belt boundaries are a mix of weak and moderate boundaries. . Overall boundaries would be weak in strength as the road only accounts for a strong portion.		
Boundary Strength – Potential new boundary (based on the full extent of the site)	Moderate: less defensible boundary	The new green belt boundary would be formed of a wire fence field boundary along the new, lengthily eastern boundary which leads on to open countryside. This would be a very weak boundary, lacking in durability. The new southern boundary would be Halifax Road which is a strong and defensible boundary. Overall the combination of weak and strong boundaries would be moderate in strength.		
Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?	N/A	A more logical Green Belt boundary could be formed by diminishing the site so it just in-filled the existing settlement. A new boundary would need to be created along the eastern edge; however the topography of this section of the site and access requirements does not make this a viable development option.		
Potential for Sprawl:	The site is connected to the settlement along the eastern end, there are boundaries on the north and south but this only forms a small section of the perimeter so overall the site is not well contained by the existing urban area. The existing			


	<p>boundary is made up of residential development with an irregular form along with a small section of track to the north, therefore it has overall weak boundaries which could increase the potential for sprawl. The site protrudes into the wider Green Belt and does not represent a logical rounding off of the existing settlement pattern.</p>
<p>Impact on Openness:</p>	<p>The site consists of agricultural fields and dry stone wall field boundaries; it is open and rural in nature. Although there is development on the eastern edge of the site it 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 is prominent in the landscape and provides a significant part of the rural setting in which the settlement sits. Development of the site would have a significant impact on the openness of the Green Belt.</p>
<p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p>	<p>There are public rights of way along the northern perimeter of the site and in the wider area. 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 nearby, including grassland habitat network to the east which could be enhanced to improve the environmental quality of the surrounding Green Belt.</p>
<p>Site Specific Assessment Summary – Impact on the Green Belt:</p>	<p>Purposes: The site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another. The site plays a low role in preserving the setting and special character of historic towns as it is important to the setting of the historic core.</p> <p>Sprawl: The site is connected to the settlement along its eastern boundary is therefore partially contained by the existing urban area. The site does not represent a logical rounding off of the settlement. Development of the site may lead to further sprawl into the surrounding Green Belt as the new eastern Green Belt boundary would be similarly weak like the existing boundary. It must also be noted that a stronger southern boundary would be formed.</p> <p>Openness: Development of the site would have a significant impact on openness. The site comprises open fields which are prominent in the landscape. The wide ranging views into and out of the site would see the development of the site having a significant impact on the openness of the Green Belt.</p> <p>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 in the lateral line to the existing Green Belt boundaries. However a stronger southern boundary would be formed.</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.
Overall Conclusion:	Based on planning judgement the site has a major potential impact on the Green Belt. <ul style="list-style-type: none">• The site is in a moderate performing Green Belt parcel.• The site makes a moderate contribution to the purposes of including land in the Green Belt.• The site has a major potential for sprawl and would have a major impact on the openness of the Green Belt.• There is some 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
HA/028	Hawkcliffe Farm, Hebden Road	Detached	<p>This is a detached site in the Green Belt and is not connected to the settlement of Haworth or attached to another Green Belt site adjoining the settlement.</p> <p>There is a gap between the site and the settlement boundary of Haworth Development of the site would result in an isolated area of green belt being removed. This would not result in a pattern of sustainable development and it is therefore considered that the development of the site would have a major potential impact on the purposes of including land within the green belt and risk unrestricted sprawl. A full site specific Green Belt assessment has therefore not been carried out on this site.</p>	

Site Reference	Site Name	Isolated OR Detached	Comments	Map
HA/031		Isolated	<p>This is an isolated site in the Green Belt and is not connected to the settlement of Haworth or attached to another Green Belt site adjoining the settlement.</p> <p>There is a significant gap between the site and the settlement boundary of Haworth. 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 map is an aerial photograph with several areas outlined in red. At the top center, a road is labeled 'KY157'. Below it, a residential settlement is visible. To the left of the settlement, a large green field is outlined in red and labeled 'HA/025'. To the right of the settlement, another green field is outlined in red and labeled 'HA/031'. The site 'HA/031' is clearly separated from the settlement and 'HA/025' by a gap in the green belt. A green line, possibly a boundary or path, runs vertically on the right side of the map.</p>

Site Reference	Site Name	Isolated OR Detached	Comments	Map
HA/035		Isolated	<p>This is an isolated site in the Green Belt and is not connected to the settlement of Haworth or attached to another Green Belt site adjoining the settlement.</p> <p>There is a significant gap between the site and the settlement boundary of Haworth. Development of the site would result in an isolated area of green belt being removed. This would not result in a pattern of sustainable development and it is therefore considered that the development of the site would have a major potential impact on the purposes of including land within the green belt and risk unrestricted sprawl. A full site specific Green Belt assessment has therefore not been carried out on this site.</p>	

Site Reference	Site Name	Isolated OR Detached	Comments	Map
HA/036		Isolated	<p>This is an isolated site in the Green Belt and is not connected to the settlement of Haworth or attached to another Green Belt site adjoining the settlement.</p> <p>There is a significant gap between the site and the settlement boundary of Haworth. 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>	