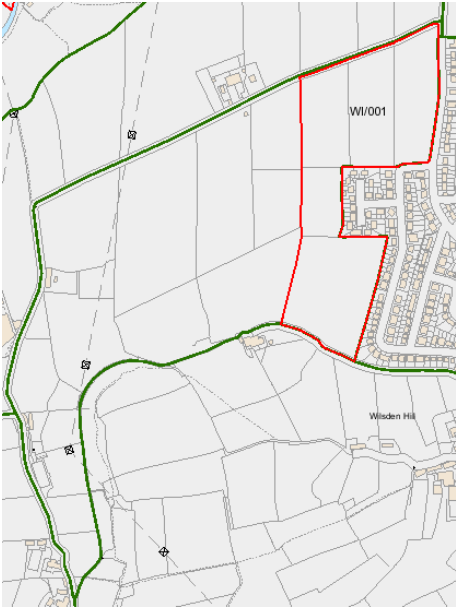



Wilsden Site Specific Green Belt Assessments

| Site Specific Green Belt Assessment | | | | | |
|--|----------------------------------|-----------------------|--|-------------------|-------|
| Site Reference: | WI/001 | Site Name: | Bents Lane | Size (ha): | 10.24 |
| Sub Area: | South Pennine Towns and Villages | | Settlement: | Wilsden | |
| Site Description: | | | | | |
| <p>This site is made up of pasture land which slopes gently to the north. The southern section of the site rises up more steeply. There are residential uses to the East. The site adjoins Wilsden to the North West of the settlement. The boundaries of the site are made up of a number of roads, field boundaries in the form of dry stone walls and rear gardens on Birchlands Grove and Birchlands Avenue. The site is located to the East of Green Belt Parcel 291.</p> | | | | | |
| Map (Parcel and Site Boundary): | | | Aerial (Site Boundary): | | |
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| PDL Status: | Greenfield | Accessibility: | TBC | SA Score: | TBC |

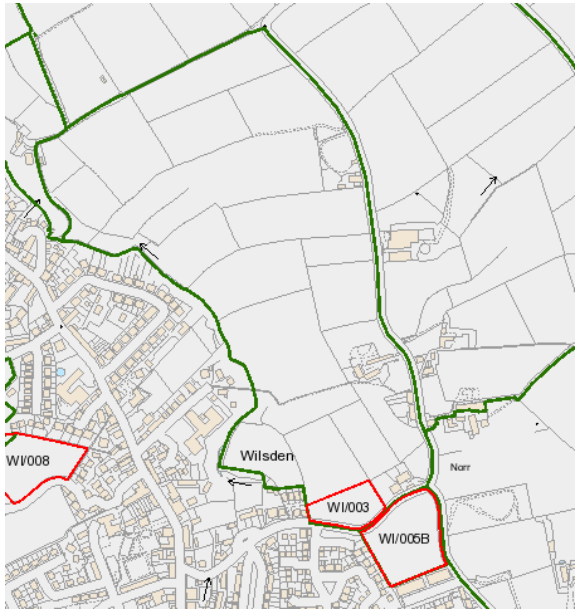

| Strategic Parcel Assessment Results: | | | | |
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| Parcel Reference: | 291 | Overall Rating: | Major | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. |
| No Contribution | Major | Major | Moderate | Moderate |
| Site Specific Assessment Results: | | | | |
| Assessment Summary: | | | | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. |
| No contribution. The site does not adjoin the defined large built up area. | The existing inner Green Belt boundary is formed of rear gardens and the made roads of Birchlands Avenue and Harden Lane which provide a mix of defensible and less defensible boundaries. Based on existing boundaries the site would provide a stronger boundary to the north (at Bents Lane) and south (Tan House Lane) but | The site consists of open fields adjoining the urban area. The site comprises of countryside uses with no built form. The site therefore plays a major role in safeguarding the countryside from encroachment. | The site is separated from the historic core of Wilsden. It does not play a role in supporting the character or views into and out of the historic core. | All sites are considered to score moderately against Purpose 5. |

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| | <p>currently has a weaker boundary to the West.</p> <p>The site sits in a Green Belt parcel which forms an essential gap between Wilsden and Harden as development would significantly reduce the perceived and actual distance between the two towns. Development of the site (particularly the northern section) would reduce the gap between Wilsden and Harden.</p> <p>The North East boundary of the site is formed by Harden Lane which connects Wilsden to Harden. There is no development along this road and therefore the green belt has prevented ribboning.</p> <p>The green belt in this location plays a major role in preventing neighbouring towns from merging.</p> | | | |
| No Contribution | Major | Major | Low | Moderate |
| Overall Summary of Purpose | Based on planning judgement the site performs a major role overall when assessed against the NPPF Green Belt purposes. | | | |

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| Assessment: | | |
| Boundary Strength - Existing Boundary: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined) | Moderate: Less defensible boundary | The existing inner Green Belt boundary is made up of a main road (Harden Lane) and the rear gardens of properties on Birchlands Avenue and Birchlands Grove. This is a mix of strong boundaries which are defensible and likely to be durable and weaker boundaries which are less durable. |
| Boundary Strength – Potential new boundary: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined) | Moderate: Less defensible boundary | If the site were developed and removed from the Green Belt, there would be potential to create strong defensible boundaries along the northern and southern boundaries of the site using the roads of Bents Lane and Tan House Lane. However, a new strong defensible boundary along the west of the site may be more difficult to achieve. It is currently made up in part of dry stone walls which are less defensible and lacking durability. There is also a portion of the boundary which crosses a field and is entirely undefined. Therefore a new boundary would need to be created along this part of the site edge. The site and adjoining Green Belt land to the west comprise of open pasture fields and there is no major change in topography, landform or existing landscape features which could be used to create a new boundary. Furthermore the introduction of landscape buffers to create a defensible boundary is unlikely to be appropriate in this location given the local context. |
| Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined) | N/A | There are no 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 urban area of Wilsden along the settlement's western edge. The site is therefore not strongly | |

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| | <p>contained by the existing urban area. The existing (inner) Green Belt boundary is formed of a mix of a made road and rear gardens of existing development along Birchlands Avenue and Birchlands Grove. The site's existing outer boundaries to the north and south along Bents Lane and Tan House Lane are strong and would likely resist further sprawl. To the west the site's outer boundary is weak with no defensible boundary which has the potential to be breached. Development of the site therefore has the potential for unrestricted sprawl into the wider Green Belt to the west of the site.</p> |
| | <p>Major</p> |
| <p>Impact on Openness:</p> | <p>This site consists of undeveloped/open fields. There is no built form on the site (except for the dry stone wall field boundaries) and there are wide and expansive views from (and into) the site across the Green Belt and beyond. The site is also highly visible from the main roads of Bents Lane and Harden Lane. Development of the site would have a significant negative impact on the openness of the Green Belt.</p> |
| | <p>Major</p> |
| <p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p> | <p>There is a public right of way which runs through the middle of the site from East to West which may present an opportunity to provide greater access and improvements to the wider Green Belt. There are also a number of biodiversity assets (ancient woodland to the north and woodland habitat network to the east) in close proximity which could be enhanced through improvements to the surrounding Green Belt land.</p> |
| <p>Site Specific Assessment Summary – Impact on the Green Belt:</p> | <p>Purposes: This site performs a major role against the purposes of including land within the Green Belt. It performs a major role in both safeguarding the countryside from encroachment and in preventing neighbouring towns from merging into one another. It performs a low role in preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along only one boundary and is not strongly contained by the existing urban area. There is potential for further sprawl into the wider Green Belt if this site were developed, particularly along the western edge where there are no existing features to create a strong defensible boundary.</p> <p>Openness: The site performs a major role in terms of the openness of the Green Belt with no built form on-site and extensive views across to the wider landscape.</p> <p>Boundary Strength: The northern and southern site boundaries could form a new strong Green Belt boundary using the existing roads. However, the potential to create a new strong Green Belt boundary along the western edge of the site is limited. There are no existing features or major changes in topography which could be used to create a new boundary. The use of landscape buffers is unlikely to be appropriate in this location given the existing landscape character.</p> <p>Compensatory Improvements: There are some opportunities for improvements to be made to the surrounding Green Belt –</p> |

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| | particularly in terms of improving the existing rights of way that are present on the site and the biodiversity assets that are in close proximity in the surrounding Green Belt land. |
| 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 located in a major Green Belt parcel.• The site makes a major contribution to the purposes of including land in the Green Belt.• The site has a high potential for sprawl and would have a major impact on openness.• There is limited opportunity to create a stronger Green Belt boundary than the existing boundary. |

| Site Specific Green Belt Assessment | | | | | |
|---|----------------------------------|-----------------------|--|-------------------|------|
| Site Reference: | WI/003 | Site Name: | Crack Lane (North) | Size (ha): | 0.67 |
| Sub Area: | South Pennine Towns and Villages | Settlement: | Wilsden | | |
| Site Description: | | | | | |
| <p>This site is a reasonably level agricultural field with dry stone walls on all four sides. On its western and southern boundary it adjoins the settlement of Wilsden. It is bounded by residential development on its eastern and western boundaries and by a road (Crack Lane) on its southern boundary. Residential uses are also present to the south of the site. Agricultural uses exist to the north. The site is situated in the south of Parcel 286.</p> | | | | | |
| Map (Parcel and Site Boundary): | | | Aerial (Site Boundary): | | |
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| PDL Status: | Greenfield | Accessibility: | TBC | SA Score: | TBC |

| Strategic Parcel Assessment Results: | | | | |
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| Parcel Reference: | 286 | Overall Rating: | Major | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. |
| No Contribution | Low | Major | Major | Moderate |
| 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 of the site is formed of a made road (Crack Lane) along its southern edge and residential development along its western edge. Development of the site is likely to create a weaker Green Belt boundary compared to the existing one. This site is within a parcel | The site is a small agricultural field adjacent to the urban area. It consists of grassland with no built form except its dry stone wall field boundaries. It therefore plays a major role in safeguarding the countryside from encroachment. | The site does not adjoin the historic core of Wilsden. There are limited views into the historic core from the site. There are views from the edge of the historic core into the site from Crack Lane which supports the setting of the town in the countryside. | All sites are considered to score moderately against Purpose 5. |

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| | <p>that forms a gap between Wilsden and Cottingley. However, development of the site itself would not lead to a reduction in distance or the physical/visual interconnection between settlements due to its placement between two existing residential developments and the topography of the surrounding landscape. 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> | | | |
| No Contribution | Low | Major | Moderate | Moderate |
| Overall Summary of Purpose Assessment: | Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes. | | | |
| Boundary Strength - Existing Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely</u> | Strong: Defensible boundary | The existing inner Green Belt boundary is formed along the southern edge of the site and is made up of a road (Crack Lane) which forms a strong boundary which is durable, recognised and likely to be permanent. Development of the site would breach this strong boundary. | | |

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| Undefined) | | |
| Boundary Strength – Potential new boundary: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined) | Weak: Boundary lacking in durability. | If the site were to be developed the new inner boundary would be made up of the existing dry stone wall field boundary. This would create a weaker boundary than the existing made road (Crack Lane) inner Green Belt boundary. The site and adjoining green belt land to the north are comprised of open pasture fields and there are no major changes in topography, landform or existing landscape features such as woodland or trees. Using landscape buffers such as tree belts may not be appropriate given the local landscape character. Therefore a new strong/stronger boundary is unlikely to be formed. |
| Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined) | N/A | There are no 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 contiguous with the settlement along two boundaries (West and South). There is existing development in the Green Belt along the site’s eastern boundary which provides a sense of containment to the site. The existing inner southern boundary is made up of a road (Crack Lane) which provides a strong boundary and currently prevents the potential for sprawl into the wider Green Belt to the north. The western boundary is made up of a dry stone wall which is a weaker boundary and may be breached by development. The does not provide a logical rounding off to the existing settlement pattern. | |
| Impact on Openness: | The site is an undeveloped field with no built form on site and therefore any development on this site would have a negative impact on the openness of the Green Belt. From the eastern boundary of the site there are long distance views which would be obstructed by any development of this site. Although due to the topography of the site/surrounding landscape there are limited direct views into the wider parcel of Green Belt land within which this site sits. The impact on openness is likely to | |

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| | <p>only be at a local level.</p> <p>Major</p> |
| <p>Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt:</p> | <p>There may be opportunity to provide an additional right of way at the rear of the site linking Broomfield with Coplowe Lane and providing greater accessibility to the wider countryside. There may also be some opportunities to enhance or improve some priority habitats which exist to the northwest of the site in the wider Green Belt.</p> |
| <p>Site Specific Assessment Summary – Impact on the Green Belt:</p> | <p>Purposes: This site performs moderately against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment, a moderate role in preserving the setting and special character of historic towns and a low role in prevent neighbouring towns from merging into one another.</p> <p>Sprawl: This site is connected to the settlement along two boundaries with a moderate level of containment. However, there is potential for further sprawl into the wider Green Belt if this site were developed, particularly along the northern edge where there are no existing feature to create a strong defensible boundary.</p> <p>Openness: The site performs a major role in terms of the openness of the Green Belt with no built form on-site and long distance views across the site.</p> <p>Boundary Strength: The existing inner Green Belt boundary is strong and defensible. There are no existing features or major changes in topography which could be used to create a new boundary along the northern edge of the site. The use of landscape buffers is unlikely to be appropriate in this location given the existing landscape character.</p> <p>Compensatory Improvements: There may be opportunity to provide an additional right of way to the rear of the site and enhancing/improving priority habitats that exist to the northwest of 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 located in a major Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a high potential for sprawl and would have a major impact on openness. • There is limited opportunity to create a stronger Green Belt boundary than the existing boundary. |

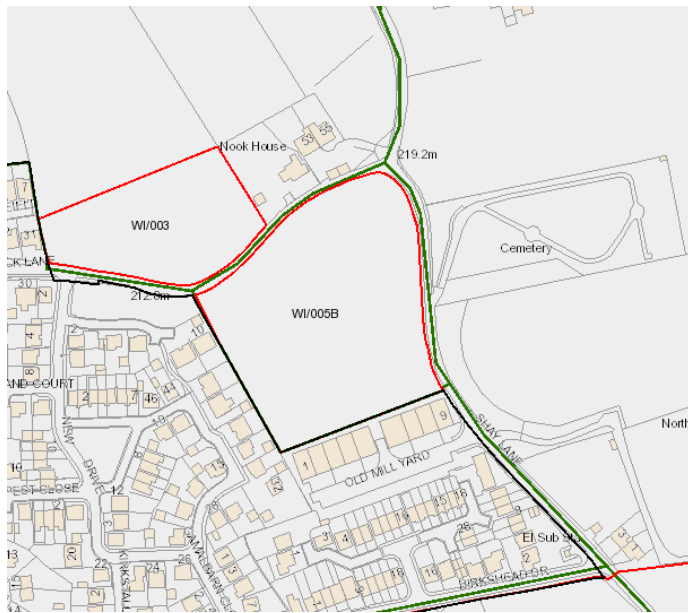
Site Specific Green Belt Assessment

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|------------------------|----------------------------------|--------------------|------------|-------------------|------|
| Site Reference: | WI/005B | Site Name: | Crack Lane | Size (ha): | 1.47 |
| Sub Area: | South Pennine Towns and Villages | Settlement: | Wilsden | | |

Site Description:

This is an agricultural field which slopes gently downhill from East to West with some undulations. The site is bounded by dry stone walls on all four sides. Crack Lane forms the northern boundary and Shay Lane forms the eastern boundary. The site adjoins the settlement of Wilsden on two sides (West and South) and is adjacent to residential and industrial development. The site extent is the same as that of Parcel 285.

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: | | | | |
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| Parcel Reference: | 285 | Overall Rating: | Moderate | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. |
| No Contribution | Low | Major | Low | Moderate |
| Site Specific Assessment Results: | | | | |
| Assessment Summary: | | | | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. |
| No Contribution. The site does not adjoin the defined large built up area. | The existing inner Green Belt boundaries are formed of dry stone walls, fencing and hedgerows and industrial development which are lacking in durability. Development of the site is likely to form stronger boundaries along the made roads of Crack Lane and Shay Lane. The site sits within a parcel which forms a land gap | This site is an open agricultural field. It consists of countryside uses in the form of grassland used for grazing and contains no built form (except the dry stone wall field boundaries). The site therefore plays a major role in safeguarding the countryside from encroachment. | The site is separate from the historic core by post World War 2 development. There are no views into the historic core from the site and no views into the site from the historic core. The site does not play a role in preserving the setting or special character if the historic town. | All sites are considered to score moderately against Purpose 5. |

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| | <p>between Wilsden and Cottingley. However, the topography of the surrounding landscape is such that there is no inter-visibility between settlements and the site could be developed without the risk of towns merging. There is no direct road connecting this site with Cottingley and therefore no opportunity for ribboning towards a neighbouring town.</p> <p>The site plays a low role in preventing neighbouring towns from merging into one another.</p> | | | |
| No Contribution | Low | Major | Low | Moderate |
| Overall Summary of Purpose Assessment: | Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes. | | | |
| Boundary Strength - Existing Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>) | Moderate: Less defensible boundary | The existing inner Green Belt boundary is formed by rear gardens with a dry stone wall field boundary along the western edge and industrial built form along the southern edge. These provide moderate but less defensible boundaries. They are less durable and could be breached as a result of development. | | |

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| Boundary Strength – Potential new boundary: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined) | Strong: Defensible boundary | The new boundaries created as a result of the site being developed would be formed from the made roads of Crack Lane and Shay Lane. These represent much stronger boundaries than the existing ones, are durable and would offer permanence to the Green Belt boundary for the future. |
| Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (Strong: defensible boundary; Moderate: less defensible boundary; Weak: boundaries lacking in durability; Entirely Undefined) | N/A | The site boundaries will provide a stronger boundary than the existing Green Belt boundary. |
| Potential for Sprawl: | The site is contiguous with the settlement along two boundaries (West and South) and therefore only partially contained by the existing urban area. The existing Green Belt boundary is made up of rear gardens with a dry stone wall field boundary along the western edge and industrial buildings along the southern edge providing moderate, less defensible boundaries. The site's outer boundaries along the North and East are formed by roads (Crack Lane and Shay Lane). These would form the new inner Green Belt boundaries should the site be developed and would form strong defensible boundaries which would restrict sprawl into the wider Green Belt. The site also represents a logical rounding off of the existing settlement pattern. | |
| Impact on Openness: | There is no built form on the site and development would have a significant impact on the openness of the Green Belt. There are local views across the site from Shay Lane and Crack Lane into the wider Green Belt and beyond. There are some limited views into the site from the western side of Wilsden. | |
| | Low | |
| | Major | |

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| Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt: | <p>There are no public rights of way or biodiversity assets in close proximity to the site. There is a cemetery across from the site and the wider rights of way network is accessible from Shay Lane. There may be opportunities to enhance these in order to improve the environmental quality of the surrounding Green Belt.</p> |
| Site Specific Assessment Summary – Impact on the Green Belt: | <p>Purposes: This site performs moderately against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along two boundaries and is partially contained by the existing urban area. There is limited potential for further sprawl into the wider Green Belt if this site were developed. New strong, defensible boundaries could be created along Crack Lane and Shay Lane which would restrict the potential for sprawl and provide a natural rounding off of the settlement.</p> <p>Openness: The site performs a major role in terms of the openness of the Green Belt with no built form on-site and local views across into the wider Green Belt.</p> <p>Boundary Strength: New stronger and more defensible boundaries would be formed by the roads: Crack Lane and Shay Lane.</p> <p>Compensatory Improvements: There is some potential to offer compensatory improvements through the enhancement of the surrounding Green Belt with better connections to the wider public rights of way network.</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 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 but would have a major impact on openness. • The site presents the opportunity to create a new strong, defensible boundary. |

| Strategic Parcel Assessment Results: | | | | |
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| Parcel Reference: | 284 | 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 | Moderate | Moderate |
| Parcel Reference: | 70 | 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. |
| Moderate | 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 | The site sits within two Green Belt parcels both of | There is a small amount of built development along the middle | The site is separated from the historic core of Wilsden | All sites are considered to score moderately against |

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| <p>large built up area.</p> | <p>which form a gap between Wilsden and Bradford. If the full extent of the site were developed the new boundaries created are likely to be weaker than the existing Green Belt boundaries and therefore increase the risk of neighbouring towns merging.</p> <p>However, there is no inter-visibility between the two towns due to the topography of the surrounding landscape.</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> <p>Development of the site would not lead to the merging of one town with another.</p> | <p>of the northern boundary of the site which consists of a farmhouse and converted barn. The remainder of the site is open fields and presents significant rural characteristics. Any development of this site would have a significant impact on the openness of the Green Belt. The site therefore plays a major role in safeguarding the countryside from encroachment.</p> | <p>by post World War 2 development and therefore does not directly play a role in supporting the character of the Historic Town. However, there are clear views into the historic core of Wilsden from the site and it could be considered to support the setting of the settlement. The site plays a moderate role in preserving the setting and special character of the historic town.</p> | <p>Purpose 5.</p> |
| <p>No Contribution</p> | <p>Low</p> | <p>Major</p> | <p>Moderate</p> | <p>Moderate</p> |
| <p>Overall Summary of Purpose Assessment:</p> | <p>Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes.</p> | | | |

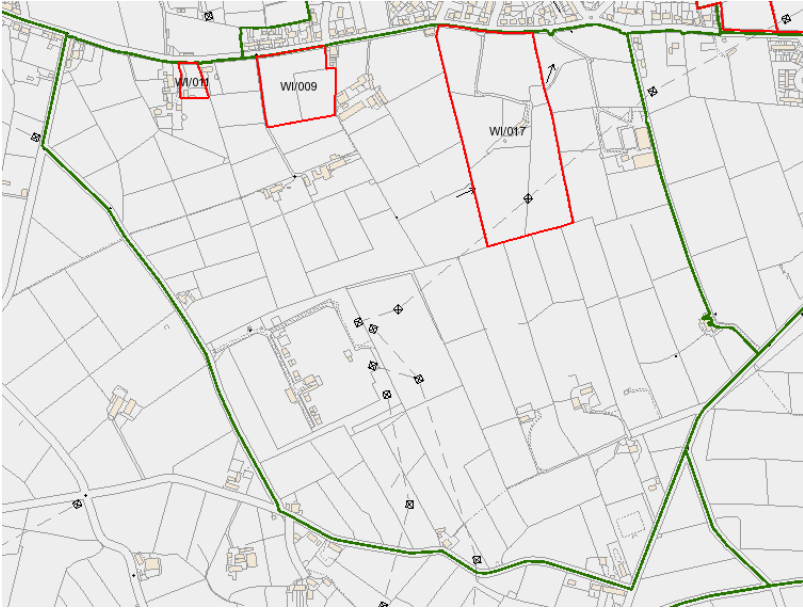

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| <p>Boundary Strength - Existing Boundary: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p> | <p>Moderate: Less defensible boundary</p> | <p>The existing inner Green Belt is made up of a mix of features. The northern boundary is made up of a road: Birkshead Drive which is a strong, defensible boundary but becomes weaker to the west where it turns into a footpath. The western boundary is formed of a dry stone wall marking the rear gardens of properties on Low Wood. This is a weaker boundary which could be breached by development.</p> |
| <p>Boundary Strength – Potential new boundary: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p> | <p>Weak: Boundaries lacking in durability</p> | <p>Taking account of the site as a whole, the new boundaries which would be created from the development of this site would likely to be weaker. There are no existing features present that could be used to create a new strong defensible boundary. Existing features are limited to field boundaries made up of dry stone walls.</p> |
| <p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p> | <p>Moderate: Less defensible boundary</p> | <p>If the site were to only extend up to Shay Lane (as the new western (inner) boundary) a strong boundary could be created along this feature. The southern boundary of the site would not form as strong a boundary as the current inner Green Belt boundary at Birkshead Drive, although there may be potential to create a new defensible boundary through landscaping or other permanent (hard) infrastructure features or layout and design of development. This would mean that the potential new boundaries created would have the same strength as the existing boundaries.</p> |
| <p>Potential for Sprawl:</p> | <p>The site is contiguous with the settlement along two boundaries (North and West) and therefore is only partially contained by the existing urban area. The northern boundary is a strong defensible boundary being formed by the made road of Birkshead Drive, although this becomes weaker towards the West where it turns into a footpath. However, it plays a significant role in restricting sprawl southwards into the wider Green Belt. The western site boundary is formed of a dry stone wall which is a</p> | |

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| | <p>boundary lacking in durability and plays a lesser role in restricting sprawl eastwards into the wider Green Belt. The new boundaries created by the development of the site would be no stronger than the existing. The site does not represent a logical rounding off of the existing settlement pattern.</p> |
| Impact on Openness: | <p>There is a small amount of existing development within this site along the northern boundary, however, the remainder of the site is undeveloped countryside and therefore any additional development would have a significant negative impact on the openness of the Green Belt. Development of the site would reduce the wider views across the remaining Green Belt.</p> |
| Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt: | <p>There is an existing right of way that crosses the site from north to south, as well as paths that run along the northern and west boundaries of the site. There may be potential to improve these paths and other connections to the wider Green Belt in the surrounding area.</p> |
| Site Specific Assessment Summary – Impact on the Green Belt: | <p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment, a moderate role in preserving the setting and special character of historic towns and a low role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is connected to the settlement along two boundaries and is only partially contained by the existing urban area. There is some potential for sprawl eastwards from the western boundary which is weaker and less durable.</p> <p>Openness: The site performs a major role in terms of the openness of the Green Belt. There is a very limited amount of built form on the northern boundary but is otherwise undeveloped with views across the wider surrounding Green Belt.</p> <p>Boundary Strength: The opportunity to create a stronger boundary is limited and dependent on whether the full extent of the site is developed. If only the portion of the site to the west of Shay Lane were to be brought forward then a strong boundary could be formed using the existing road. However, the southern boundary would still lack durability unless a suitable landscaping or (hard) infrastructure feature could be created. The new boundaries are likely to have a similar strength to the existing.</p> <p>Compensatory Improvements: There is some potential for mitigation measures through improvements to the surrounding rights of way network which would provide enhanced accessibility into the wider countryside.</p> |

Overall Conclusion:

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

- The site is located in two **moderate** Green Belt parcels.
- 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 openness.
- There is limited opportunity to create a stronger Green Belt boundary than the existing boundary.

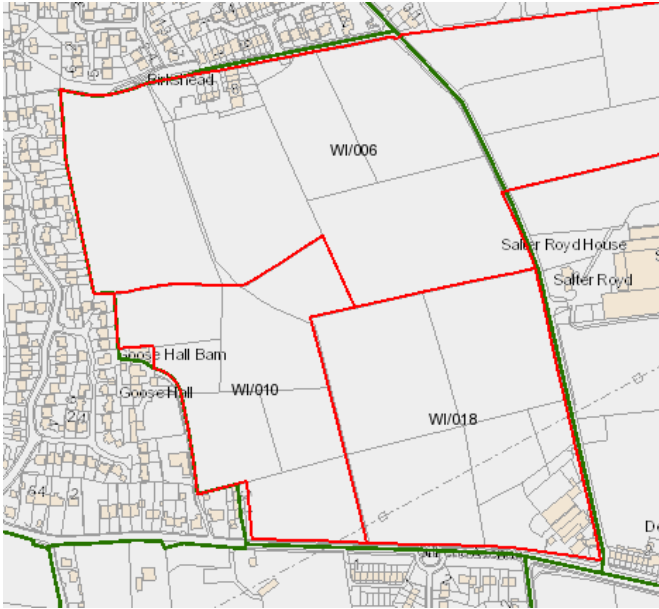

| Site Specific Green Belt Assessment | | | | | |
|---|----------------------------------|-----------------------|--|-------------------|------|
| Site Reference: | WI/009 | Site Name: | Laneside | Size (ha): | 1.98 |
| Sub Area: | South Pennine Towns and Villages | Settlement: | Wilsden | | |
| Site Description: | | | | | |
| <p>This site is located on the south side of Wilsden adjoining the settlement along Haworth Road (opposite Thornfield Terrace). The site is reasonably flat but rises gently uphill from East to West. The site consists of two agricultural fields which are defined by dry stone walls and post and wire fencing. The site protrudes into the open countryside and is surrounded on three sides by other agricultural fields and buildings. The site is situated along the northern edge of Parcel 294.</p> | | | | | |
| Map (Parcel and Site Boundary): | | | Aerial (Site Boundary): | | |
|  <p>A detailed map showing the site boundary (WI/009) outlined in red. The site is situated between parcels WI/011 and WI/017. The map shows a network of roads and green spaces.</p> | | |  <p>An aerial photograph showing the site boundary (WI/009) outlined in red. The site is a large, rectangular agricultural field. The surrounding area includes residential buildings and other agricultural fields.</p> | | |
| PDL Status: | Greenfield | Accessibility: | TBC | SA Score: | TBC |

| Strategic Parcel Assessment Results: | | | | |
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| Parcel Reference: | 294 | Overall Rating: | Moderate | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. |
| No Contribution | Moderate | Moderate | Major | Moderate |
| Site Specific Assessment Results: | | | | |
| Assessment Summary: | | | | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. |
| No Contribution. The site does not adjoin the defined large built up area. | The existing inner green belt boundary (northern site boundary) is formed by the B6144 Haworth Road which is a strong boundary. A more defensible boundary could not be formed within the site. The site lies within a parcel which forms a gap between Wilsden and the settlements of Thornton, Denholme, and Cullingworth. However, the | This site consists of agricultural grazing land and there is no built form except the dry stone wall field boundaries. Any development of this site would have a significant impact on the openness of the Green Belt. The site therefore plays a major role in safeguarding the countryside from encroachment. | The site is separated from the historic core of Wilsden by post World War 2 development and topography. 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. |

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| | <p>site is small in comparison to the parcel and the perceptual distance between the site and neighbouring settlements would not be reduced through the development of the site. There is no inter-visibility between the towns from the site.</p> <p>There have been some instances of ribbon development within the parcel in which this site sits. Development of this site may be seen as further ribboning along Haworth Road towards Cullingworth.</p> <p>Overall the existing Green Belt boundary plays a low role in preventing development which would reduce the gaps between settlements and result in merging.</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: | Strong: Defensible boundary | The existing inner Green Belt boundary is made up of the B6144 Haworth Road and represents a strong, defensible boundary which is durable, recognisable and likely to be | | |

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| <p>(<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p> | | <p>permanent.</p> |
| <p>Boundary Strength – Potential new boundary: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p> | <p>Weak: Boundaries lacking in durability</p> | <p>The new boundaries that would be created by the development of this site are likely to be weaker than the existing strong boundary of the made road (B6144, Haworth Road). The western site boundary is made up of a well-defined track/footpath which may form a moderate, less defensible boundary; however the eastern and southern boundaries are made up of dry stone wall field boundaries which are weak boundaries lacking in durability. The introduction of landscape buffers to create a defensible boundary is unlikely to appropriate in this location given the landscape character.</p> |
| <p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p> | <p>N/A</p> | <p>There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.</p> |
| <p>Potential for Sprawl:</p> | <p>The site is connected to the settlement along one boundary and is not contained by the existing urban area. The existing boundary is made up of the B6144 Haworth Road and is a strong boundary which plays a major role in restricting sprawl southwards into the wider Green Belt. The site protrudes into the wider Green Belt to the south of the settlement and does not represent a logical rounding off of the existing settlement pattern.</p> | |
| <p>Impact on Openness:</p> | <p>There is no built form within the site and any development would have a negative impact on the openness of the Green Belt. There are views across the wider Green Belt and these would be restricted by the development of the site.</p> | |

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| | Major |
| Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt: | There are two existing rights of way which run along the boundaries of the site. There may be opportunity to improve these paths allowing for better access into the wider countryside. There are no existing, identified wildlife sites or habitats within the immediate vicinity, therefore any compensatory improvements would need to consider the opportunity for habitat creation. |
| Site Specific Assessment Summary – Impact on the Green Belt: | <p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along only one boundary and is not contained by the existing urban area. There is potential for unrestricted sprawl into the wider Green Belt as development of the site would breach the existing strong boundary and there are no existing features to create a new strong boundary.</p> <p>Openness: The site performs a major role in terms of openness of the Green Belt with no built form on-site and views across into the wider landscape.</p> <p>Boundary Strength: The new boundaries created by the development of the site would be dry stone wall field boundaries and a well-defined track which represents a mix of moderate and weak boundaries. These would be less defensible and less durable compared to the existing strong, defensible boundary of the B6144, Haworth Road. The use of landscape buffers is unlikely to be appropriate in this location given the existing landscape character.</p> <p>Compensatory Improvements: There are opportunities to improve existing rights of way in the immediate vicinity and enhance access into the wider Green Belt. However, there are limited biodiversity assets close by and consideration would therefore need to be given to habitat creation.</p> |
| Overall Conclusion: | <p>Based on planning judgement the site has a major potential impact on the Green Belt:</p> <ul style="list-style-type: none"> • The site is located in a moderate Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a high potential for sprawl and would have a major impact on openness. • There is limited opportunity to create a stronger Green Belt boundary than the existing boundary. |

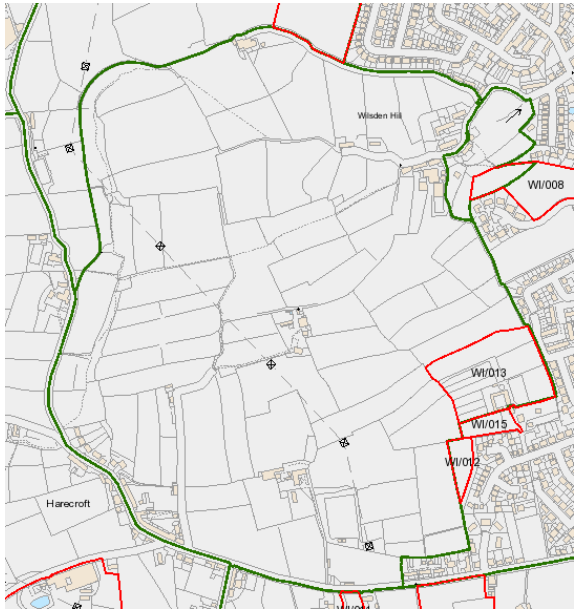

| Site Specific Green Belt Assessment | | | | | |
|--|----------------------------------|-----------------------|--|-------------------|------|
| Site Reference: | WI/010 | Site Name: | Haworth Road | Size (ha): | 3.80 |
| Sub Area: | South Pennine Towns and Villages | Settlement: | Wilsden | | |
| Site Description: | | | | | |
| <p>This site consists of four fields which are relatively flat with some undulations. The site is connected to the eastern edge of the settlement where it is bounded by residential development. The northern and eastern boundaries of the site are formed by field boundaries made up of dry stone walls. The southern boundary is formed by Wilsden Road (B6144). To the north and east are further agricultural fields. To the south is a cricket ground (located across Wilsden Road).</p> | | | | | |
| Map (Parcel and Site Boundary): | | | Aerial (Site Boundary): | | |
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| PDL Status: | Greenfield | Accessibility: | TBC | SA Score: | TBC |

| Strategic Parcel Assessment Results: | | | | |
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| Parcel Reference: | 284 | 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 | 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 Green Belt boundary is formed of an unmade road (The Avenue) and a well-established farm track along the western edge. These represent less defensible boundaries. However, the boundaries created by the development of this site would consist of dry stone walls along the eastern and northern edges of the site and would | This site consists of agricultural grazing land and there is no built form except the dry stone wall field boundaries. Any development of this site would have a significant impact on the openness of the Green Belt. The site therefore plays a major role in safeguarding the countryside from encroachment. | The site is separated from the historic core of Wilsden by post World War 2 development. There are limited views into the historic core from the site and no views out of the historic core into the site. The site does not play a supporting role in preserving the setting and special character of the settlement. | All sites are considered to score moderately against Purpose 5. |

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| | <p>represent a weaker boundary than that of the existing track.</p> <p>The site is located in a parcel which forms a gap between Wilsden and Bradford. However, due to the topography of the surrounding landscape there is no inter-visibility between the settlements. Although there would be a physical reduction in the gap between settlements this would not be noticeable due to the landscape/topography and development of the site may be possible without significant risk of the towns merging.</p> <p>The site adjoins the B6144 Wilsden Road connecting Wilsden to Bradford – development of the site may lead to ribboning along this main road.</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 | Moderate: Less defensible | The existing inner Green Belt boundary is made up of a well-established track and unmade | | |

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| Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>) | boundary | road, together with the rear gardens of properties on Green Meadow and farm buildings. These boundaries are less defensible and in part lack durability. |
| Boundary Strength – Potential new 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 new boundaries created by the development of this site would be a mix of strong and less defensible boundaries. The southern boundary would be formed by the B6144, Wilsden Road which would form a strong boundary. However, the northern and eastern boundaries would be formed by the field boundaries made up of dry stone walls which would be weaker boundaries. The introduction of landscape buffers to create a defensible boundary is unlikely to be appropriate in this location given the landscape character. |
| 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: | The site is connected to the settlement along only one boundary and is therefore not strongly contained by the existing urban area. The (inner) Green Belt boundary is made up of a well-established track and unmade road – this represents a less defensible boundary where development of the site may result in unrestricted sprawl into the Green Belt. The site does not represent a logical rounding off of the settlement. | |
| Impact on Openness: | There is no built form within the site and any development would have a negative impact on the openness of the Green | |

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| | Belt. There are notable views across the wider Green Belt and beyond and these would be restricted by the development of this site. |
| | Major |
| Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt: | A public right of way runs along the eastern boundary of the site which may offer opportunities for improvements and better access to the wider Green Belt. However, there are limited biodiversity assets within the immediate vicinity of the site and therefore consideration may need to be given to habitat creation in order to improve the environmental quality of the surrounding Green Belt. |
| Site Specific Assessment Summary – Impact on the Green Belt: | <p>Purposes: This site performs a moderate role against the purposes of including land within the Green Belt. It performs a major role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along only one boundary and is not strongly contained by the existing urban area. There is potential for sprawl into the Green Belt if this site were developed, particularly along the eastern edge where there are no existing features to create a strong defensible boundary.</p> <p>Openness: The site performs a major role in terms of the openness of the Green Belt with no built form on-site and notable views across to the wider landscape.</p> <p>Boundary Strength: The southern site boundary could form a new strong Green Belt boundary using the existing main road. However, the northern and eastern site boundaries are made up of dry stone walls and these would represent weaker boundaries than the existing track/unmade road. The use of landscape buffers is unlikely to be appropriate in this location given the existing landscape character.</p> <p>Compensatory Improvements: The site is connected to the rights of way network and therefore there may be opportunity to improve access into the wider countryside.</p> |
| Overall Conclusion: | <p>Based on planning judgement the site has a major potential impact on the Green Belt:</p> <ul style="list-style-type: none"> • The site is located in a moderate Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a high potential for sprawl and would have a major impact on openness. • There is limited opportunity to create a stronger Green Belt boundary than the existing boundary. |

| Site Specific Green Belt Assessment | | | | | |
|--|----------------------------------|-----------------------|--|-------------------|------|
| Site Reference: | W/013 | Site Name: | Moorside Farm | Size (ha): | 3.07 |
| Sub Area: | South Pennine Towns and Villages | Settlement: | Wilsden | | |
| Site Description: | | | | | |
| <p>This site consists of a number of equestrian fields/training areas along with a stable block and other equestrian buildings. The boundaries of the site are mainly made up of dry stone walls, post and slate fencing and other domestic boundaries. The site is connected to the settlement of Wilsden on two sides along the site's southern and eastern boundaries. The site is situated along the eastern edge of Parcel 292.</p> | | | | | |
| Map (Parcel and Site Boundary): | | | Aerial (Site Boundary): | | |
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| PDL Status: | PDL / Greenfield | Accessibility: | TBC | SA Score: | TBC |

| Strategic Parcel Assessment Results: | | | | |
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| Parcel Reference: | 292 | Overall Rating: | Moderate | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. |
| No Contribution | Moderate | Moderate | Major | Moderate |
| Site Specific Assessment Results: | | | | |
| Assessment Summary: | | | | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. |
| No Contribution. The site does not adjoin the defined large built up area. | The existing Green Belt boundaries at this location are fairly weak – being made up of a mix of a made road (West Royd – a strong boundary), rear gardens, domestic fencing and dry stone walls which lack durability. However, the new Green Belt boundaries created by development of the site would be made up of dry stone walls and post and | The southern part of the site is dominated by the built form of the equestrian development/stable block. However, the northern fields are consistent with the surrounding agricultural fields with no / limited built form. This part of the site constitutes open countryside and is important in safeguarding the countryside from encroachment. The | The site is not connected to the historic core of Wilsden as it is separate by post World War 2 development. Due to the topography and levels of screening there are no clear views into the historic core from the site and no views out of the historic core into the site. The site does not perform a role in preserving the setting | All sites are considered to score moderately against Purpose 5. |

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| | <p>slat fencing which are unlikely to provide stronger boundaries.</p> <p>The site sits within a parcel which forms a land gap between Wilsden and the settlements of Denholme and Cullingworth. Due to the topography of the surrounding landscape there is no inter-visibility between the settlements.</p> <p>There is no opportunity for ribboning as the site is not located on a road connecting the towns together.</p> <p>The site performs a limited function in preventing towns from merging.</p> | <p>southern part of the site is less open due to the existing built form and may offer some potential for development without resulting in significant encroachment.</p> | <p>and special character of Wilsden.</p> | |
| No Contribution | Low | Moderate | Low | Moderate |
| Overall Summary of Purpose Assessment: | Based on planning judgement the site performs a low 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 boundaries are formed along the site's eastern edge of a made road (West Royd) and the rear gardens of properties on Hornsea Drive (which are uniform and regular in form) these represent a mix of boundaries which are strong and defensible and less defensible. The boundary along the site's southern edge is made up of a mix of dry stone walls and irregular built-form – these represent weaker boundaries that are lacking durability. | | |
| Boundary Strength – | Weak: Boundaries lacking | If the site were developed the new Green Belt boundaries would be formed of dry stone | | |

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| Potential new boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>) | durability | walls and post and slat fencing. These boundaries would be somewhat weaker than the existing boundaries. The potential to create new stronger boundaries with landscaping and planting are limited as this type of screening is not consistent with the landscape character of this area. |
| 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: | The site is contiguous with the settlement along two boundaries (South and West) and therefore only partially contained by the existing urban area. The southern boundary is a boundary lacking in durability, being made up of rear gardens and field boundaries consisting of dry stone walls. The Western boundary is partly formed of a made road (West Royd – a strong boundary) but also the rear gardens of several residential properties which are lacking in durability. The existing Green Belt boundary is therefore predominately lacking in durability and does not serve as a strong barrier or prevent the outward irregular spread of the settlement. The site does not represent a logical rounding off of the existing settlement pattern. | |
| Moderate | | |
| Impact on Openness: | There is a notable amount of built form in the southern part of this site which reduces the openness of the Green Belt in this location. However, there is no built form in the northern part of the site and there are views across to the wider Green Belt to the north. Development of the site would obscure these views having a moderate impact on the openness of the Green Belt. | |
| Moderate | | |

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| Opportunities for compensatory improvement to the environmental quality and accessibility of the Green Belt: | <p>The site is connected to the rights of way network with a footpath running along the eastern boundary of the site. This may present an opportunity for improvements to be made to the network allowing for better access into the wider Green Belt.</p> <p>There are no identified biodiversity assets in the immediate area around the site. Consideration will need to be given to other opportunities in the wider Green Belt around the settlement.</p> |
| Site Specific Assessment Summary – Impact on the Green Belt: | <p>Purposes: This site performs a low role against the purposes of including land within the Green Belt. It performs a moderate role in safeguarding the countryside from encroachment and a low role in preventing neighbouring towns from merging into one another and preserving the setting and special character of historic towns.</p> <p>Sprawl: The site is connected to the settlement along two boundaries and it therefore partially contained by the existing urban area. There is moderate potential for sprawl into the wider Green Belt if this site were developed, both to the north and west as there are no existing features to create a strong defensible boundary.</p> <p>Openness: The site performs a moderate role in terms of the openness of the Green Belt with a notable element of built form along the southern part of the site which reduces the openness of the Green Belt in this location. However in the northern part of the site there is no built form with views across into the wider Green Belt.</p> <p>Boundary Strength: The potential to create stronger boundaries is limited. The new boundaries would be formed by dry stone walls and fencing which are weaker boundaries which lack durability.</p> <p>Compensatory Improvements: The site is connected to the rights of way network and there may be opportunity to make improvements to increase accessibility into the wider Green Belt. There are no identified biodiversity assets close to the site which limit the opportunity for environmental enhancement in the immediate vicinity.</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 moderate Green Belt parcel. • The site makes a low 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 openness. • There is limited opportunity to create a stronger Green Belt boundary than the existing boundary. |

| Site Specific Green Belt Assessment | | | | | |
|---|----------------------------------|-----------------------|--|-------------------|------|
| Site Reference: | WI/017 | Site Name: | South of Laneside | Size (ha): | 7.61 |
| Sub Area: | South Pennine Towns and Villages | Settlement: | Wilsden | | |
| Site Description: | | | | | |
| <p>This site consists of a number of fields and a farmstead. The site is relatively flat on the northern edge with some undulations and a natural dip in the topography around the farmstead. The site then rises gently upwards to the south. The southern, eastern and western boundaries of the site are made up of dry stone walls. The northern boundary is formed by the B6144, Haworth Road. The site is situated along the northern edge of Parcel 294.</p> | | | | | |
| Map (Parcel and Site Boundary): | | | Aerial (Site Boundary): | | |
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| PDL Status: | PDL (10%), Greenfield (90%) | Accessibility: | TBC | SA Score: | TBC |


| Strategic Parcel Assessment Results: | | | | |
|---|--|---|---|---|
| Parcel Reference: | 294 | Overall Rating: | Moderate | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. |
| No Contribution | Moderate | Moderate | Major | Moderate |
| Site Specific Assessment Results: | | | | |
| Assessment Summary: | | | | |
| Purpose 1: To check the unrestricted sprawl of large built-up areas. | Purpose 2: To prevent neighbouring towns merging into one another. | Purpose 3: To assist in safeguarding the countryside from encroachment. | Purpose 4: To preserve the setting and special character of historic towns. | Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. |
| No Contribution. The site does not adjoin the defined large built up area. | The existing inner Green Belt boundary (northern site boundary) is formed by the B6144 Haworth Road which is a strong boundary. The development of the site would create a weaker boundary increasing the risk of towns merging. The site lies within a parcel which forms a gap between Wilsden and the settlements of Thornton, Denholme and | The site consists of mainly countryside uses with an element of built form in the centre of the site where the farmstead is located. There is a high voltage power line and pylon located in the southern quarter of the site. The majority of the site is formed of open fields with development likely to have a negative impact on the openness of the Green Belt. | The site is not connected to the historic core of Wilsden. However, there are views into the historic core from the site and views of the site from the historic core. The site plays a moderate role in supporting the setting and special character of Wilsden. | All sites are considered to score moderately against Purpose 5. |


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| | <p>Cullingworth. Due to the topography of the surrounding landscape there is no inter-visibility between the settlements. The visual perception of towns merging would therefore be limited. The site could be developed without significant risk of towns merging.</p> <p>The parcel in which this site is located has seen instances of ribboning along Haworth Road. The development of this site may lead to further ribboning.</p> <p>The site plays a low role in preventing neighbouring towns merging into one another.</p> | <p>There are long views out across the Green Belt which would be diminished or obstructed by new development. The site therefore plays a major role in safeguarding the countryside from encroachment.</p> | | |
| No Contribution | Low | Major | Moderate | Moderate |
| Overall Summary of Purpose Assessment: | Based on planning judgement the site performs a moderate role overall when assessed against the NPPF Green Belt purposes. | | | |
| Boundary Strength - Existing Boundary: (<u>Strong</u> : defensible boundary; <u>Moderate</u> : less defensible boundary; <u>Weak</u> : boundaries lacking in durability; <u>Entirely Undefined</u>) | Strong: Defensible boundary | The existing inner Green Belt boundary is made up of the B6144 Haworth Road and represents a strong, defensible boundary which is durable, recognisable and likely to be permanent. | | |

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| <p>Boundary Strength – Potential new boundary: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p> | <p>Weak: Boundaries lacking durability</p> | <p>The new Green Belt boundaries that would be created if the site were developed would be formed of dry stone walls which would be weaker than the existing made road (B6144, Haworth Road). There would be limited opportunity to create a stronger boundary through planting or other hard infrastructure due to the nature of the landscape character of this area.</p> |
| <p>Boundary Strength – could an alternative site boundary be drawn to produce a potentially stronger or more logical Green Belt boundary?: (<u>Strong</u>: defensible boundary; <u>Moderate</u>: less defensible boundary; <u>Weak</u>: boundaries lacking in durability; <u>Entirely Undefined</u>)</p> | <p>N/A</p> | <p>There are no existing features within the site which could be used to define a stronger boundary than the existing Green Belt boundary.</p> |
| <p>Potential for Sprawl:</p> | <p>The site is connected to the settlement along one boundary and is not contained by the existing urban area. The existing boundary is made up of the B6144 Haworth Road and is a strong boundary which plays a major role in restricting sprawl southwards into the wider Green Belt. The site protrudes into the wider Green Belt to the south of the settlement and does not represent a logical rounding off of the existing settlement pattern.</p> | |
| <p>Impact on Openness:</p> | <p>There is a limited amount of built form on the site and this sits within a natural dip in the landscape – reducing its visibility from key viewpoints. The majority of the site is generally undeveloped and open with wide views across adjoining areas of Green Belt land. Development of this site would have a significant negative impact on the openness of the Green Belt.</p> | |
| <p>Opportunities for compensatory improvement</p> | <p>There are no public rights of way or identified biodiversity assets within or directly adjacent to the site. There may be opportunities to create new rights of way and habitats within the site and connections to existing paths in the wider Green</p> | |


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| <p>to the environmental quality and accessibility of the Green Belt:</p> | <p>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, a moderate role in preserving the setting and special character of historic towns and a low role in preventing neighbouring towns from merging into one another.</p> <p>Sprawl: The site is connected to the settlement along only one boundary and is not contained by the existing urban area. There is potential for sprawl into the wider Green Belt to the East, West and South if this site were developed as there are no existing features to create strong defensible boundaries.</p> <p>Openness: The site performs a major role in terms of the openness of the Green Belt with limited built form within the site and wide views across to the surrounding Green Belt.</p> <p>Boundary Strength: The new boundaries would be weaker than the existing strong boundary of the main road (B6144, Haworth Road). There are no existing features to create new strong boundaries. The use of landscape buffers is unlikely to be appropriate in their location given the landscape character.</p> <p>Compensatory Improvements: There are no rights of way or biodiversity assets directly adjacent to the site. There may be opportunities in the wider Green Belt around the settlement.</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 moderate Green Belt parcel. • The site makes a moderate contribution to the purposes of including land in the Green Belt. • The site has a high potential for sprawl and would have a major impact on openness. • There is limited opportunity to create a stronger Green Belt boundary than the existing boundary. |

Isolated and Detached Site Assessment

| Site Reference | Site Name | Isolated OR Detached | Comments | Map |
|----------------|---------------------------|----------------------|--|---|
| WI/011 | Laneside/ Haworth Road | Isolated | <p>This is an isolated site in the Green Belt and is not connected to the settlement of Wilsden or attached to another Green Belt site adjoining the settlement.</p> <p>There is a notable gap between the site and the settlement boundary. Development of the site would result in an isolated area of green belt being removed. This would not result in a pattern of sustainable development and it is therefore considered that the development of the site would have a major potential impact on the purposes of including land within the green belt and risk unrestricted sprawl. A full site specific Green Belt assessment has therefore not been carried out on this site.</p> <p>The site could not be combined with another site/piece of land to make a logical site allocation option for Wilsden.</p> |  |

| Site Reference | Site Name | Isolated OR Detached | Comments | Map |
|----------------|-----------|----------------------|---|---|
| WI/018 | Shay Lane | Detached | <p>This site is detached from the settlement of Wilsden. As a standalone site development of the site would result in an isolated area of green belt being removed. This would not result in a pattern of sustainable development and it is therefore considered that the development of the site would have a major potential impact on the purposes of including land within the green belt and risk unrestricted sprawl. A full site specific Green Belt assessment has therefore not been carried out on this site.</p> <p>However, if the site was combined with WI/010 and/or WI/006 then a new assessment would need to be conducted for the larger combined site.</p> |  |

Detached Previously Developed Sites in the Green Belt

| Site Reference | Site Name | Gross Area (ha) | Brownfield / Greenfield % Split | Does the site meet Core Strategy accessibility standards? | Further considerations including any requirement for a full assessment | Map |
|----------------|--------------------------------------|-----------------|---------------------------------|--|--|---|
| WI/016 | The Haven Poultry Farm, Station Road | 4.34 | 40% PDL / 60% Greenfield | <p>No.</p> <p>There is a bus stop within 300m of the site but with only an infrequent service (less than one every 2 hours).</p> | <p>Although this is a previously developed site, it is located a significant distance from the settlement of Wilsden and is therefore not considered as a suitable option for sustainable development. 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> |  |