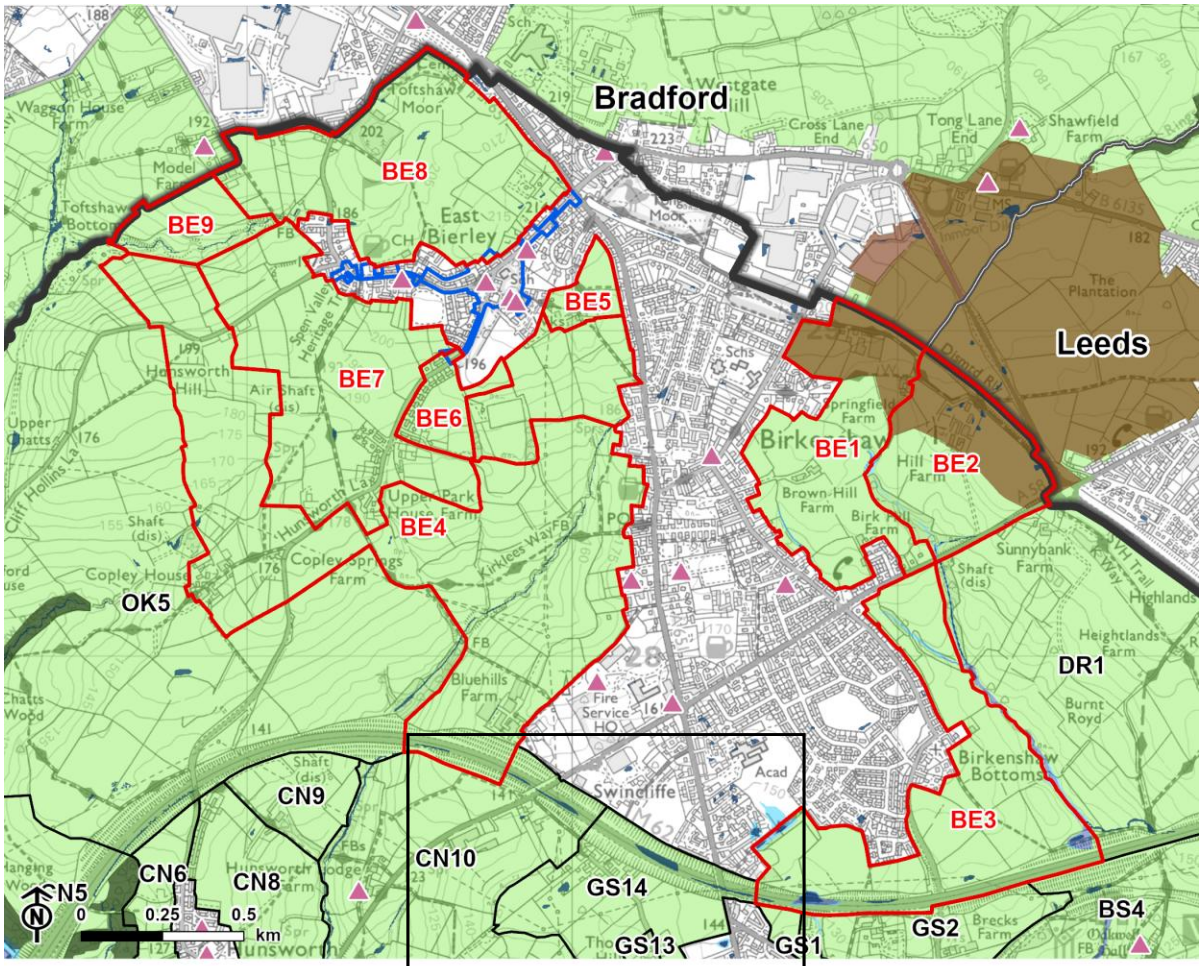
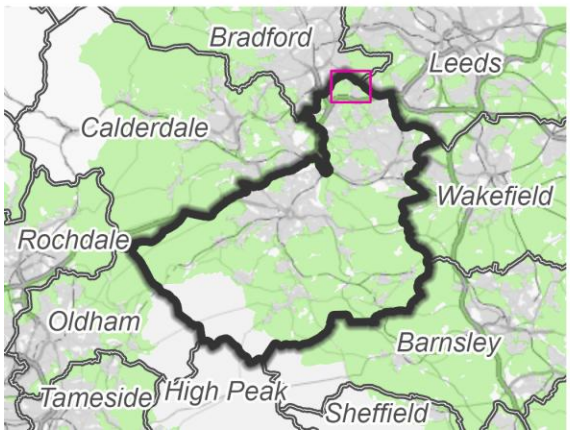
Birkenshaw and East Bierley



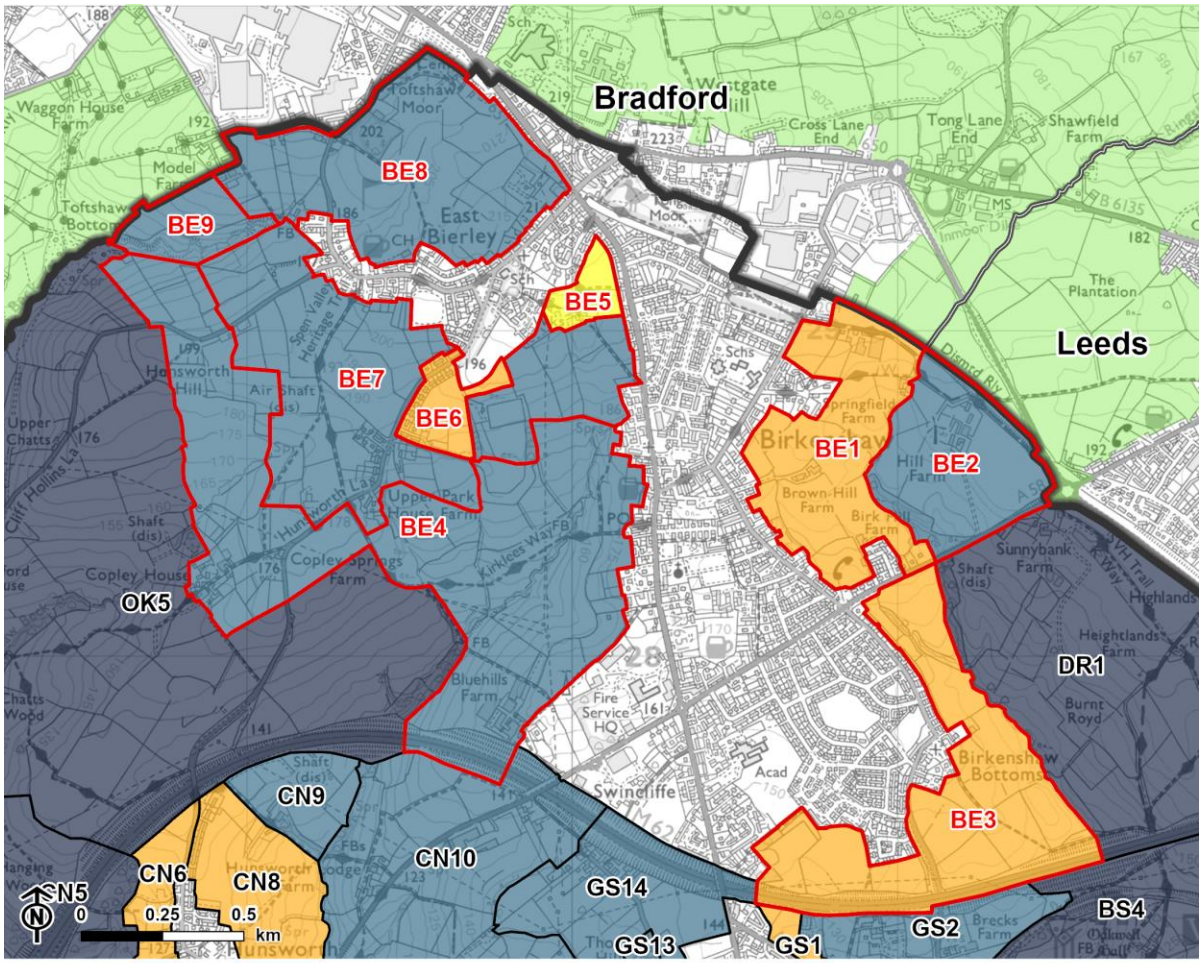
Birkenshaw & East Bierley parcel
Neighbouring parcel
Kirklees
Neighbouring authority
Green Belt

NPPF Footnote 7 designations

Listed building
Ancient woodland
Flood zone 3
Flood zone 2
High risk of surface water flooding
Conservation area
Registered battlefield



Birkenshaw and East Bierley



Birkenshaw & East Bierley parcel

Neighbouring parcel

Kirklees

Neighbouring authority

Green Belt

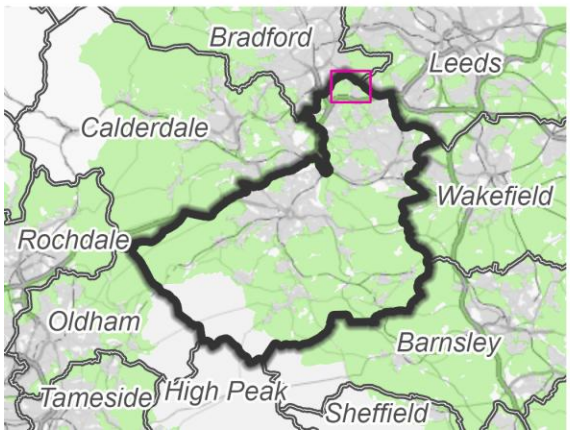
Highest Contribution to NPPF purposes A, B, C and D

Very Strong

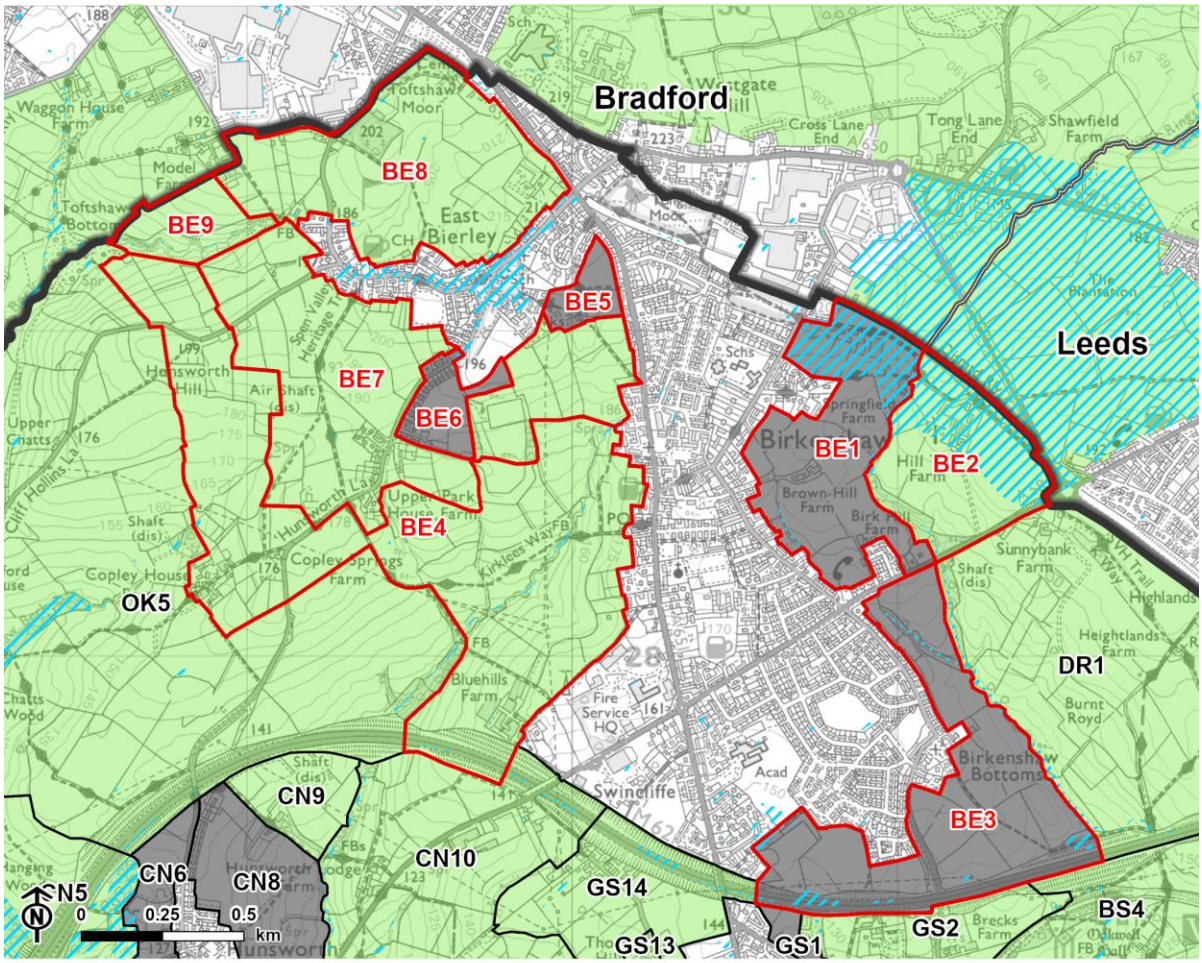
Strong

Moderate

Weak/no



Birkenshaw and East Bierley



Birkenshaw & East Bierley parcel

Neighbouring parcel

Kirklees

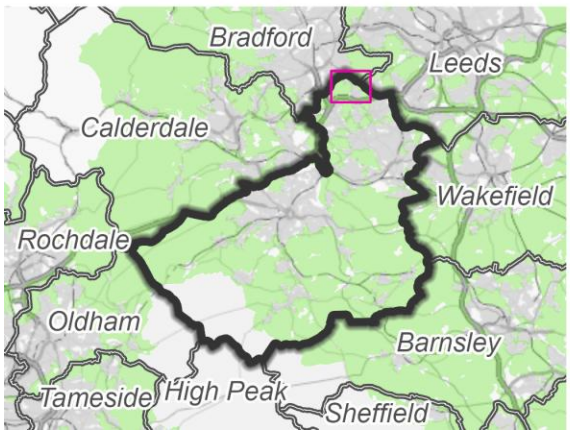
Neighbouring authority

Green Belt

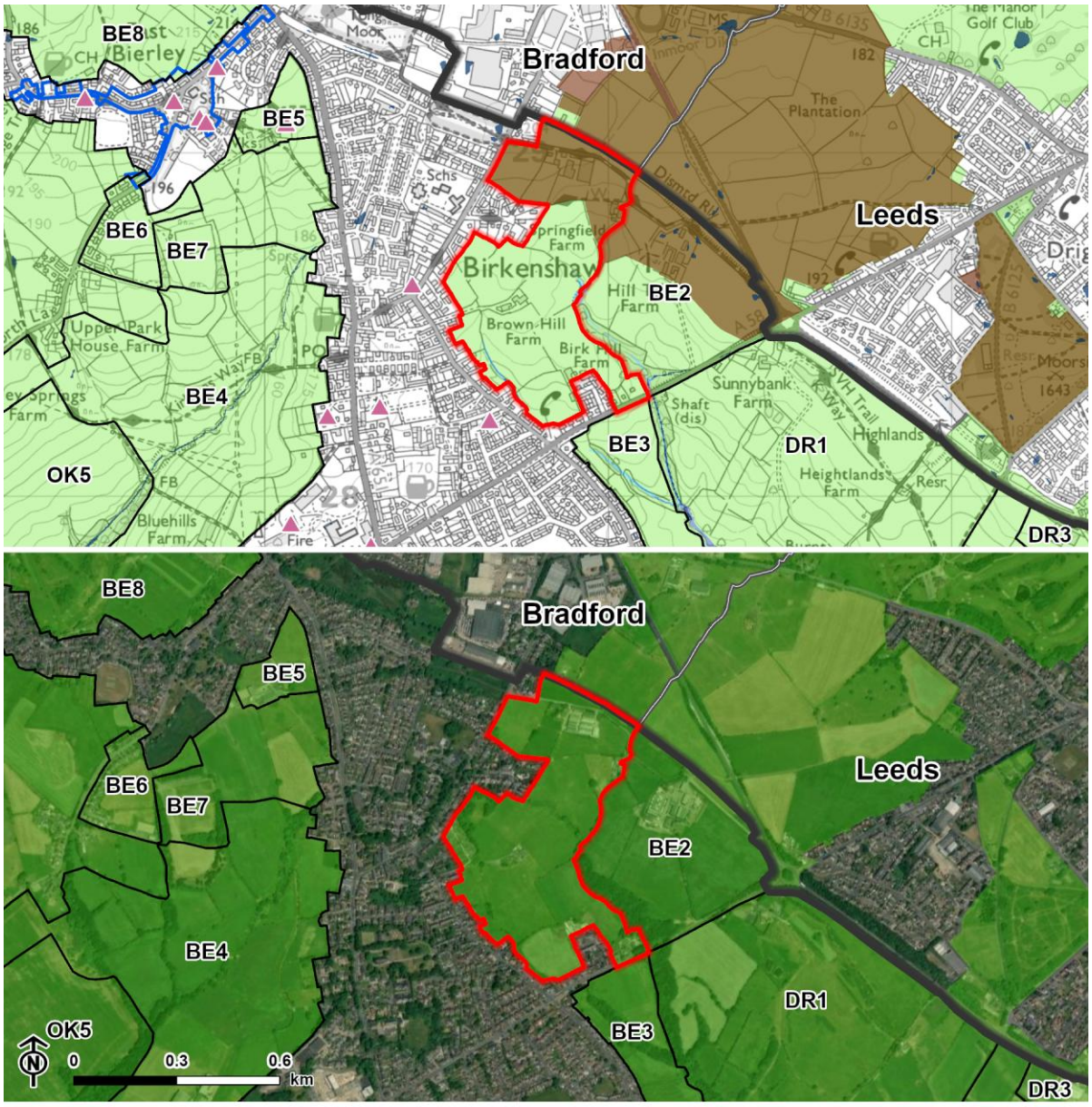
Potential grey belt

Potentially suitable for definition as grey belt land in the district

Footnote 7 designation



Parcel BE1


BE8
Bierley
Bradford
BE5
BE6
BE7
Birkenshaw
BE2
Leeds
BE4
OK5
BE3
DR1
DR3
BE8
Bradford
BE5
BE6
BE7
Leeds
BE2
BE4
DR1
OK5
BE3
DR3
0
0.3
0.6
km
Parcel BE1
Neighbouring parcel
Green Belt
Kirklees
Neigbouring authority
NPPF Footnote 7 designations
Listed building
High risk of surface water flooding
Flood zone 3
Conservation area
Flood zone 2
Registered battlefield

Parcel BE1

Contribution of land in Parcel BE1

Parcel BE1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel BE1 Description

Parcel Location, Land Uses and Boundaries
Land located to the northeast of Birkenshaw and to the west of Drighlington. It primarily includes open fields associated with Brown Hill Farm and Springfield Farm. Hodgson Lane and a dismantled railway form the outer parcel boundary to the north while a spring and wooded area forms the outer east border. Parcel size: 28ha. There are no significant boundary features to separate the parcel from the settlement, as the urban edge is predominantly characterised by open residential gardens. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel, due to the weak boundary features and a sense of containment in the western area of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Birstall to the south is a town and Bradford to the north west is a city and so are defined as large built-up areas. Birkenshaw has a strong enough relationship with this town and city for development around it to be associated with a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel BE1

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The strip of woodland and associated spring forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between towns that are close enough to be considered neighbouring.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel BE1

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Kirklees are considered to be historic towns to which surrounding Green Belt land contributes special character

Purpose E – Assisting in urban regeneration:

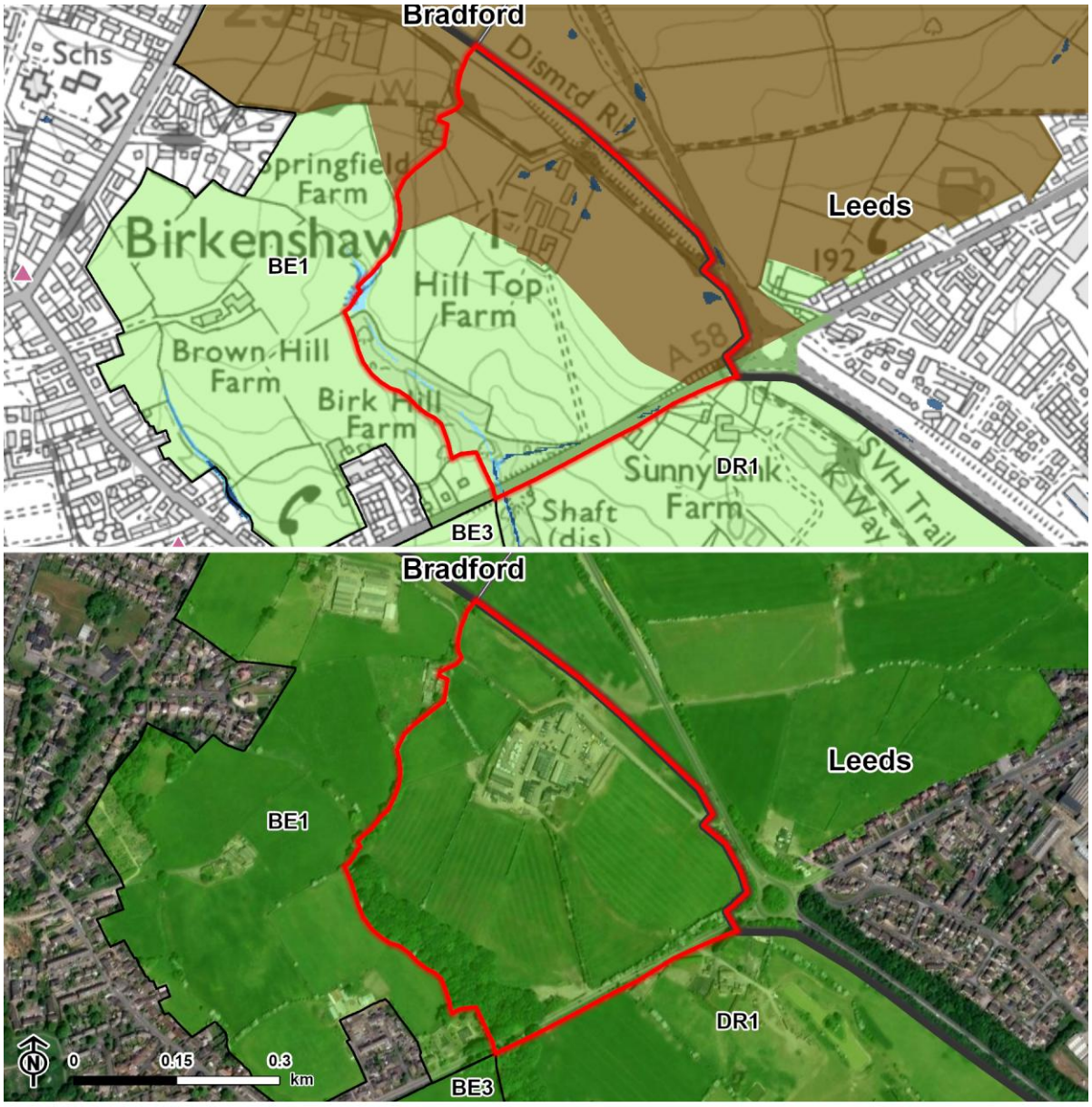
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel BE2


Bradford
Leeds
BE1
BE3
DR1
Springfield Farm
Birkenshaw
Hill Top Farm
Brown Hill Farm
Birk Hill Farm
Sunny Bank Farm
Shaft (dis)
A58
192
SVH Trail
Bradford
Leeds
BE1
BE3
DR1
0
0.15
0.3
km
Parcel BE2
Neighbouring parcel
Green Belt
Kirklees
Neigbouring authority
NPPF Footnote 7 designations
Listed building
High risk of surface water flooding
Flood zone 3
Flood zone 2
Registered battlefield

Parcel BE2

Contribution of land in Parcel BE2

Parcel BE2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel BE2 Description

Parcel Location, Land Uses and Boundaries
Land located to the east of Birkenshaw, with the A650 to the east and the A58 to the south. Parcel size: 22ha. There is a moderate boundary feature between the settlement and the parcel, the woodland area and associated spring. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel due to the changing landform and screening boundary features. Existing development in the Green Belt has some urbanising influence associated with the commercial and industrial hardstanding site at Hill Top Farm. There is some perception of connectivity with the wider countryside, but natural and urban features prevent a strong relationship.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Birstall to the south is a town and Bradford to the north west is a city and so are defined as large built-up areas. Birkenshaw has a strong enough relationship with this town and city for development around it to be associated with a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel BE2

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features, change in landform and distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between towns that are close enough to be considered neighbouring.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel BE2

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The A58 and A650 form strong outer boundaries which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Kirklees are considered to be historic towns to which surrounding Green Belt land contributes special character

Purpose E – Assisting in urban regeneration:

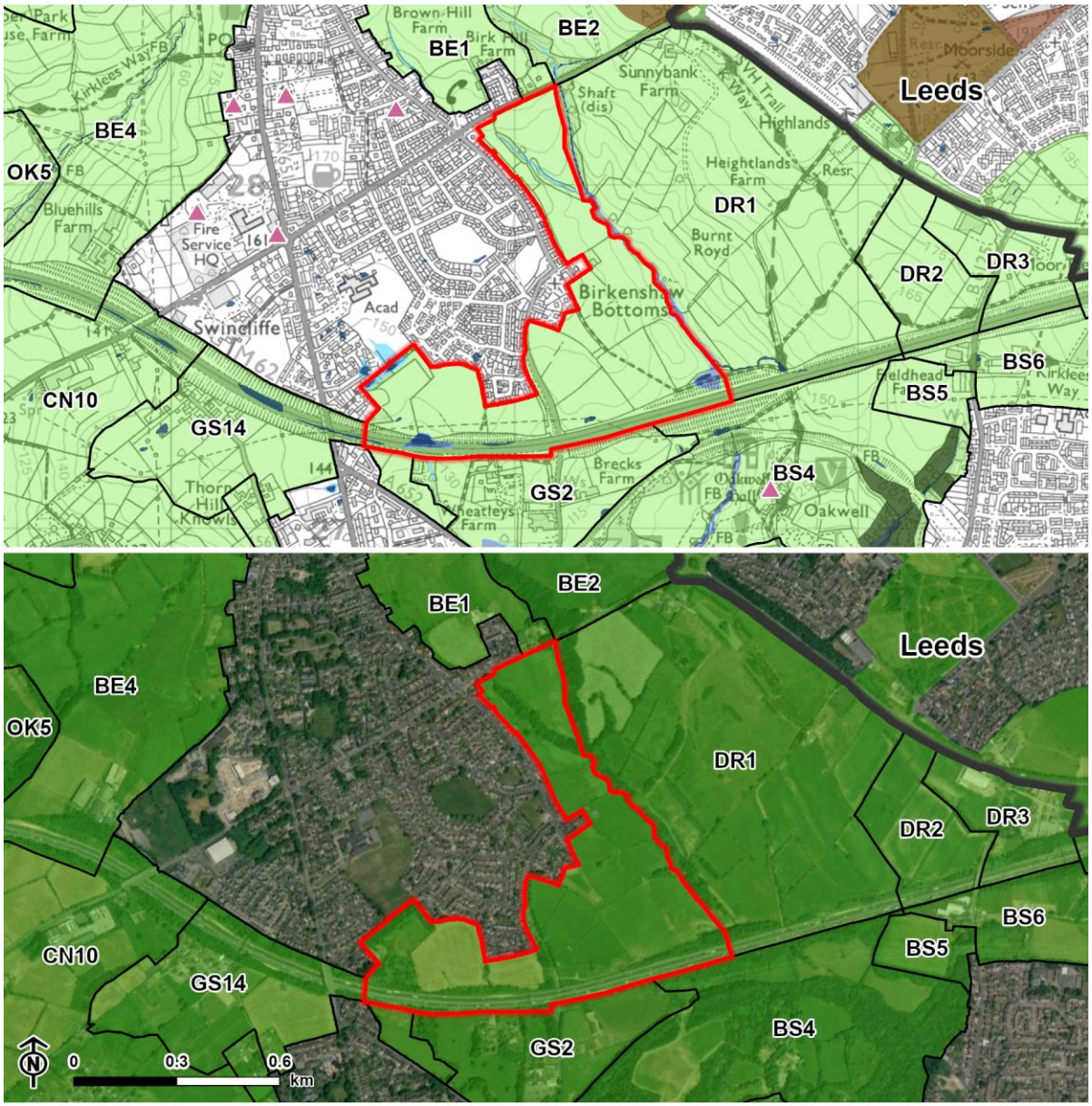
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BE3


BE1
BE2
BE4
OK5
Leeds
DR1
DR2
DR3
BS6
BS5
BS4
CN10
GS14
GS2
Birkenshaw Bottoms
Swincliffe
Oakwell
Sunnybank Farm
Heightlands Farm
Burnt Royd
Brecks Farm
Heatleys Farm
Bluehills Farm
Fire Service HQ
Acad
Brown Hill Farm
Birk Hill Farm
Shaft (dis)
Highlands
Moorside
Fieldhead Farm
Thorn Hill
Knowls
Kirklees Way
M62
0
0.3
0.6
km
Parcel BE3
Neighbouring parcel
Green Belt
Kirklees
NPPF Footnote 7 designations
Listed building
Flood zone 2
Ancient woodland
High risk of surface water flooding
Flood zone 3
Registered battlefield

Parcel BE3

Contribution of land in Parcel BE3

Parcel BE3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel BE3 Description

Parcel Location, Land Uses and Boundaries
Land located to the eastern and southern edges of Birkenshaw, with the M62 bordering the south of the parcel and a beck and associated woodland running along the east. Parcel size: 41ha. There are no significant boundary features to separate the parcel from the settlement. Although there are some more wooded areas along the urban edge, it predominantly comprises open back gardens. There is no significant change in landform to create a sense of separation between the settlement and the parcel in the southern area of the parcel but in the north area there is some change in landform associated with the spring. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. To the south, urbanising development associated with the motorway, Gomersal and Birstall limits perception of the wider countryside. To the east, there is some perception of connectivity with the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Heckmondwike and Birstall are towns and so both are defined as large built-up areas. Birkenshaw has a strong enough relationship with Heckmondwike (via Gomersal) and Birstall for development around it to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.

Parcel BE3

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. This is associated with urban development in Birkenshaw to the west of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The M62, the landform change and the wooded stream which runs along the eastern edge of the parcel form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between towns that are close enough to be considered neighbouring. Although there is limited open Green Belt land along connecting routes between the surrounding towns of Heckmondwike, Birstall, Dewsbury and Cleckheaton and city of Bradford (via Gomersal and Birkenshaw), the scale of intervening development means that in this area they are not considered ‘neighbouring towns’. The role of Green Belt land between Heckmondwike, Gomersal, Birkenshaw and Birstall in preventing coalescence is addressed through Purpose A.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Parcel BE3

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. This is associated with urban development in Birkenshaw to the west of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The spring and associated wooded area along the eastern parcel boundary and the M62 along the south edge form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Kirklees are considered to be historic towns to which surrounding Green Belt land contributes special character

Purpose E – Assisting in urban regeneration:

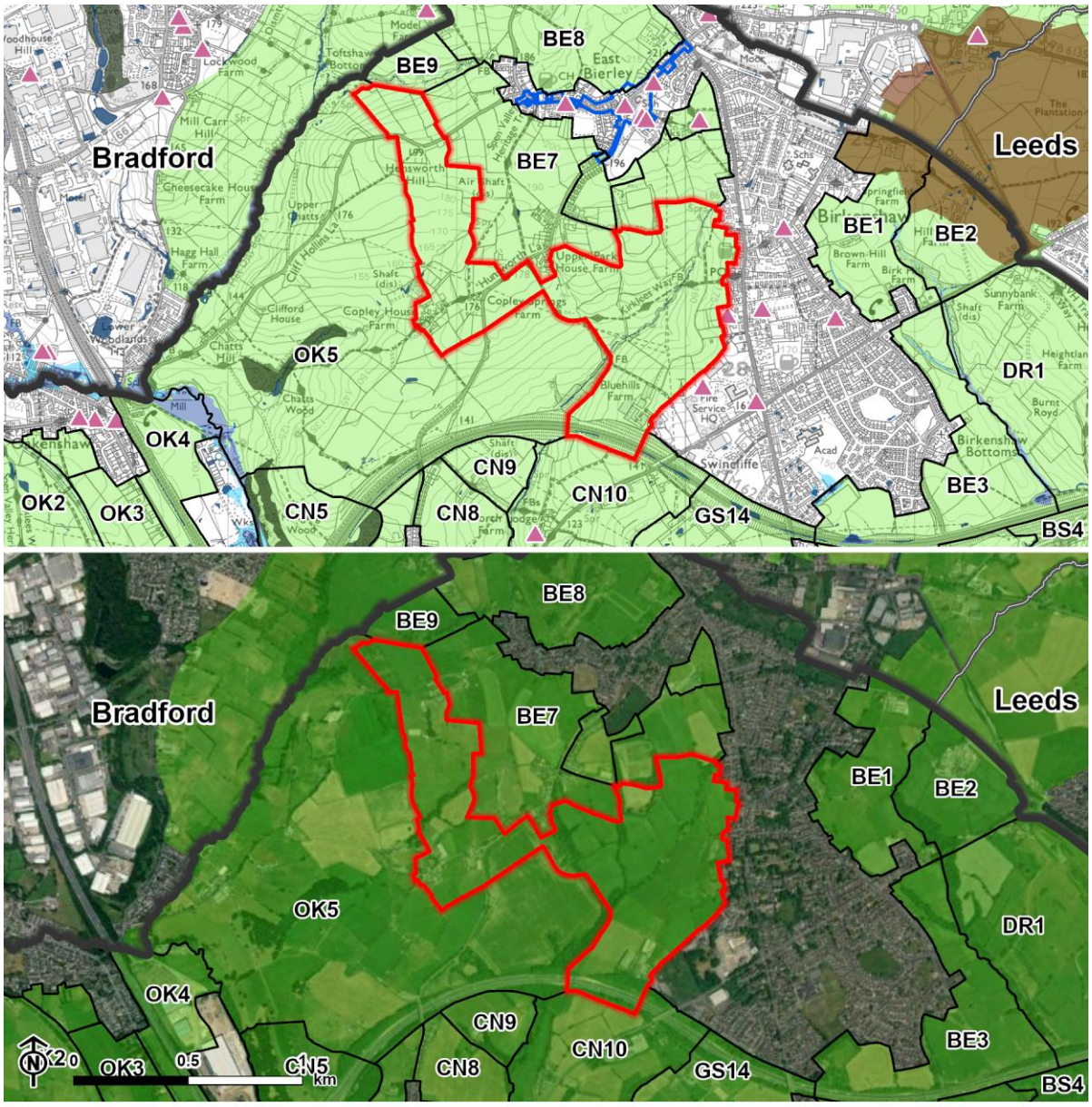
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel BE4



Parcel BE4
Neighbouring parcel
Green Belt
Kirklees
Neigbouring authority

NPPF Footnote 7 designations

Listed building
High risk of surface water flooding
Ancient woodland
Conservation area
Flood zone 3
Registered battlefield
Flood zone 2

Contribution of land in Parcel BE4

Parcel BE4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel BE4 Description

Parcel Location, Land Uses and Boundaries
Land extending from High Royds Beck and Cliff Hollins Lane to the west of East Bierley, along the southwest edge of Birkenshaw, ending at the M62 and Bluehills Farm. Parcel size: 88ha. There are no significant boundary features to separate the parcel from the settlement edge where residential gardens are the predominant boundary feature. In the western area of the parcel, a combination of features forms a boundary of moderate strength between the settlement and the parcel including mature hedgerows and tree lines and springs. There is some change in landform which creates a sense of separation between the settlement and the parcel as the land slopes away from the settlements into springs and becks. There is some perception of urban development outside of the parcel in the south east area of the parcel where boundary features are weak. There is a weak perception of urban development in the west of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Although the M62 and wider surrounding urban areas limit views in the south and north, there is a strong perception of the wider countryside to the south west.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Bradford and Cleckheaton are defined as a large built-up areas. Birkenshaw and East Bierley have a strong enough relationship with Bradford and Cleckheaton for development around it to be associated with large built-up areas.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.

Parcel BE4

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between towns that are close enough to be considered neighbouring. Although there is limited open Green Belt land along connecting routes between Bradford and Cleckheaton via Birkenshaw and East Bierley, the scale of intervening development means that in this area they are not considered ‘neighbouring towns’.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Parcel BE4

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only weak hedgerow outer boundaries along most of the border to the west, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Kirklees are considered to be historic towns to which surrounding Green Belt land contributes special character

Purpose E – Assisting in urban regeneration:

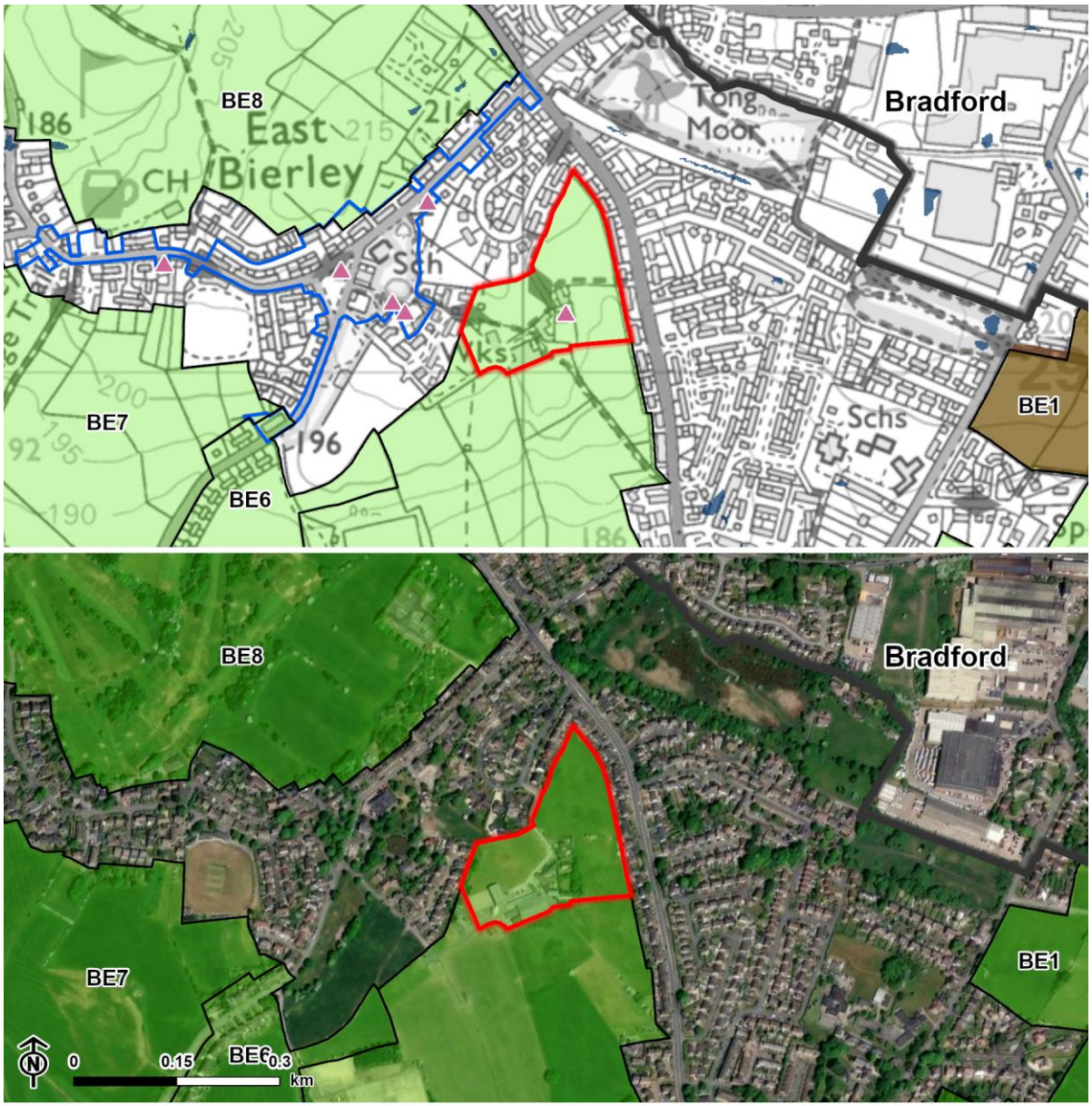
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BE5


BE8
East Bierley
CH
Bradford
Tong Moor
BE7
BE6
BE1
Schs
BE8
Bradford
BE7
BE6
BE1
0
0.15
0.3
km
Parcel BE5
Neighbouring parcel
Green Belt
Kirklees
NPPF Footnote 7 designations
Listed building
Flood zone 3
Flood zone 2
High risk of surface water flooding
Conservation area
Registered battlefield

Parcel BE5

Contribution of land in Parcel BE5

Parcel BE5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel BE5 Description

Parcel Location, Land Uses and Boundaries
Land located to the southeastern edge of East Bierley and northwest of Birkenshaw. It includes Moor House Farm and open fields while being contained on two sides by residential gardens. Parcel size: 4ha. There are no significant boundary features to separate the parcel from the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel as the parcel is contained on two sides with weak boundary features. Existing development in the Green Belt has some urbanising influence. The residential dwellings adjacent to Moor House Farm constitute inappropriate development in the Green Belt. Appropriate development limits perception of the wider countryside, as the parcel is contained on two sides by the urban area and Moor House Farm which blocks views to the south.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Bradford is a city and Cleckheaton is a town and so are defined as a large built-up areas. Birkenshaw has a strong enough relationship with Bradford and Cleckheaton for development around it to be associated with the large built-up areas.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Moor House Farm located is considered appropriate development within the Green Belt, however a number of residential properties constitute inappropriate development.

Parcel BE5

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Moor House Farm and the surrounding urban development form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between towns that are close enough to be considered neighbouring.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel BE5

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Moor House Farm located is considered appropriate development within the Green Belt, however a number of residential properties constitute inappropriate development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Kirklees are considered to be historic towns to which surrounding Green Belt land contributes special character

Purpose E – Assisting in urban regeneration:

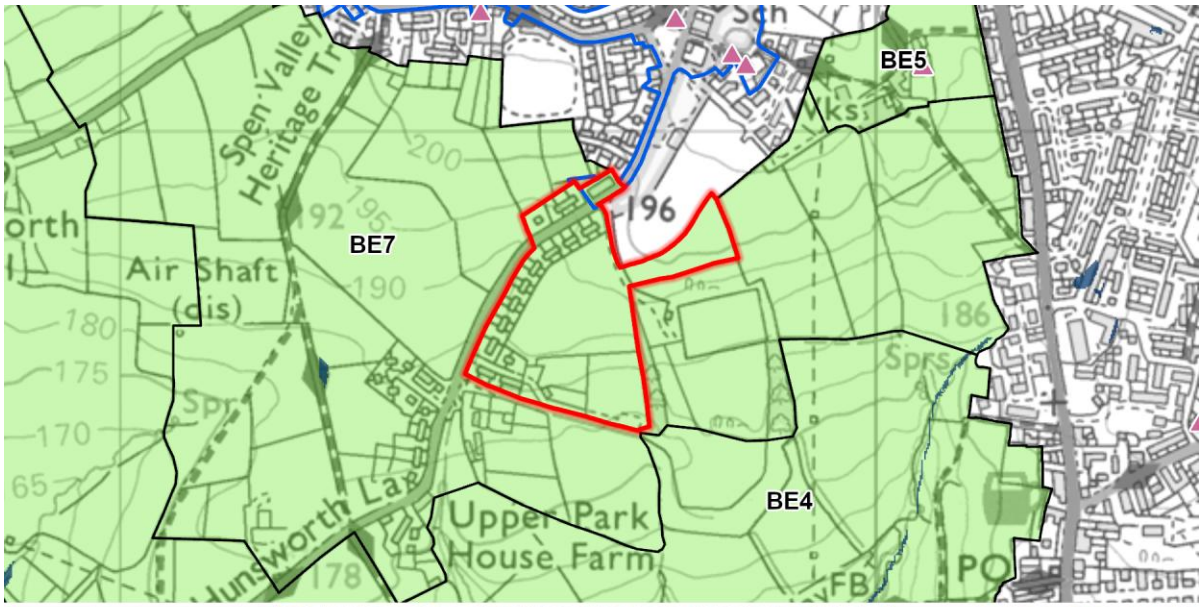
Equal contribution

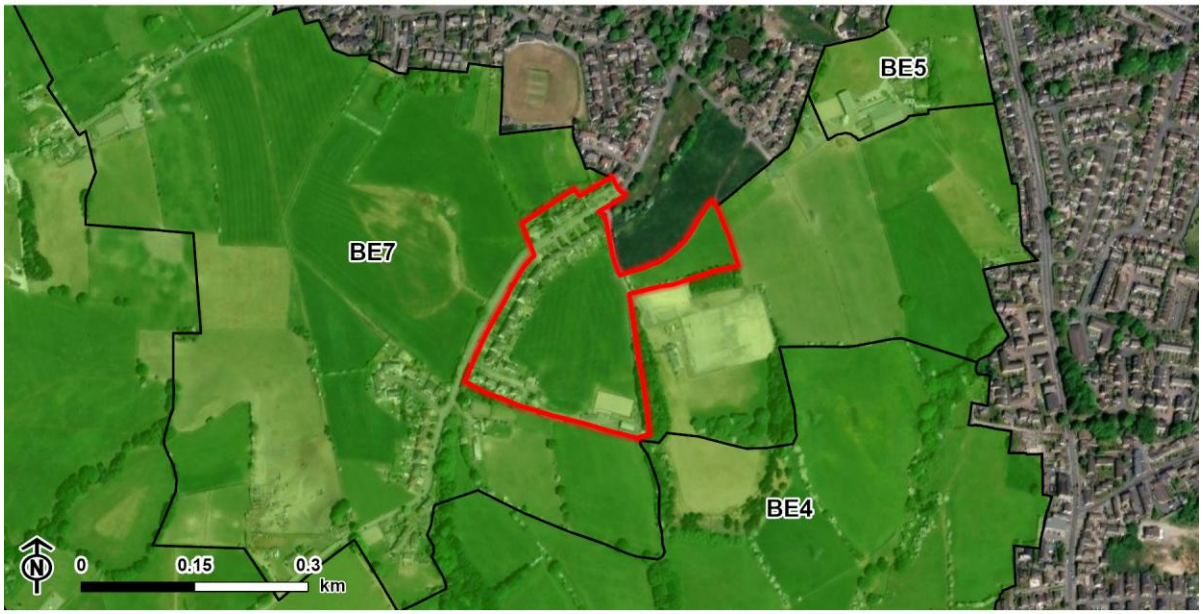
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel BE6





Parcel BE6 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Parcel BE6

Contribution of land in Parcel BE6

Parcel BE6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel BE6 Description

Parcel Location, Land Uses and Boundaries
Land located to the south western edge of East Bierley including the residential development along Hunsworth Lane. Parcel size: 6ha. There are no significant boundary features to separate the parcel from the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel due to the weak boundary features and lack of landform change. Existing development along Hunsworth Lane in the Green Belt has some urbanising influence. There is some perception of connectivity with the wider countryside to the south, down slope towards the M62.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Bradford and Cleckheaton are defined as a large built-up areas. Birkenshaw and East Bierley have a strong enough relationship with Bradford and Cleckheaton for development around it to be associated with large built-up areas.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. This is associated with development in the adjacent urban area and urbanising development along Hunsworth Lane to the south west.

Parcel BE6

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Mature tree lines and residential dwellings form strong outer boundaries which limit the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between towns that are close enough to be considered neighbouring. Although there is limited open Green Belt land along connecting routes between Bradford and Cleckheaton via Birkenshaw and East Bierley, the scale of intervening development means that in this area they are not considered ‘neighbouring towns’.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel BE6

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. This is associated with development in the adjacent urban area and urbanising development along Hunsworth Lane to the south west.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Land beyond the parcel has a strong topography of hills and valleys in which urbanising influence would not be significantly increased by development within the parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Kirklees are considered to be historic towns to which surrounding Green Belt land contributes special character

Purpose E – Assisting in urban regeneration:

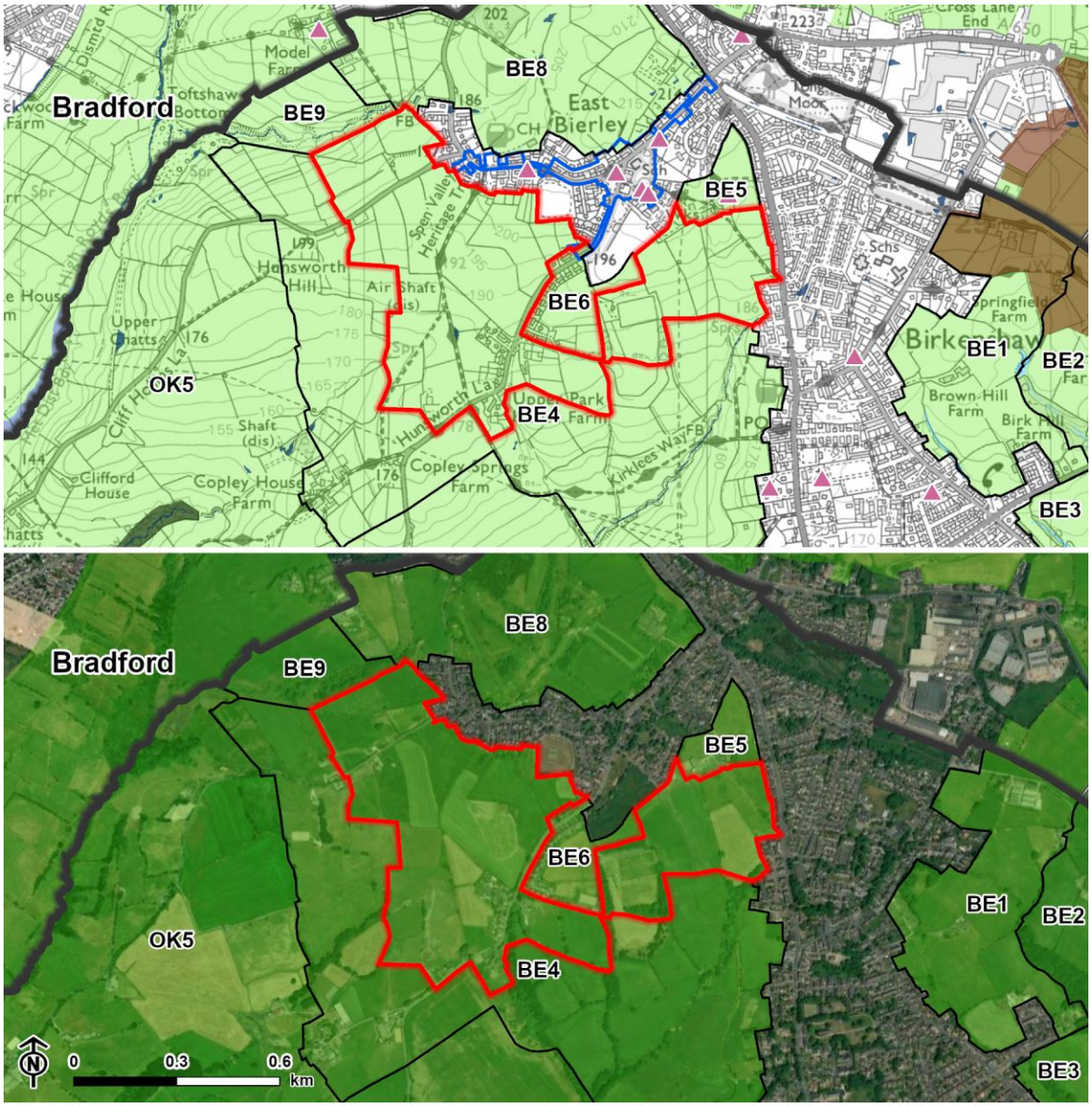
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel BE7


Bradford
BE9
BE8
East Bierley
BE5
BE6
BE4
OK5
BE1
BE2
BE3
Birkenshaw
Upper Hatts
Hunsworth Hill
Clifford House
Copley House Farm
Brown Hill Farm
0
0.3
0.6
km
Parcel BE7
Neighbouring parcel
Green Belt
Kirklees
Neigbouring authority
NPPF Footnote 7 designations
Listed building
High risk of surface water flooding
Ancient woodland
Conservation area
Flood zone 3
Registered battlefield
Flood zone 2

Parcel BE7

Contribution of land in Parcel BE7

Parcel BE7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel BE7 Description

Parcel Location, Land Uses and Boundaries
Land located to the south of East Bierley, extending from the A651 in the east to the steep wooded ridge to the north of Cliff Hollins Lane. It includes some washed over development along Hunsworth Lane and Bluedogs Pitch rugby fields. Parcel size: 55ha. There are no significant boundary features to separate the parcel from the settlement. There is some change in landform which creates a sense of separation between the settlement and the parcel. The east area of the parcel slope steeply to the south, the central area slopes gently to the southwest and the northwest area slopes steeply to the south. There is some perception of urban development outside of the parcel in the west of the parcel due to weak boundary features and more gently sloping landform. In the east there is stronger perception of urban development outside of the Green Belt due to the level of urban containment. There is some urbanising development or activity in the Green Belt affecting this parcel. This includes the residential dwellings in the south of the parcel, along Hunsworth Lane. In the east, more contained part of the parcel, appropriate development limits perception of the wider countryside. But long views to the south west and north in the west of the parcel result in a strong perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Bradford and Cleckheaton are defined as a large built-up areas. Birkenshaw and East Bierley have a strong enough relationship with Bradford and Cleckheaton for development around it to be associated with large built-up areas.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.

Parcel BE7

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. This is associated with the development in the urban areas.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only weak outer boundaries so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between towns that are close enough to be considered neighbouring. Although there is limited open Green Belt land along connecting routes between Bradford and Cleckheaton via Birkenshaw and East Bierley, the scale of intervening development means that in this area they are not considered ‘neighbouring towns’.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Parcel BE7

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. This is associated with the development in the urban areas.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Kirklees are considered to be historic towns to which surrounding Green Belt land contributes special character

Purpose E – Assisting in urban regeneration:

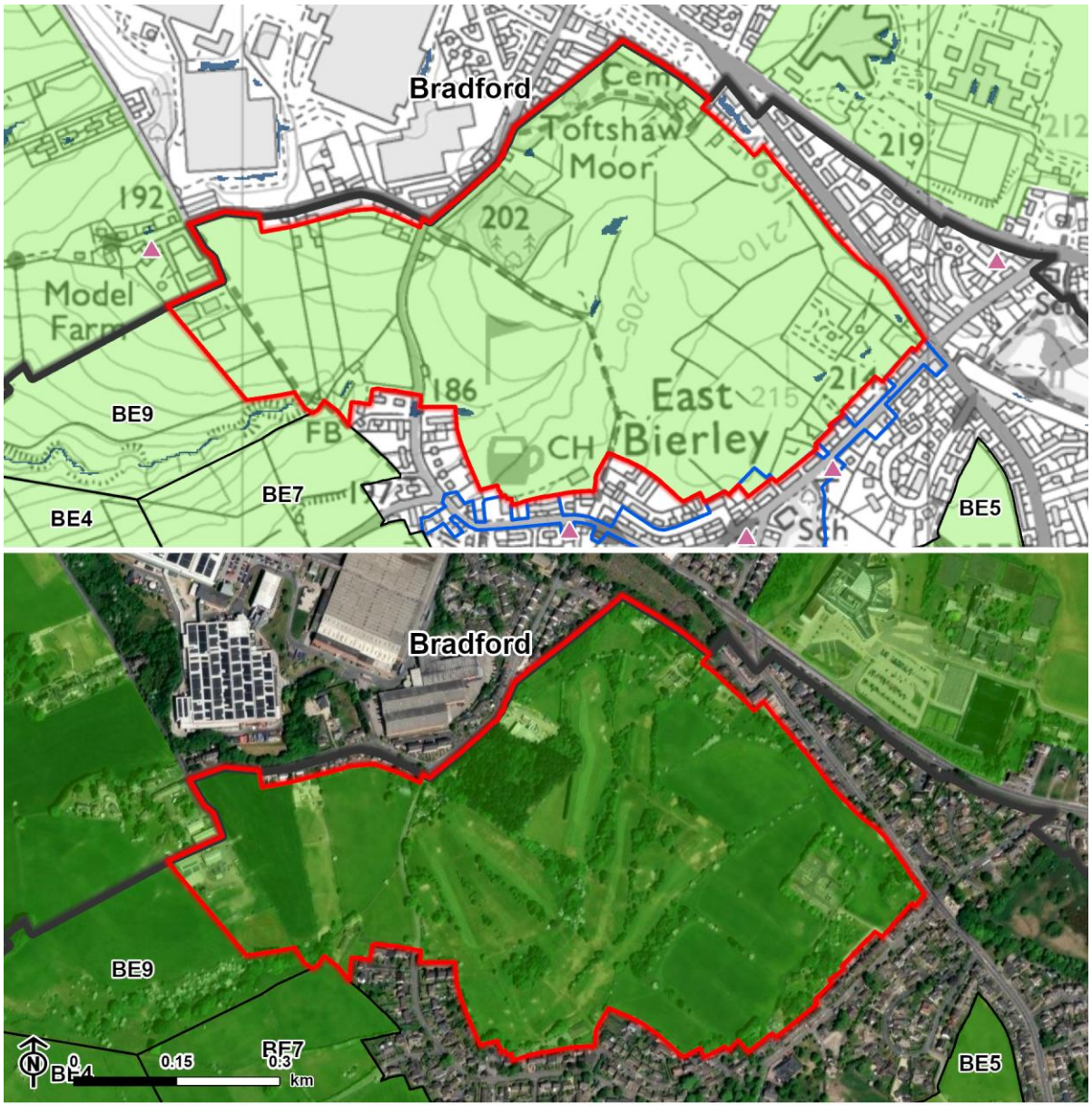
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BE8



Parcel BE8
Neighbouring parcel
Green Belt
Kirklees

NPPF Footnote 7 designations

Listed building
Flood zone 3
Flood zone 2
High risk of surface water flooding
Conservation area

Parcel BE8

Contribution of land in Parcel BE8

Parcel BE8 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Moderate	Weak/No	Equal	No

Parcel BE8 Description

Parcel Location, Land Uses and Boundaries
Land located to the north west of East Bierley, with the A651 along to northeast border and Raikes Lane in the west. It includes East Bierley Golf Club and hardstanding. Parcel size: 40ha. A combination of features including mature tree lines and wooded areas form a boundary of moderate strength between the settlement and the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel, as the parcel is almost entirely contained but boundary features limit strong perception of the urban areas. Land use creates some association with the urban area but there is little urbanising activity in the parcel. This is associated with the golf club, the hardstanding land and some encroaching development from the urban edges. Urbanising development limits perception of the wider countryside, as the parcel is almost entirely contained.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bradford is a city and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. This is associated with with development in the surrounding urban areas.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Although the parcel is largely restricted and contained by existing urban development, the narrowness of the

Parcel BE8

Assessment Considerations	Assessment
	gap between Bradford and East Bierley limits the role of containment in checking urban sprawl.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The loss of separation between East Bierley and and Bradford, causing the two to become a single large built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between towns that are close enough to be considered neighbouring. Although there is limited open Green Belt land along connecting routes between Bradford and Heckmondwike via Birkenshaw and Gomersal, the scale of intervening development means that in this area they are not considered 'neighbouring towns'. The role of Green Belt land between Bradford and Birkenshaw in preventing coalescence is addressed through Purpose A.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel BE8

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. This is associated with with development in the surrounding urban areas.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Kirklees are considered to be historic towns to which surrounding Green Belt land contributes special character

Purpose E – Assisting in urban regeneration:

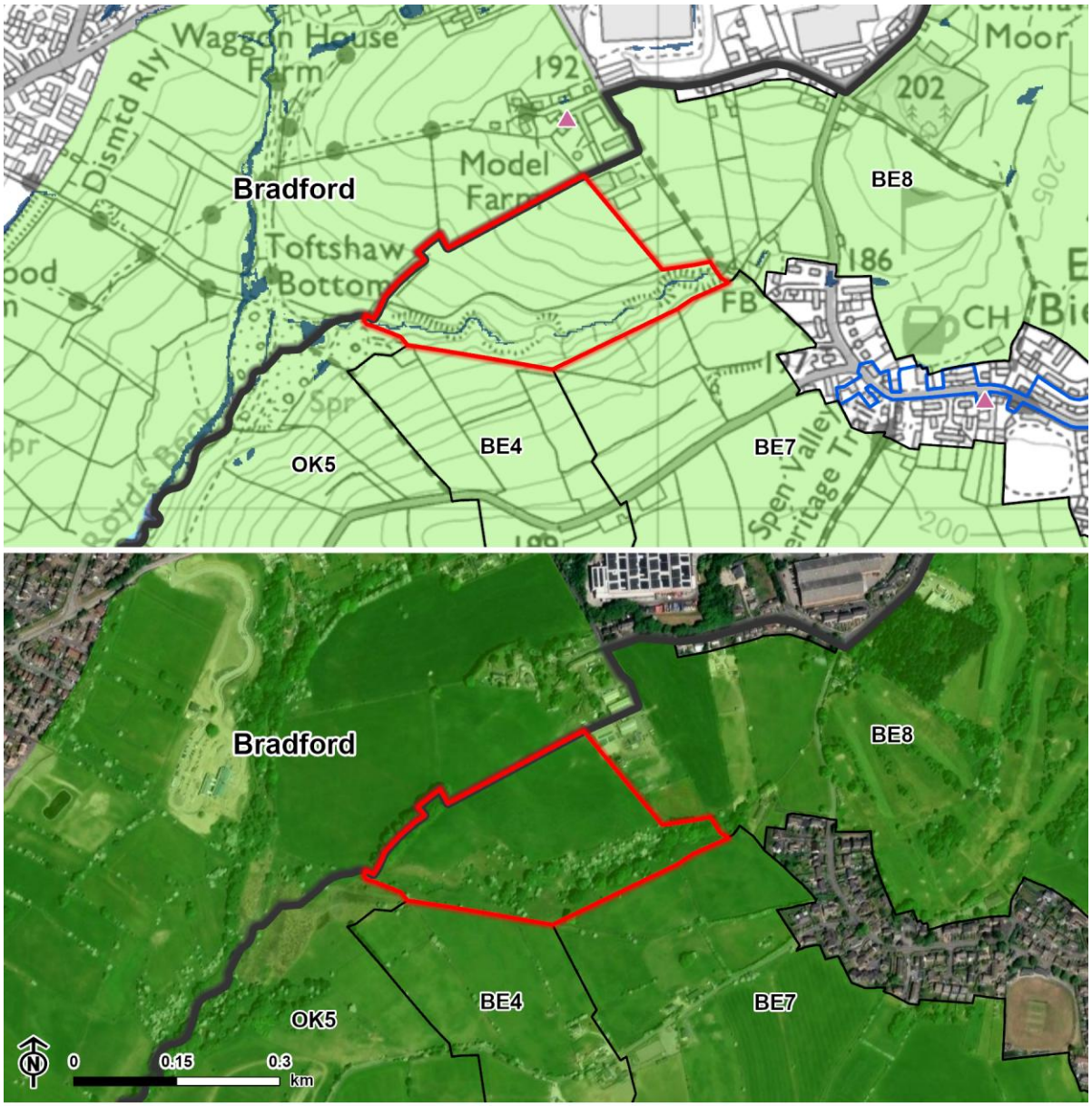
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BE9


Waggon House Farm
Dismtd Rly
192
Moor
202
Model Farm
Bradford
BE8
Toftshaw Bottom
186
FB
CH
OK5
BE4
BE7
Spen Valley Heritage Trail
200
Bradford
BE8
OK5
BE4
BE7
0
0.15
0.3
km
Parcel BE9
Neighbouring parcel
Green Belt
Kirklees
NPPF Footnote 7 designations
Listed building
High risk of surface water flooding
Flood zone 3
Flood zone 2
Conservation area

Parcel BE9

Contribution of land in Parcel BE9

Parcel BE9 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel BE9 Description

Parcel Location, Land Uses and Boundaries
Land located to the northwest of East Bierley, southwest of the Model Farm and adjacent to Toftshaw Bottom. Parcel size: 8ha. Boundary features within the gap between the settlement and the parcel combine to create moderate separation. This includes the steep ridge and associated spring and wooded area. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is some perception of urban development within the industrial estate to the northeast area outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. The landform and wooded area limit views of the Green Belt to the southwest.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bradford is a city and so is defined as a large built-up area. The parcel has a strong enough relationship with Bradford for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. This is associated with development in the surrounding urban areas.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Boundary features and landform change between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so

Parcel BE9

Assessment Considerations	Assessment
	development here would be incongruous with the urban pattern.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development and the moderate boundary features between the parcel and the urban edge means that development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between towns that are close enough to be considered neighbouring. Although there is limited open Green Belt land along connecting routes between Bradford and Cleckheaton via Birkenshaw and East Bierley, the scale of intervening development means that in this area they are not considered 'neighbouring towns'.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.

Parcel BE9

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. This is associated with development in the surrounding urban areas.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

No settlements in Kirklees are considered to be historic towns to which surrounding Green Belt land contributes special character

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.