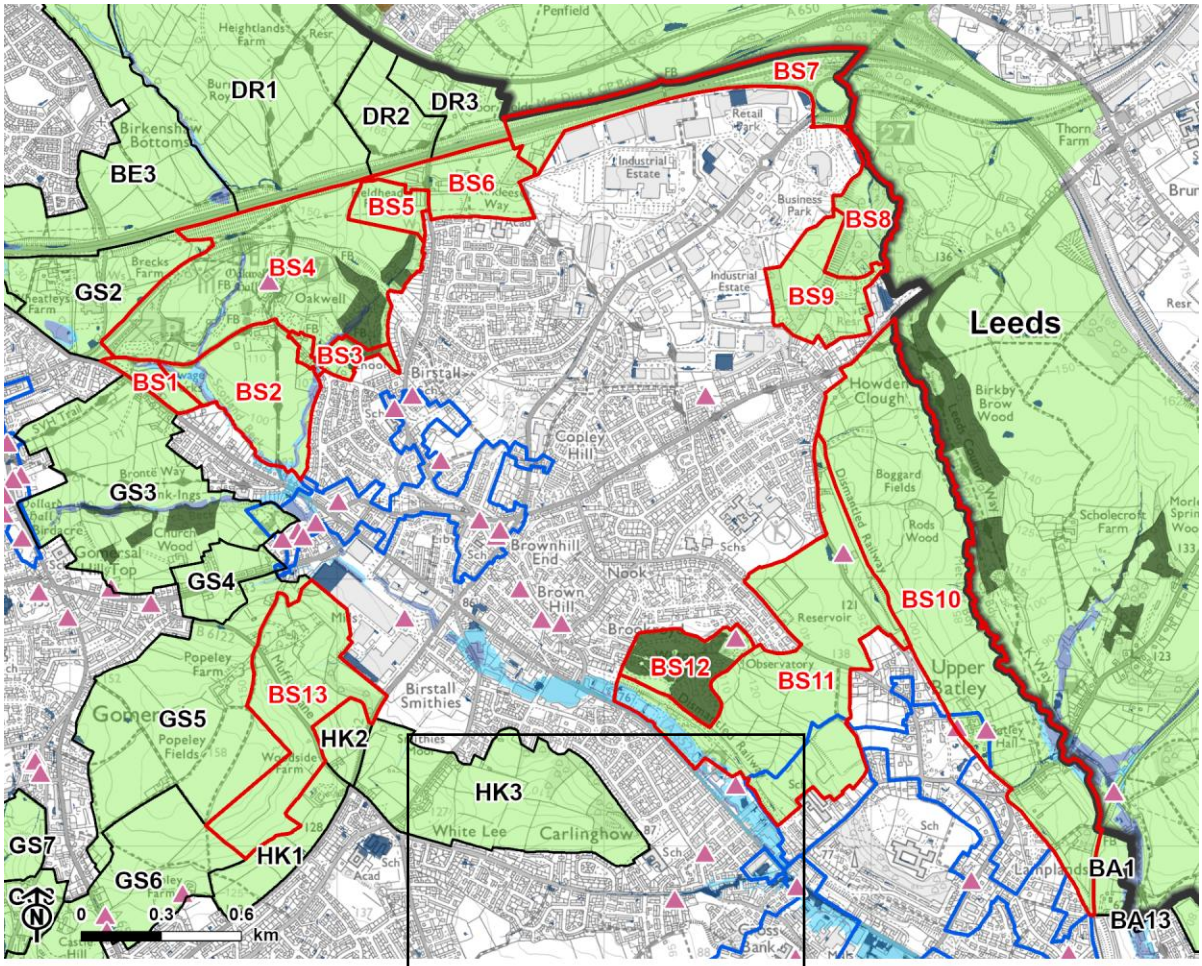
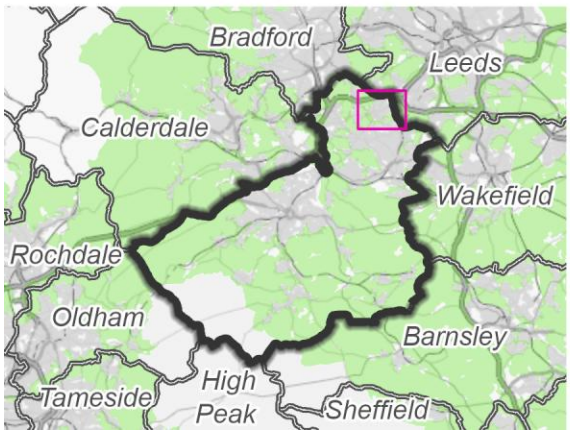
Birstall



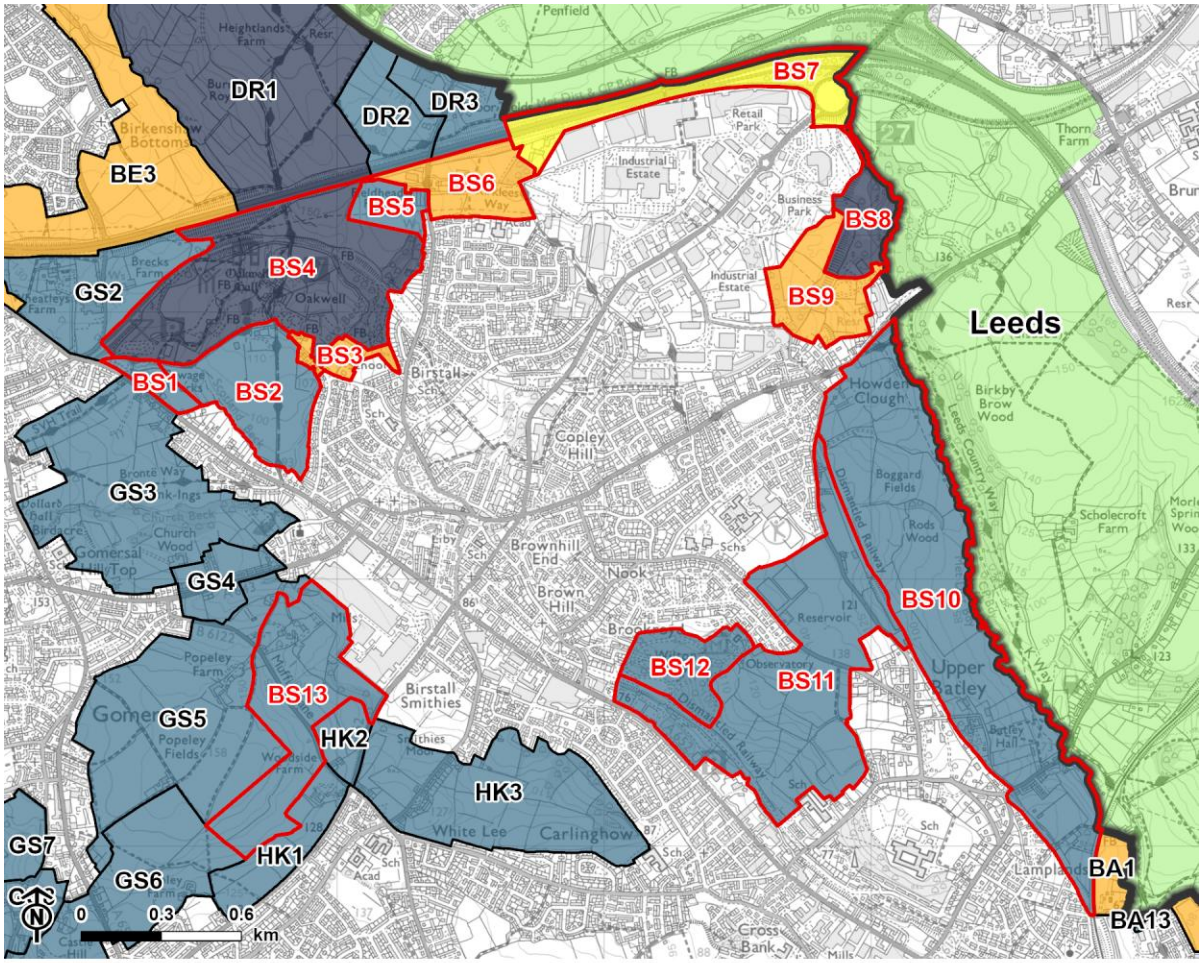
- Birstall parcel
- Neighbouring parcel
- Kirklees
- Neighbouring authority
- Green Belt

NPPF Footnote 7 designations

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



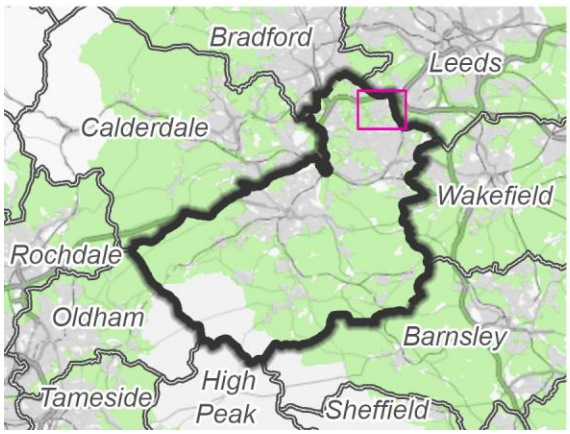
Birstall



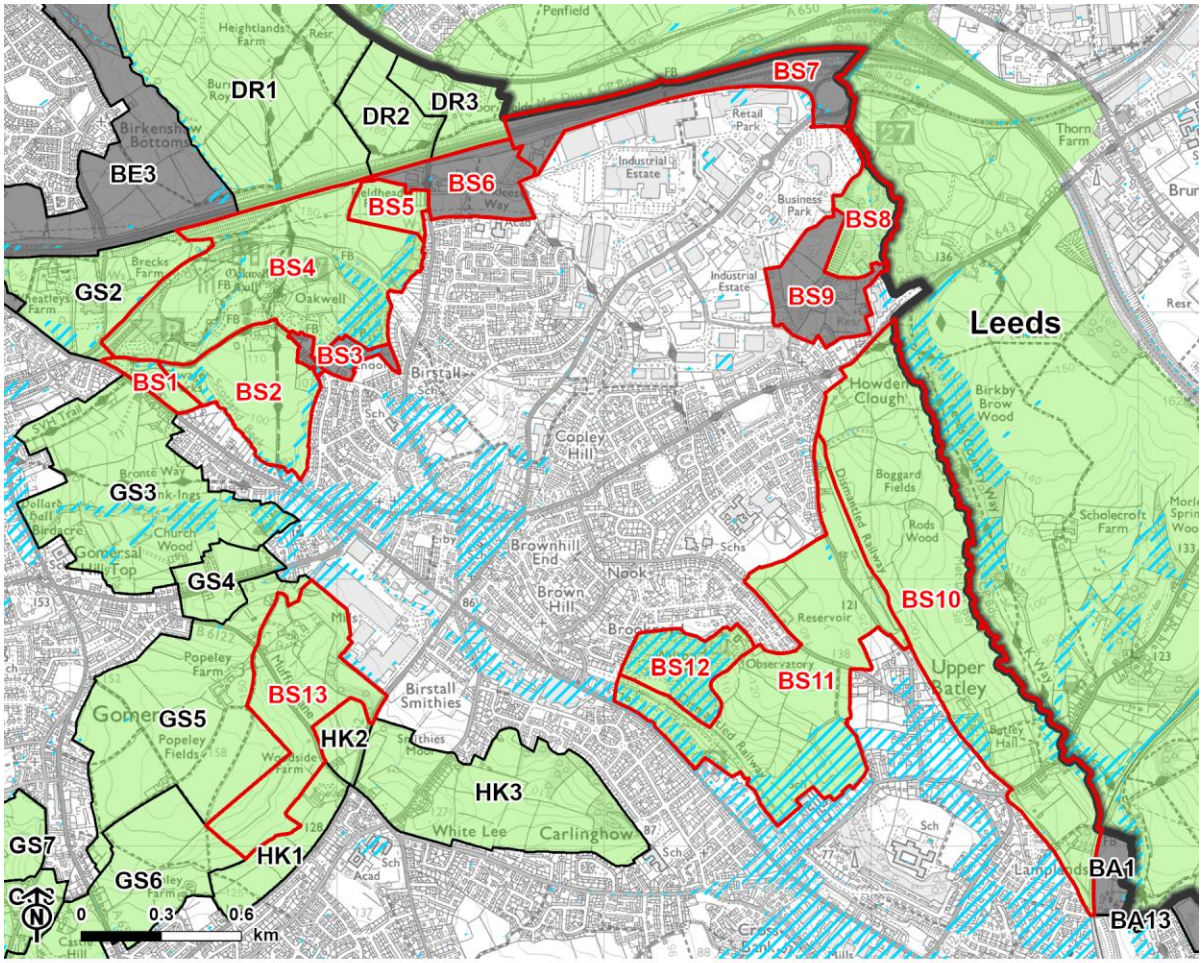
- Birstall parcel
- Neighbouring parcel
- Kirklees
- Neighbouring authority
- Green Belt

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

- Very Strong
- Strong
- Moderate
- Weak/no



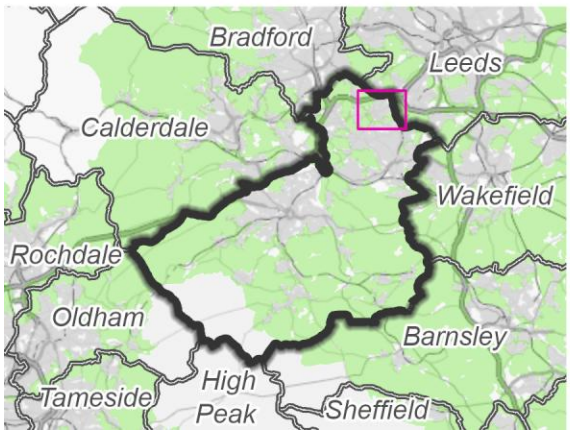
Birstall



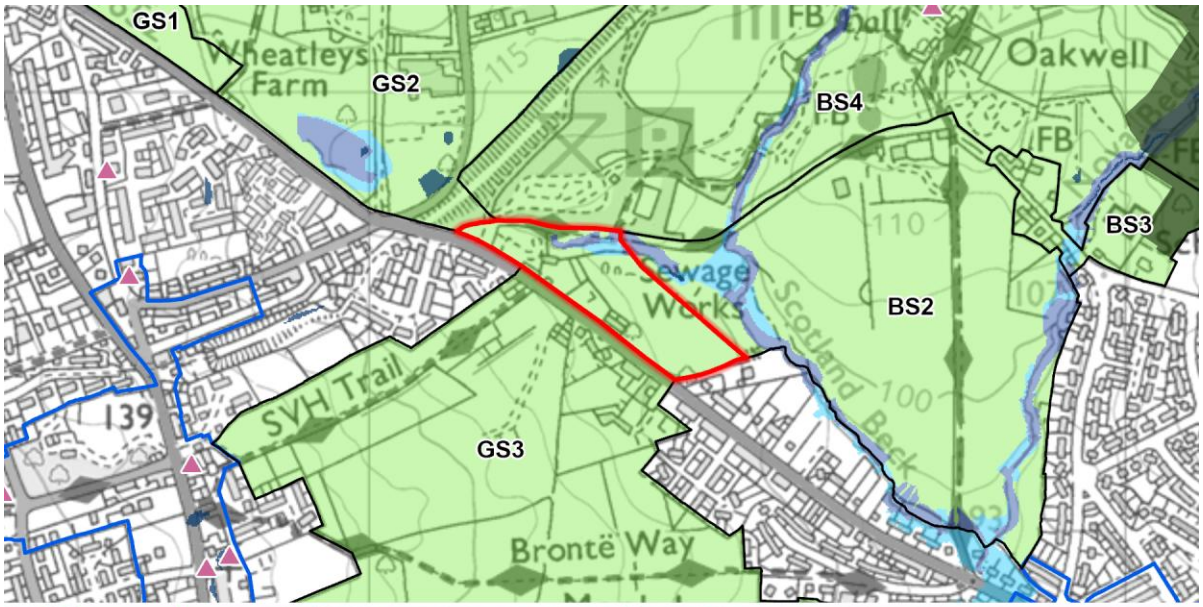
- Birstall parcel
- Neighbouring parcel
- Kirklees
- Neighbouring authority
- Green Belt

Potential grey belt

- Potentially suitable for definition as grey belt land in the district
- Footnote 7 designation



Parcel BS1





Parcel BS1 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel BS1

Contribution of land in Parcel BS1

Parcel BS1 Assessment Conclusions

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

Parcel BS1 Description

Parcel Location, Land Uses and Boundaries
Land located to the west of Birstall and northeast of Gomersal. It comprises an open field, some mixed use development and hardstanding and some mature tree cover. The A652 run along the southwestern boundary while Nutter Lane, Scotland Beck and tree cover forms the outer parcel boundary to the northeast. Parcel size: 3ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. This includes the A652 and the tree line on the south boundary. 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 proximity of the settlements to the southeast and northwest. Land use creates some association with the urban area but there is little urbanising activity in the parcel. This includes a hardware shop and some washed over residential development. Natural features limit perception of the wider countryside. There wooded area to the northeast prevents views 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 near to a large built-up area. Birstall is a town and so is defined as 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?	There is some urbanising influence associated with development outside of 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. The parcel has a wooded area to the northeast forming a clear outer boundary but the narrowness of the gap

Assessment Considerations	Assessment
	between Birstall and Gomersal means that development here would still weaken the integrity of Birstall as a settlement distinct from Gomersal.
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 Birstall and Gomersal, causing the settlements to become part of the 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 Birstall, Batley and Bradford 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 Birkenshaw, Birstall and Gomersal 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:

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.

Parcel BS1

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.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Although the parcel's wooded outer boundary would prevent significant urbanising influence on the wider countryside to the north, development in the parcel would essentially sever the open Green Belt land to the south, including Gomersal and Birstall, from the wider open Green Belt land to the north.

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:

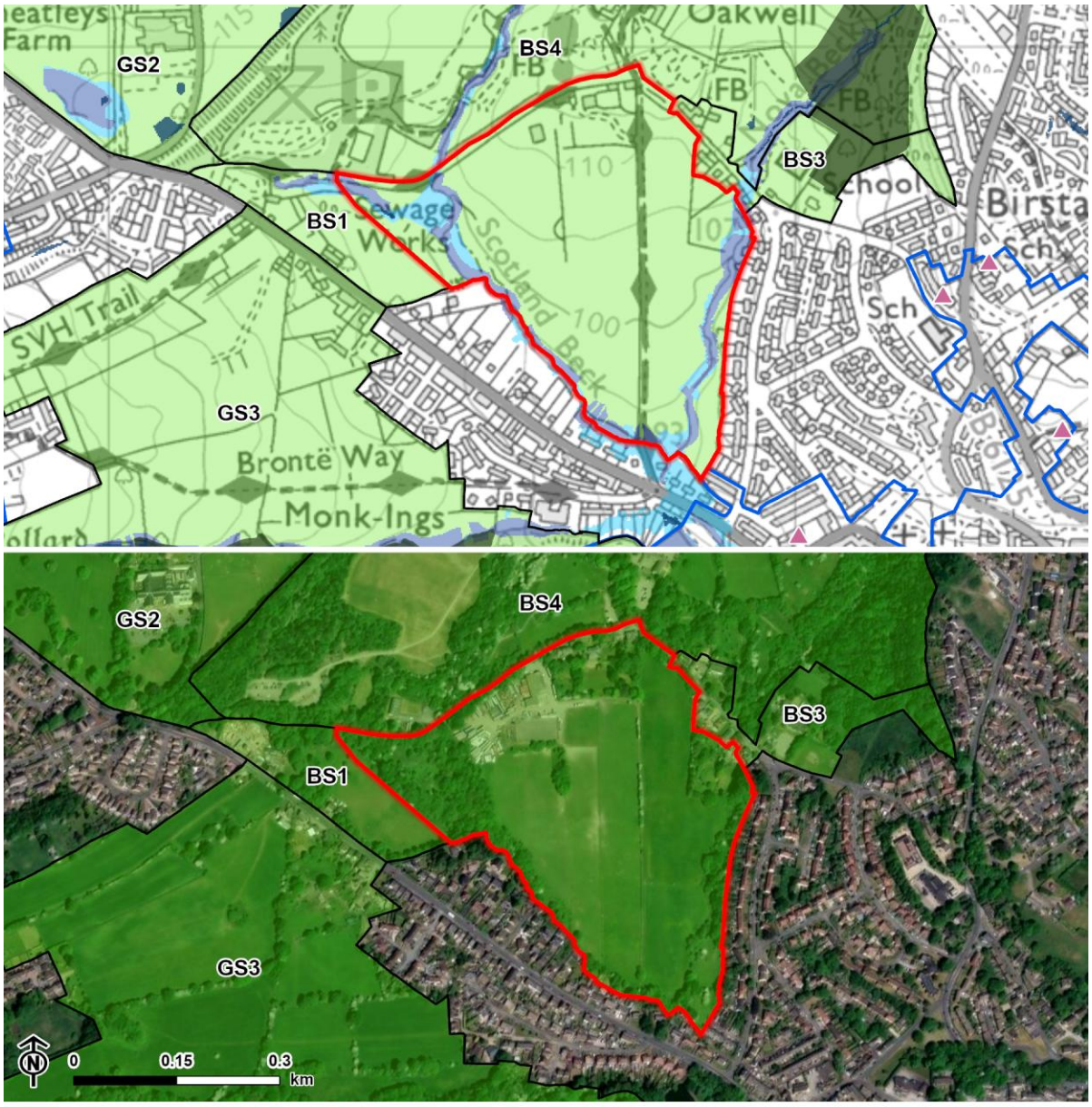
Equal contribution

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 BS2



Parcel BS2 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel BS2

Contribution of land in Parcel BS2

Parcel BS2 Assessment Conclusions

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

Parcel BS2 Description

Parcel Location, Land Uses and Boundaries
Land located at the western edge of Birstall which comprises open sloping fields. Nutter Lane and associated tree cover forms the parcel's outer boundary to the north while Scotland Beck and a wooded area forms the boundary to the west. Parcel size: 18ha. There is a moderate boundary feature between the settlement and the parcel, the Scotland Beck and associated tree cover. There is some change in landform which creates a sense of separation between the settlement and the parcel. The land rises gradually from south to north away from the settlement. 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. Natural features limit perception of the wider countryside. Woodland forms a strong boundary to the north preventing a strong relationship with 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 near to a large built-up area. Birstall is a town 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.
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. Development in the parcel would negate the role of the Scotland Beck, landform change and tree cover which currently give the parcel a strong sense of separation from urbanising influences.

Parcel BS2

Assessment Considerations	Assessment
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 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 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. Although there is limited open Green Belt land along connecting routes between Birstall, Batley and Bradford 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 Birkenshaw, Birstall and Gomersal 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:

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 predominantly free from urbanising development.

Parcel BS2

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.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Although the parcel has a combination of features forming a strong outer boundary, development within the parcel would 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:

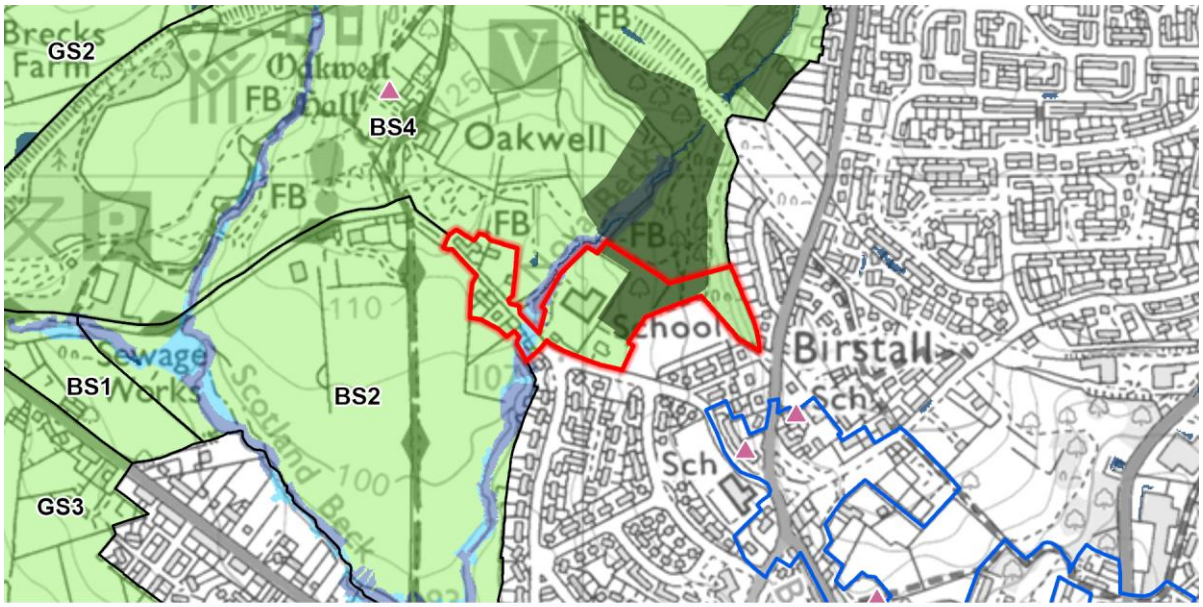
Equal contribution

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 BS3





Parcel BS3 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel BS3

Contribution of land in Parcel BS3

Parcel BS3 Assessment Conclusions

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

Parcel BS3 Description

Parcel Location, Land Uses and Boundaries
Land located at the western edge of Birstall. It comprises St Patrick's Catholic Primary School, open fields, wooded areas and washed over residential development along Nova Lane. Nova Beck and woodland to the north form the parcel's outer boundary. Parcel size: 3ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel, including Nova Lane and mature tree lines and tree cover. Although the adjacent urban areas lies on a similar slope, there is some change in landform which creates a sense of separation between the settlement and the parcel as the land slopes down to Nova Beck. There is some perception of urban development outside of the parcel. The parcel is immediately adjacent to the settlement but is separated by woodland and the minor road. Existing development in the Green Belt has some urbanising influence. There are residential dwellings along Nova Lane and a primary school located in the centre of the parcel. Natural features limit perception of the wider countryside. Woodland and landform change screens the wider countryside to the north.

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 near to a large built-up area. Birstall is a town and so is defined as 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?	There is some urbanising influence associated with development outside of the parcel.

Parcel BS3

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 woodland and tree cover to the north as well as Nova Beck and landform change 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. Although there is limited open Green Belt land along connecting routes between Birstall, Batley and Bradford 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 Birkenshaw, Birstall and Gomersal 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 BS3

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?	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.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Nova Beck and woodland clearly marks the outer parcel boundary to the north. Although increased development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

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:

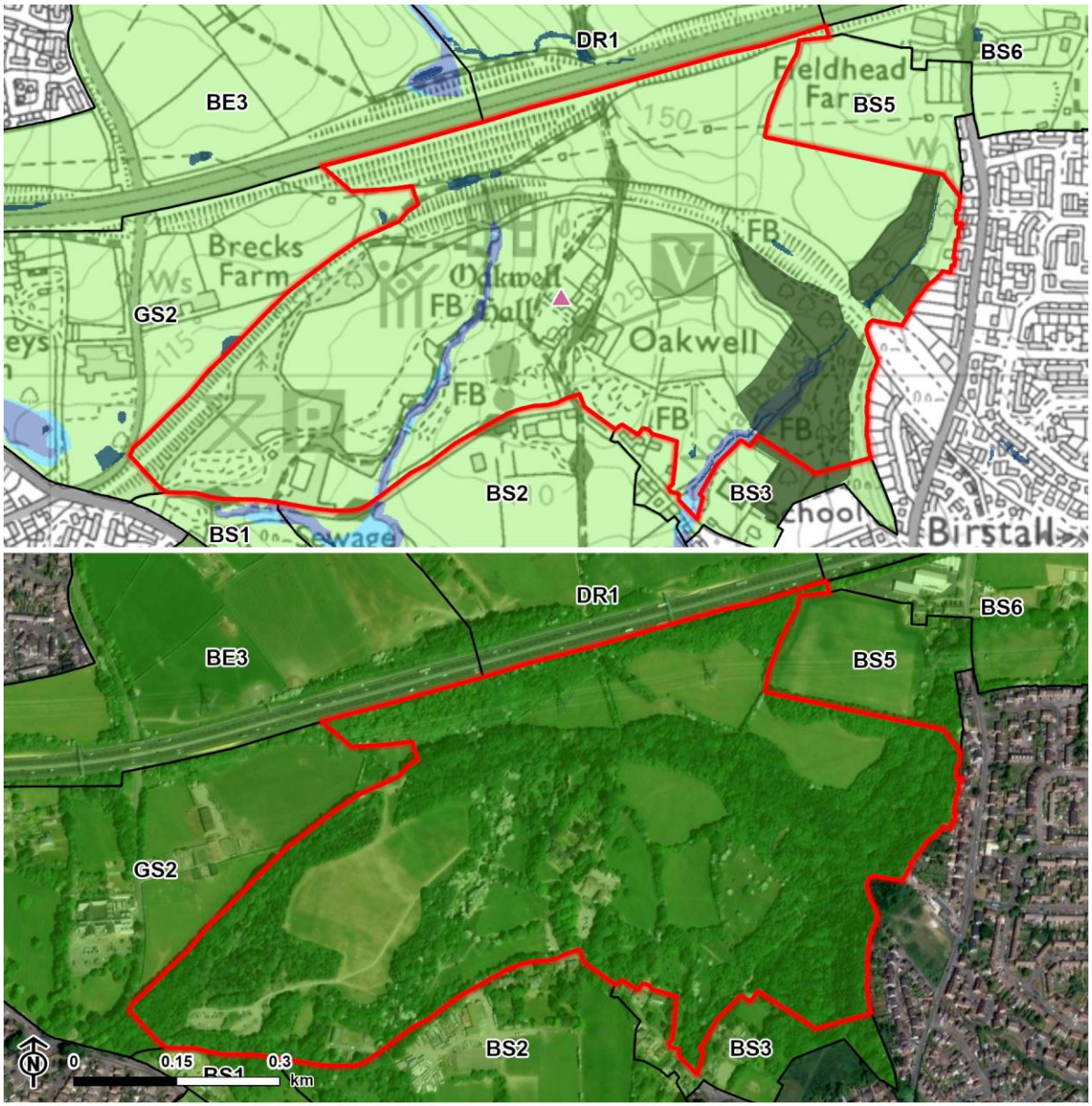
Equal contribution

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 BS4



Parcel BS4 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Ancient woodland
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Contribution of land in Parcel BS4

Parcel BS4 Assessment Conclusions

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

Parcel BS4 Description

Parcel Location, Land Uses and Boundaries
Land located to the northwest of Birstall, northeast of Gomersal and southeast of Birkenshaw. It comprises Oakwell Hall and Country Park and associated wooded areas. The M62 borders the parcel to the north. Parcel size: 47ha. There is a consistent strong boundary feature between the settlement and the parcel. This includes the areas of dense woodland on sloping land. 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. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside.

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

Very 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. Birstall is a town 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?	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. Development in the parcel would negate the role of the woodland, landform change and becks which currently give the parcel a strong sense of separation from urbanising influences.

Parcel BS4

Assessment Considerations	Assessment
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 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 development here would be incongruous with the urban pattern. The reduction in separation between Birstall and Gomersal would also weaken 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. Although there is limited open Green Belt land along connecting routes between Birstall and Bradford via Birkenshaw, the scale of intervening development means that in this area they are not considered 'neighbouring towns'. The role of Green Belt land between Birkenshaw, Birstall and Gomersal 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:

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.

Parcel BS4

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?	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 not significantly increase the urbanising influence on adjacent open land. The M62, dismantled railway and woodland form a strong outer boundary which would limit the urbanising impact of development on adjacent open land. Also, development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this 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:

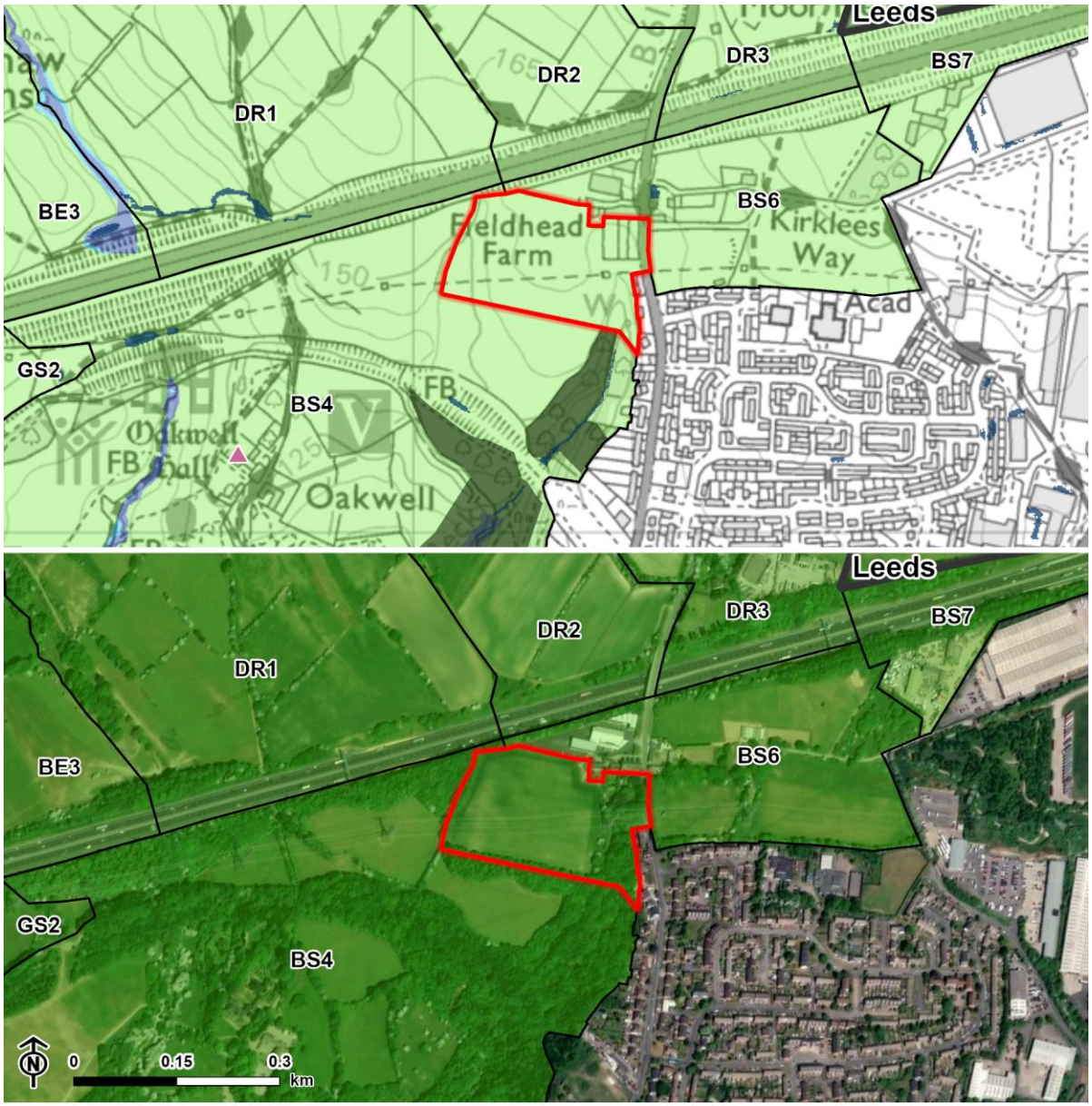
Equal contribution

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

Grey Belt

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

Parcel BS5



Parcel BS5
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

Parcel BS5

Contribution of land in Parcel BS5

Parcel BS5 Assessment Conclusions

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

Parcel BS5 Description

Parcel Location, Land Uses and Boundaries
Land located to the north west of Birstall which includes a sloping field. The M62 borders the parcel to the north and the B6125 to the east. Parcel size: 4ha. There is a strong boundary feature between the settlement and the parcel. The woodland and the B6125 separates the urban area to the east. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Woodland screens development to the south and east. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside due to the surrounding area of dense woodland.

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. Birstall is a town and so is defined as a large built-up area.
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.
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. Development in the parcel would negate the role of the woodland which currently give the parcel a strong sense of separation from urbanising influences

Parcel BS5

Assessment Considerations	Assessment
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 woodland cover 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. Although there is limited open Green Belt land along connecting routes between Birstall and Bradford via Birkenshaw, the scale of intervening development means that in this area they are not considered 'neighbouring towns'. The role of Green Belt land between Birkenshaw, Birstall and Drighlington 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:

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 BS5

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.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The surrounding woodland area forms 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:

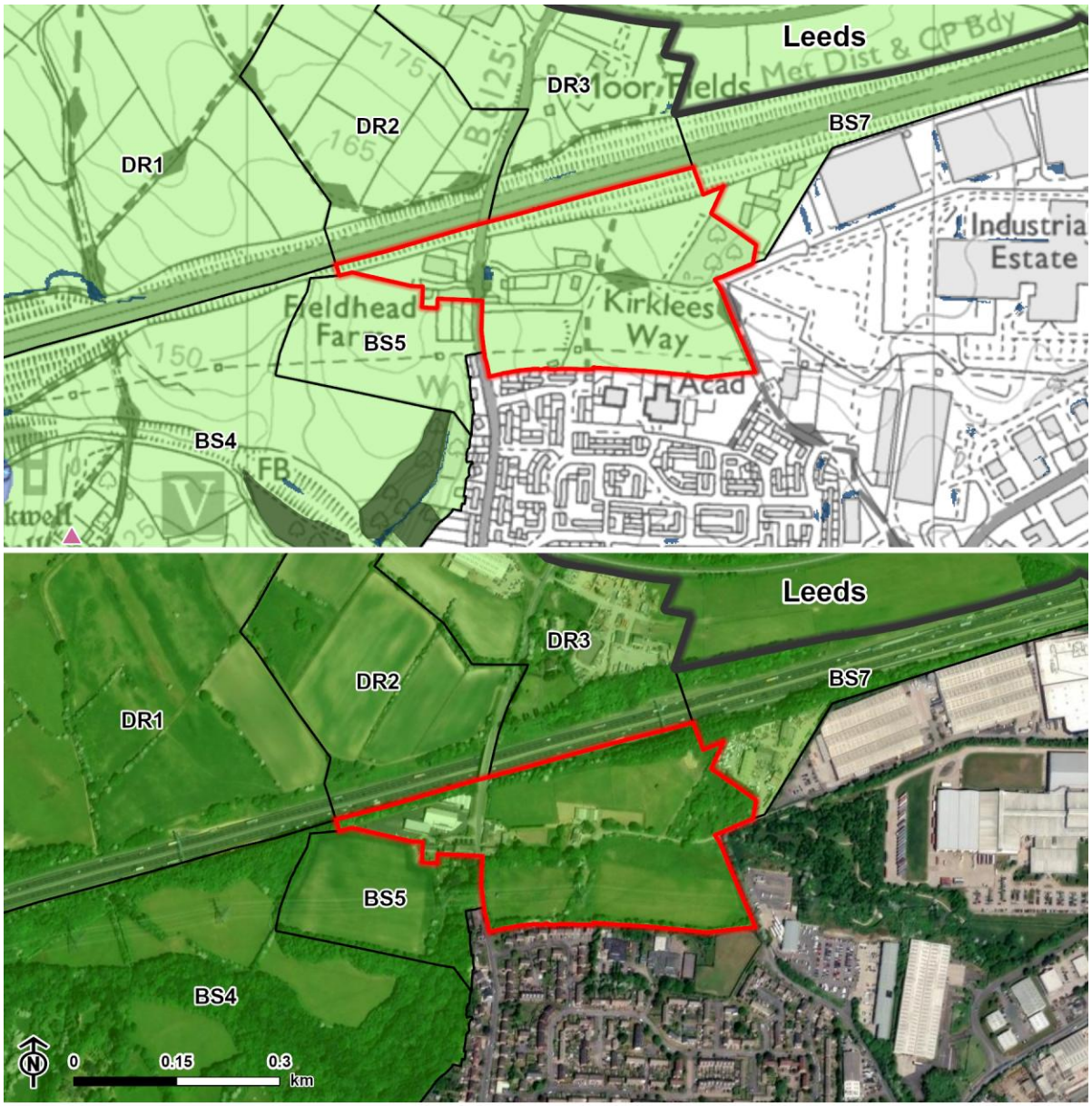
Equal contribution

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

Grey Belt

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

Parcel BS6


Leeds
DR1
DR2
DR3
BS4
BS5
BS7
Fieldhead Far
Kirklees Way
Industrial Estate
Leeds
DR1
DR2
DR3
BS4
BS5
BS7
0
0.15
0.3
km
Parcel BS6
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

Parcel BS6

Contribution of land in Parcel BS6

Parcel BS6 Assessment Conclusions

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

Parcel BS6 Description

Parcel Location, Land Uses and Boundaries
Land located at the northern edge of Birstall. It includes gently sloping fields, wooded areas and mature tree lines and some washed over residential and commercial development. The M62 and associated tree line border the parcel to the north. Parcel size: 11ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. This includes the mature tree lines and wooded areas and line the parcels southern and eastern boundary. 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 proximity of the settlement to the south and east. Existing development in the Green Belt has some urbanising influence. There is residential and commercial development in the northwestern part of the parcel. Urbanising development limits perception of the wider countryside. This is due to the M62 and the development along the B6125 which separates the parcel from the wider countryside to the west.

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 near to a large built-up area. Birstall is a town and so is defined as 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?	There is some 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. The M62 and wooded areas form a strong outer boundary which

Parcel BS6

Assessment Considerations	Assessment
	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 Birstall and Bradford via Birkenshaw, the scale of intervening development means that in this area they are not considered 'neighbouring towns'. The role of Green Belt land between Birkenshaw, Birstall and Drighlington 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 BS6

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.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The strong outer boundary features 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:

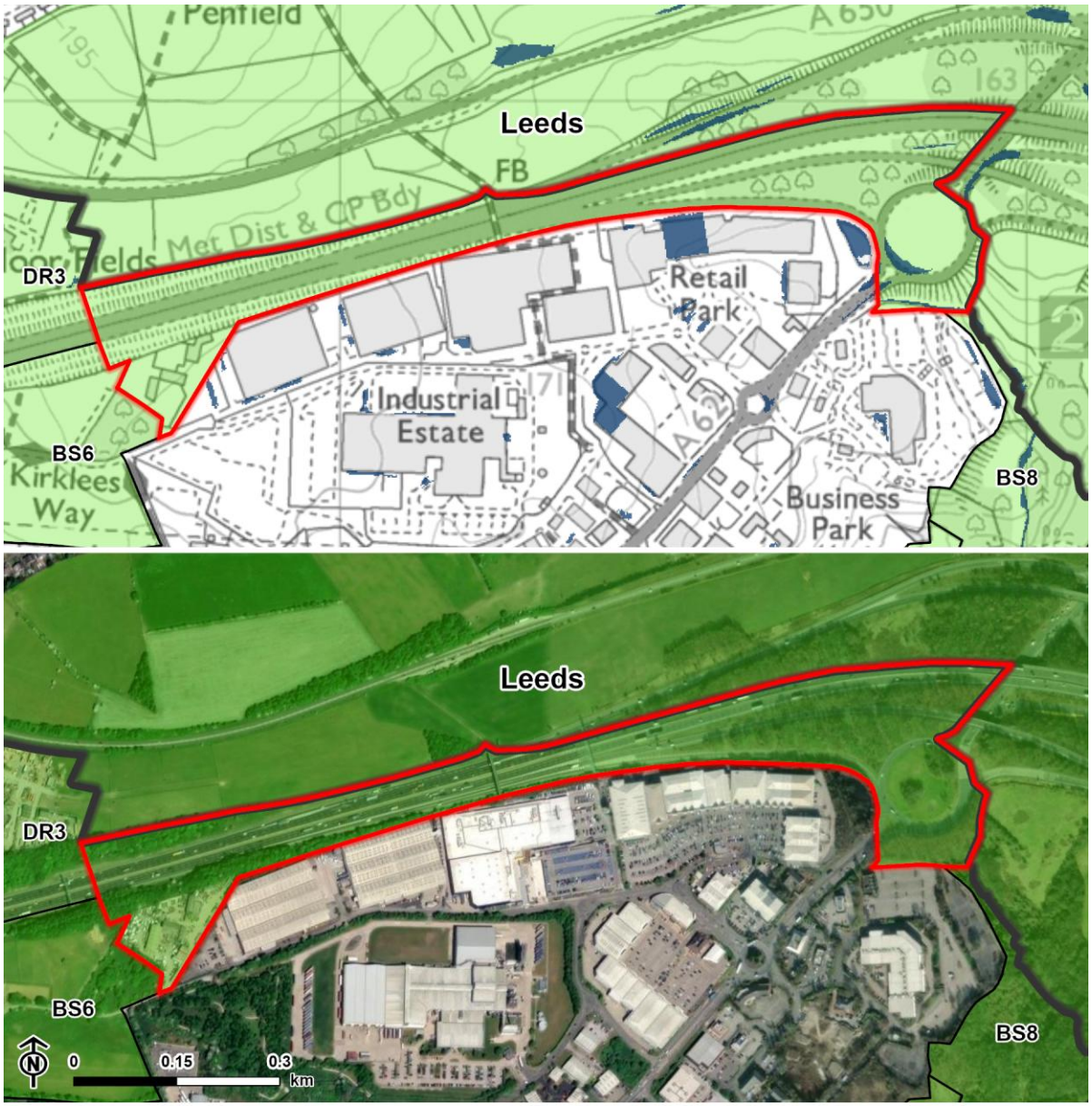
Equal contribution

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 BS7



Parcel BS7 | Neighbouring parcel | Green Belt

Kirklees

NPPF Footnote 7 designations

Flood zone 3

Flood zone 2

High risk of surface water flooding

Contribution of land in Parcel BS7

Parcel BS7 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 BS7 Description

Parcel Location, Land Uses and Boundaries
Land located at the northern edge of Birstall and to the south of Drighlington. It comprises hardstanding and industrial and commercial storage. The parcel is bordered by the M62 to the north, wooded areas and the industrial estate to the south. The majority of the parcel is already developed by junction 27 of the M62 with the only developable area being in the west of the parcel. Parcel size: 16ha. 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 to the east, of the industrial site immediately adjacent. There is significant urbanising influence associated with development, land use and activity in the Green Belt. Natural features limit perception of the wider countryside.

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 near to a large built-up area. Birstall is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel consists of industrial development, hardstanding and storage.
What is the extent of urbanising influence from outside the parcel?	There is some 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. The M62 to the north and wooded area to the west form strong containing physical features.

Parcel BS7

Assessment Considerations	Assessment
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 significant urbanising influence and is restricted and contained.

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 Birstall and Bradford via Birkenshaw, the scale of intervening development means that in this area they are not considered 'neighbouring towns'. The role of Green Belt land between Birkenshaw, Birstall and Drighlington 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:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel consists of industrial development, hardstanding and storage.

Parcel BS7

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.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The M62 and the wooded area to the west 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:

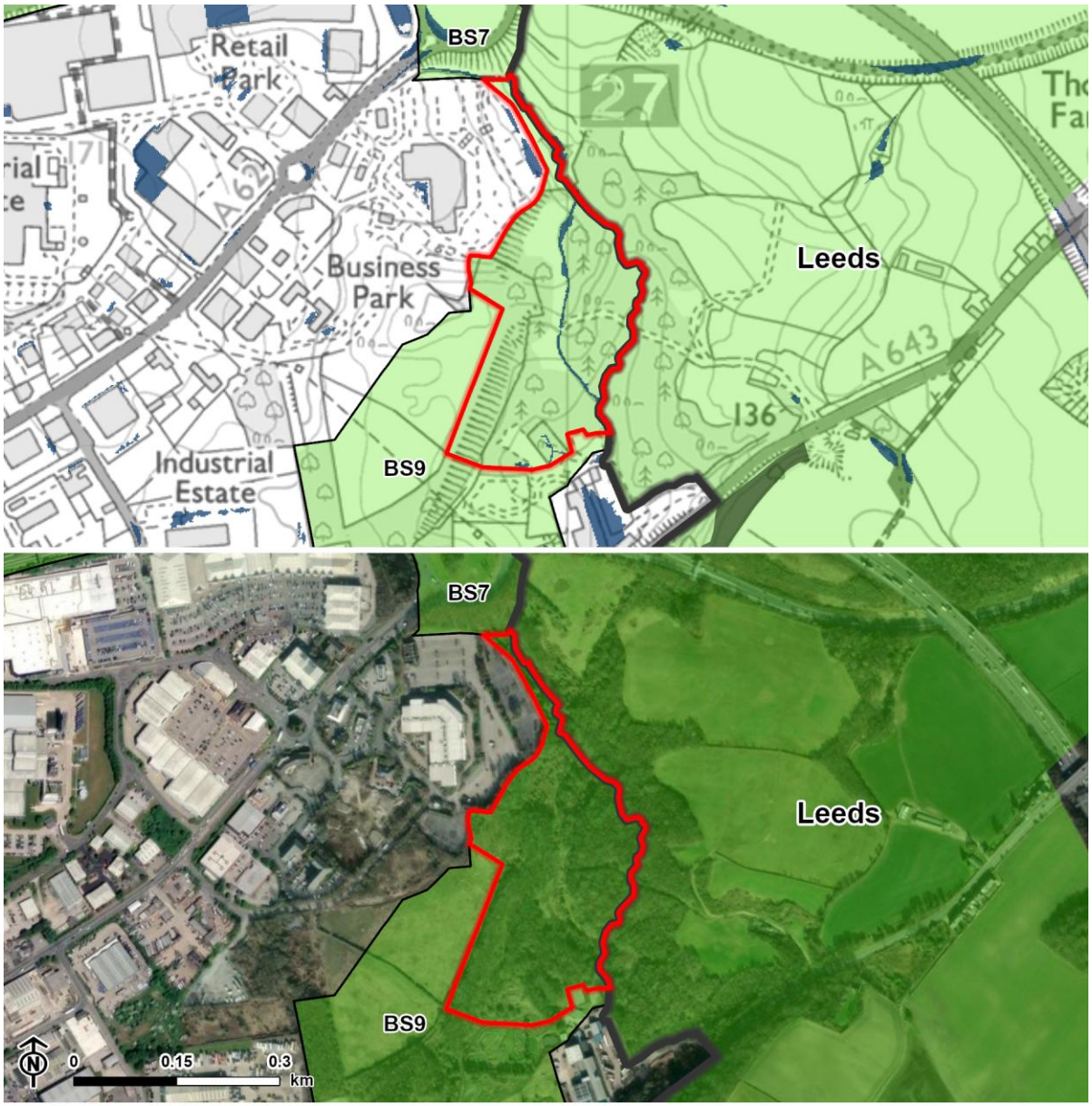
Equal contribution

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 BS8



Parcel BS8
Neighbouring parcel
Green Belt
Kirklees

NPPF Footnote 7 designations

Ancient woodland
Flood zone 2
Flood zone 3
High risk of surface water flooding

Contribution of land in Parcel BS8

Parcel BS8 Assessment Conclusions

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

Parcel BS8 Description

Parcel Location, Land Uses and Boundaries
Land located to the northeast of Birstall. It comprises a sloping wooded area and a small stream. Parcel size: 8ha.
The woodland creates a consistent strong boundary feature between the settlement and the parcel.
The eastward sloping land creates 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.
There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Natural features limit perception of the wider countryside. Wider woodland to the east screens the wider countryside.

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

Very 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. Birstall is a town and so is defined as a large built-up area.
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 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. Development in the parcel would negate the role of the woodland and the landform change which currently give the parcel a strong sense of separation from urbanising influences.

Parcel BS8

Assessment Considerations	Assessment
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 woodland and landform change within the parcel 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. Although there is limited open Green Belt land along connecting routes between Birstall and Morley, the scale of urbanising containment and strong outer boundaries in this parcel means that this area is not considered as a part of the gap.
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.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.

Parcel BS8

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 woodland area and landform change to the east forms 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:

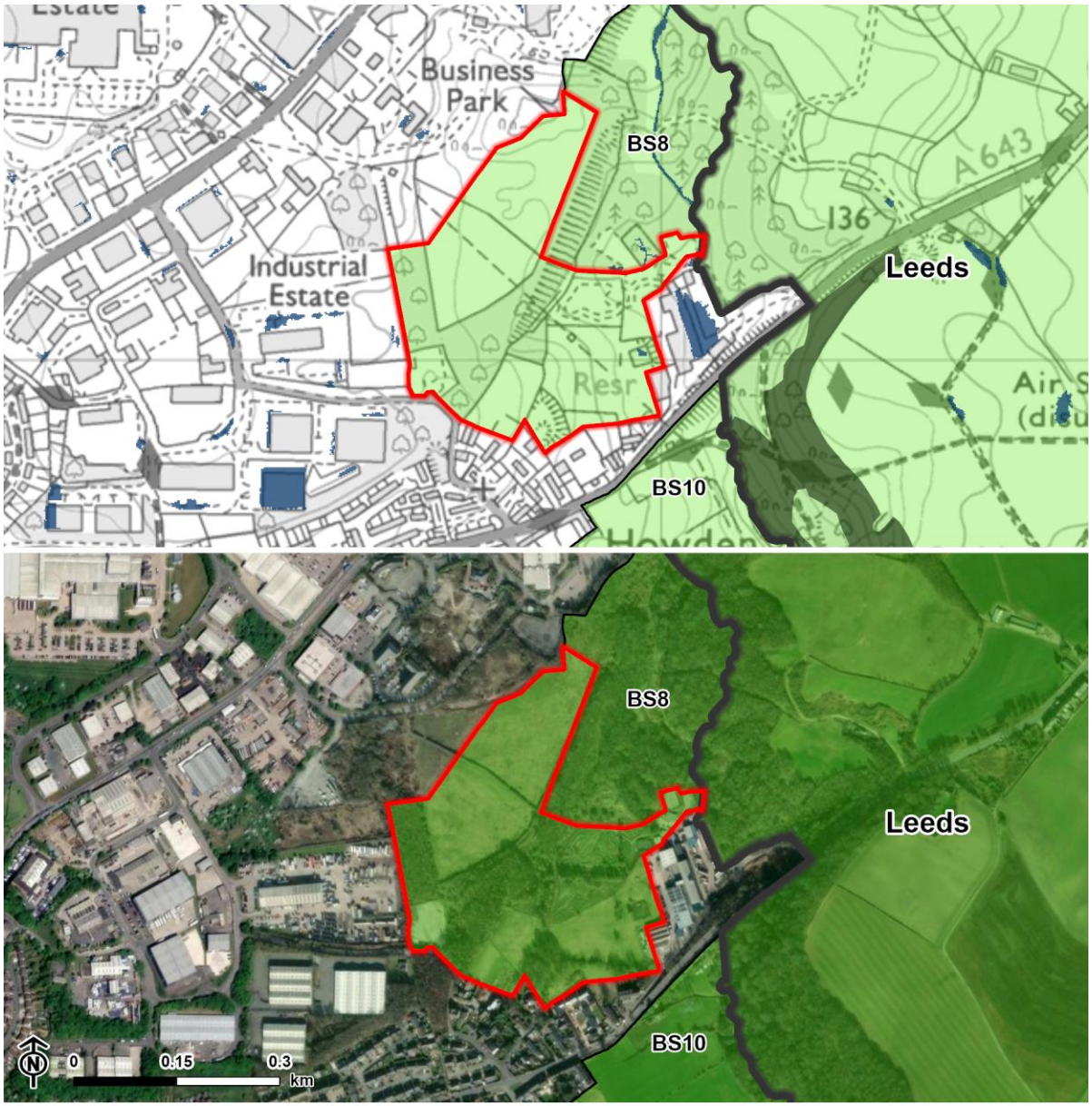
Equal contribution

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

Grey Belt

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

Parcel BS9



Parcel BS9
Neighbouring parcel
Green Belt
Kirklees

NPPF Footnote 7 designations

Ancient woodland
Flood zone 2
Flood zone 3
High risk of surface water flooding

Parcel BS9

Contribution of land in Parcel BS9

Parcel BS9 Assessment Conclusions

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

Parcel BS9 Description

Parcel Location, Land Uses and Boundaries
Land located at the eastern edge of Birstall which includes sloping fields and wooded areas surrounded by woodland to the north and existing urban development to the west, south and east. Parcel size: 12ha. A combination of wooded areas forms a boundary of moderate strength between the settlement and the parcel. The land slopes eastwards creating 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. Although the parcel is contained on three sides by industrial and residential development, the wooded areas and landform change limit direct views of the urban edges. Land use creates some association with the urban area but there is little urbanising activity in the parcel. There are small areas of hardstanding associated with the adjacent industrial uses. Natural features limit perception of the wider countryside. Woodland to the northwest screens views.

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 adjacent to a large built-up area. Birstall is a town 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.
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 existing development contains the parcel on three sides and woodland to the north also forms a strong

Parcel BS9

Assessment Considerations	Assessment
	outer boundary which would limit the urbanising impact on 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 Birstall and Morley, the scale of urbanising containment and strong outer boundaries in this parcel means that this area is not considered as a part of the gap.
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.

Parcel BS9

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.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The parcel is largely enclosed by existing urban development and has strong woodland to the north which forms a strong outer boundary that 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:

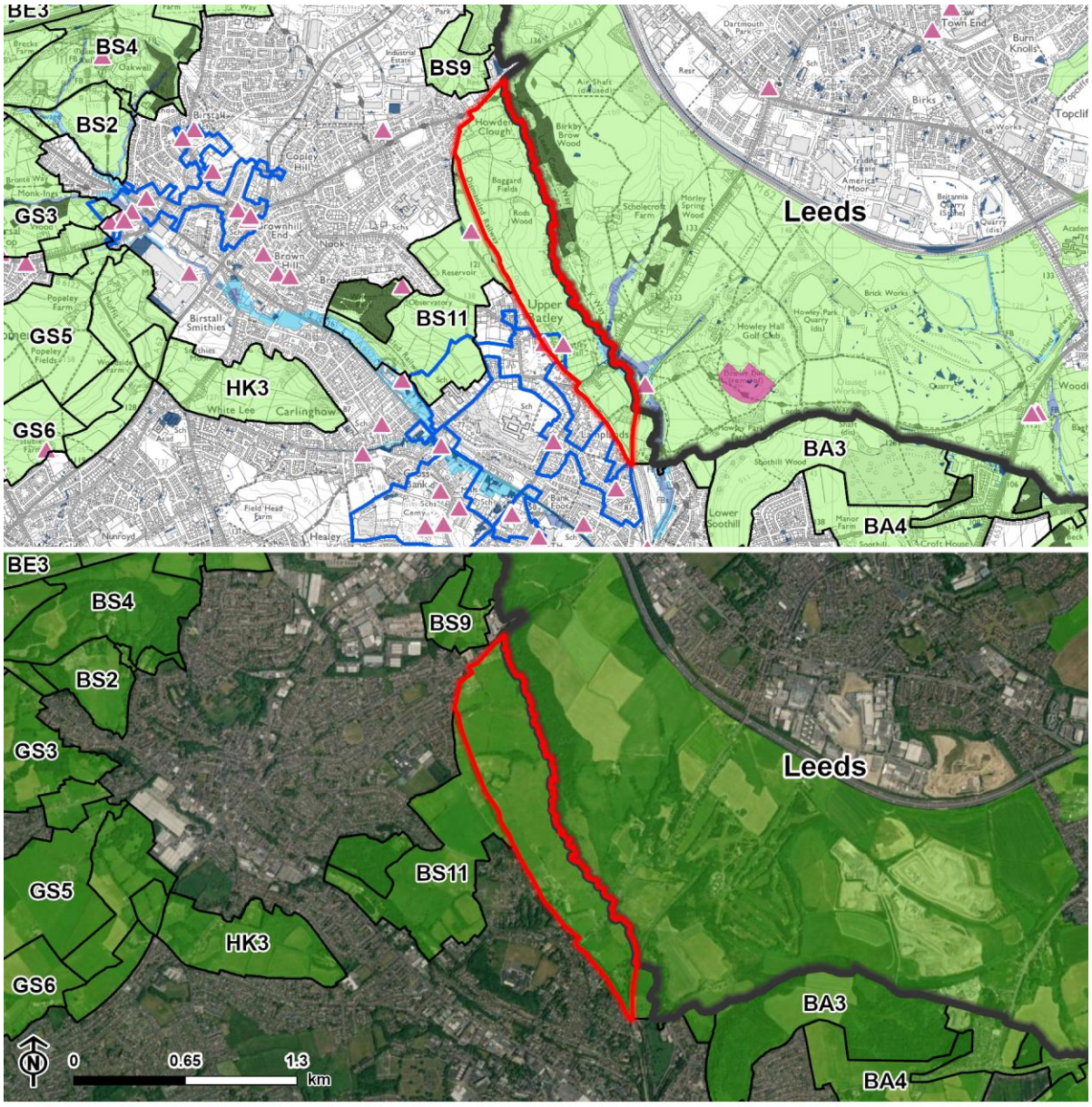
Equal contribution

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 BS10


BE3
BS4
BS9
BS2
GS3
Leeds
BS11
GS5
HK3
GS6
BA3
BA4
0
0.65
1.3
km
Parcel BS10
Neighbouring parcel
Green Belt
Kirklees
NPPF Footnote 7 designations
Listed building
High risk of surface water flooding
Ancient woodland
Conservation area
Flood zone 3
Scheduled monument
Flood zone 2

Parcel BS10

Contribution of land in Parcel BS10

Parcel BS10 Assessment Conclusions

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

Parcel BS10 Description

Parcel Location, Land Uses and Boundaries
Land located to the southeast of Birstall and north of Batley. It extends from Howden Clough and the A643 in the north, to Upper Batley, Batley Hall and Lamplands in the south. It comprises open sloping fields, some wooded areas and washed over residential development along the B6123 in the south. Howley Beck and a steep wooded slope form the outer parcel boundary to the east. Parcel size: 69ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. This includes a dismantled railway and areas of tree cover. 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 in the southern and northern parts of the parcel. This gets weaker as you move down slope to the east part of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel in the northern and central portions of the parcel. In the south, there are some residential developments along the B6123, including Batley Hall. There is a strong perception of the wider countryside. The sloping land establishes long ranging views of the valley to the east.

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. Birstall and Batley are towns and so are defined as large built-up areas.
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 BS10

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. Development in the parcel would negate the role of the landform change and moderate boundary features which currently give the parcel a strong sense of separation from urbanising influences. Also, the parcel forms a key part of the remaining gap between Batley and Birstall. Development of the north of the parcel would weaken the remainder of the gap, reducing the integrity of the settlements as distinct from each other.
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 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 development here would be incongruous with the urban pattern. The reduction in separation between Batley and Birstall would also weaken the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The gap separates Birstall, Batley and Morley with strong separating features like the M62, Birkby Brow Wood and landform change preventing the towns from merging with Morley to the east. The A643 and B6123 form connecting features that reduce the strength of this gap.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. Although there are significant separating features elsewhere in the gap which prevent Birstall and Batley and Morley from merging, development in the parcel would significantly increase the urbanising impact on the remaining land in the gap due to the sloping and open fields and the size and shape of the parcel itself.

Parcel BS10

Assessment Considerations	Assessment
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns.

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 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.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Although Howley Beck, Birkby Brow Wood and landform change forms a strong outer boundary in the north of the parcel, the open and sloping nature of the fields in the parcel mean that development in the parcel would significantly impact the Green Belt land to the east.

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

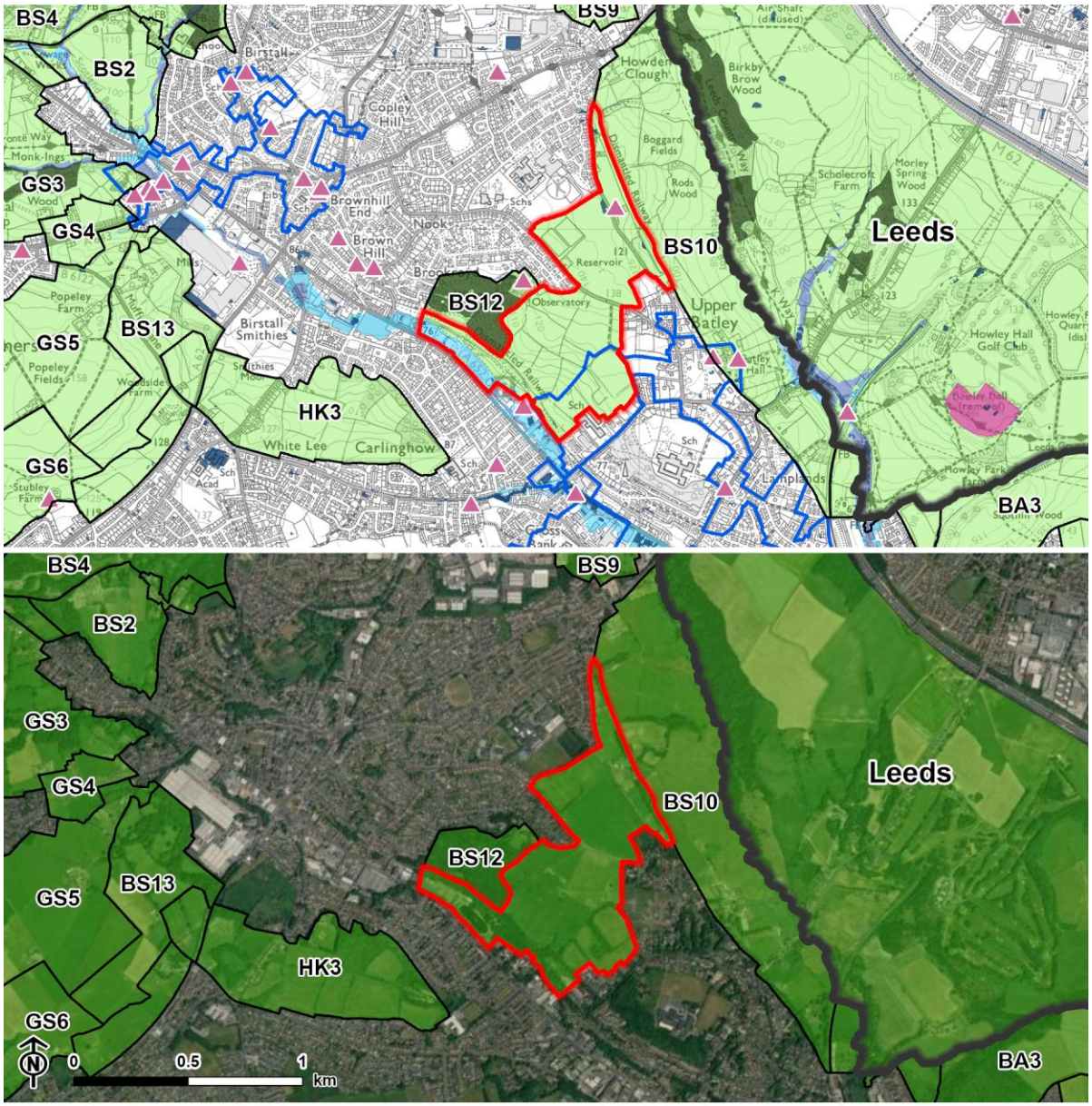
All Green Belt land plays an equal role in relation to this purpose.

Parcel BS10

Grey Belt

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

Parcel BS11



Parcel BS11
Neighbouring parcel
Green Belt
Kirklees

NPPF Footnote 7 designations

- Listed building
- Ancient woodland
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument

Parcel BS11

Contribution of land in Parcel BS11

Parcel BS11 Assessment Conclusions

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

Parcel BS11 Description

Parcel Location, Land Uses and Boundaries
Land located at the southeast of Birstall and north of Batley. It primarily comprises open fields, with a dismantled railway and Upper Batley Low Lane to the east, and another dismantled railway and the A652 to the west. Wilton Park and associated amenity and car park land is located in the west of the parcel. The southern part of the parcel is largely enclosed by existing development. Parcel size: 52ha. There are no significant boundary features to separate the parcel from the settlement along the north and eastern boundaries. The A652 and woodland associated with Wilton Park forms a boundary of moderate strength in the south. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Although the parcel's landform is changing, the surrounding urban areas lies on similar slopes. Although Wilton Park limits perception of the urban area to the south and western edge, there is some perception of urban development outside of the Green Belt to the north and east. Land use creates some association with the urban area but there is little urbanising activity in the parcel. This is associated with the sports pitches and the Wilton Park amenities. In the north of the parcel, there are broad open views to the east providing some perception of connectivity with the wider countryside. In the south of the parcel the level of existing urbanising development limits 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 adjacent to a large built-up area. Birstall and Batley are towns and so are defined as large built-up areas.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel BS11

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.
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 a outer clear boundary to the east, formed by the dismantled railway and its associated woodland but the narrowness of the gap between Batley and Birstall means that development here would still weaken the integrity of Birstall as a settlement distinct from Batley.
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 Batley and Birstall, causing Birstall to become part of the 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:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel forms a significant part of the gap which separates Birstall and Batley from entirely merging. Although the towns have merged along the A652, the remainder of the gap does not comprise any strong separating features.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The gap is very narrow and does not contain strong separating features such that development in the parcel would largely merge the neighbouring towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns.

Parcel BS11

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 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.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Development would sever Wilton Wood from the wider Green Belt area and the open sloping fields to the east of the parcel would likely experience greater urbanising influence.

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:

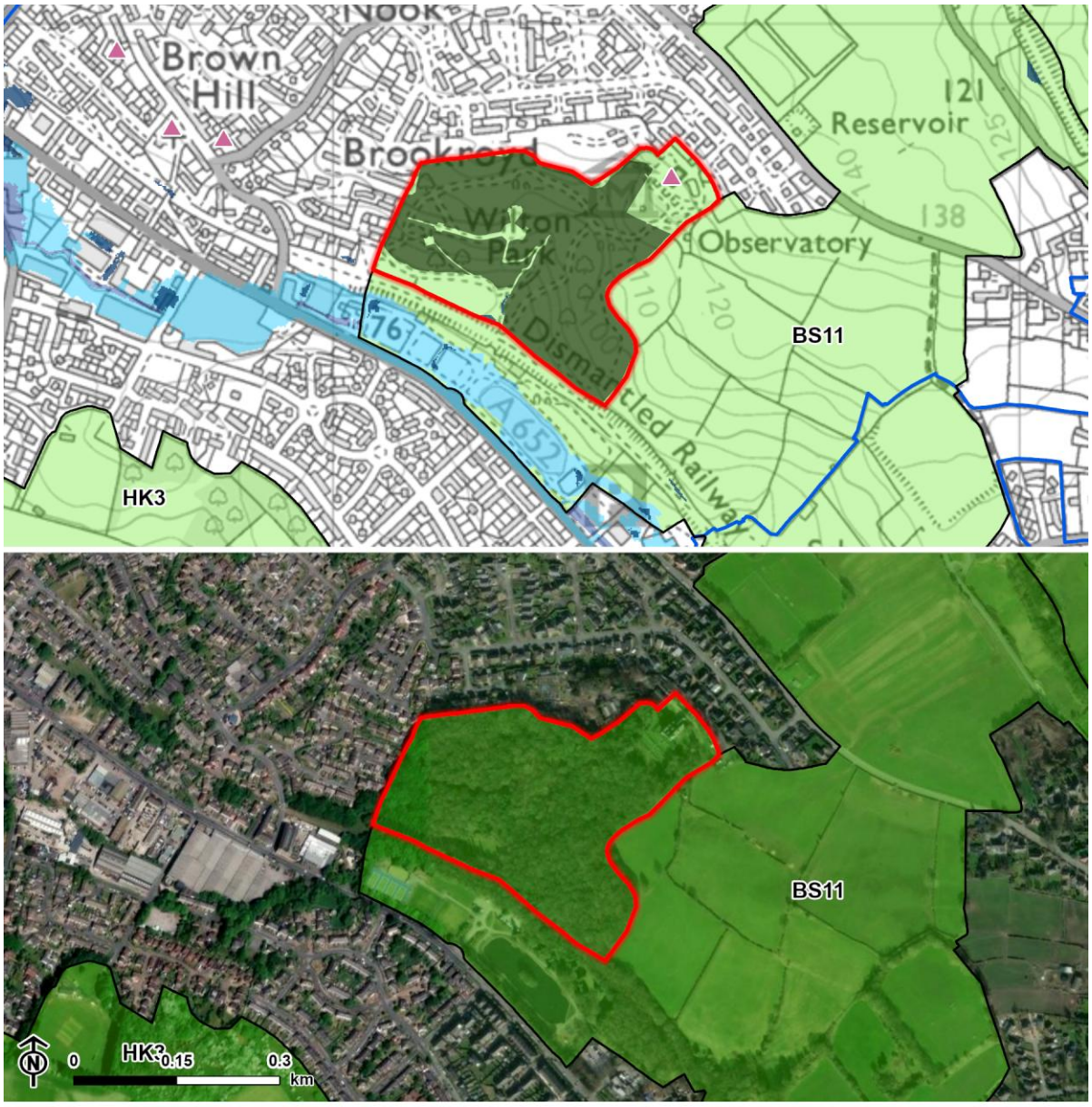
Equal contribution

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

Grey Belt

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

Parcel BS12



NPPF Footnote 7 designations

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

Parcel BS12

Contribution of land in Parcel BS12

Parcel BS12 Assessment Conclusions

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

Parcel BS12 Description

Parcel Location, Land Uses and Boundaries
Land located to the south east of Birstall and north of Bately which primarily comprise woodland associated with Wilton Park and also the Bagshaw Museum. Parcel size: 10ha. There is a strong boundary feature between the settlement and the parcel established by Wilton Park woodland. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Although the land is sloping, the adjacent urban area lies on the same slope. There is some perception of urban development outside of the parcel. Although the woodland limits views, as the parcel is contained on three sides, perception is increased. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. The dense woodland limits long range views, but to the edge of the woodland in the east of the parcel, there are some views downslope to the southeast.

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. Birstall is a town 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.
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 has clear boundaries due to the wooded area, the narrowness of the gap between

Parcel BS12

Assessment Considerations	Assessment
	Birstall and Batley 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 wooded boundary feature 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. Also, development in the parcel would reduce the separation between Batley and Birstall and weaken the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The gap separates the neighbouring towns of Birstall and Bately. The towns have merged along the A652 to the south. The parcel comprises woodland that forms a strong separating feature while the remainder of the gap does not comprise any strong separating features.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. Although the parcel has a level of urbanising containment, it contains a strong physical feature, Wilton Park woodland which comprises the strongest separating feature between the neighouring towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. Removal of the woodland and development within the parcel on the sloping land would increase perception of the neighbouring towns' proximity.

Parcel BS12

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel forms part of an area which, although it retains rural land uses, is entirely contained by urban edges, limiting the extent to which it can be considered part of the countryside.
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.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The woodland clearly marks the parcel boundary to the east. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

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:

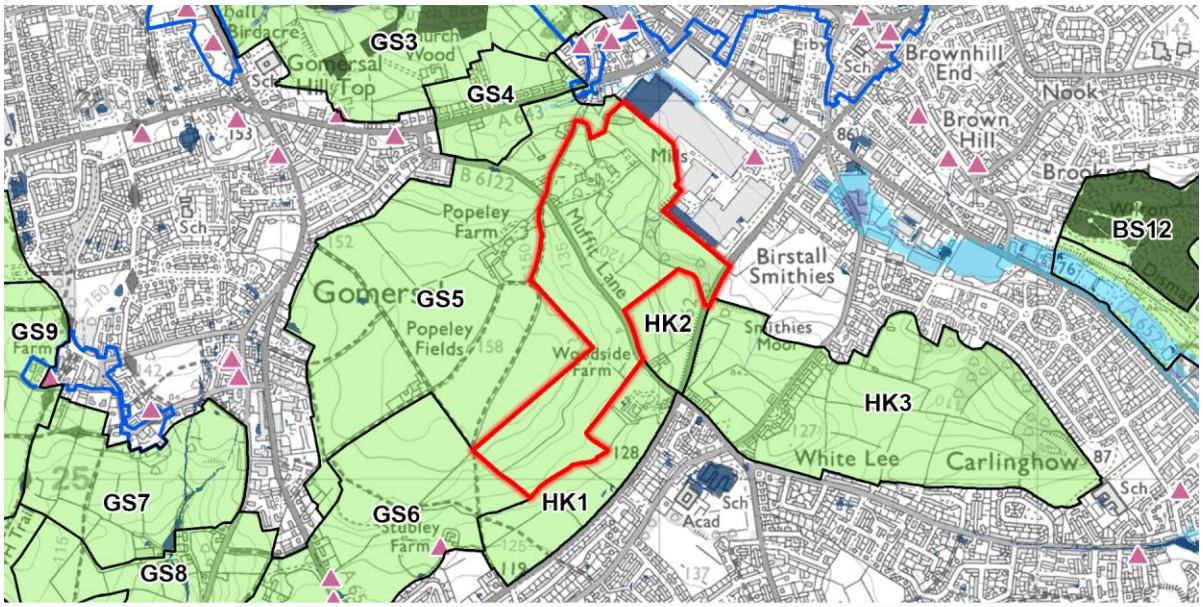
Equal contribution

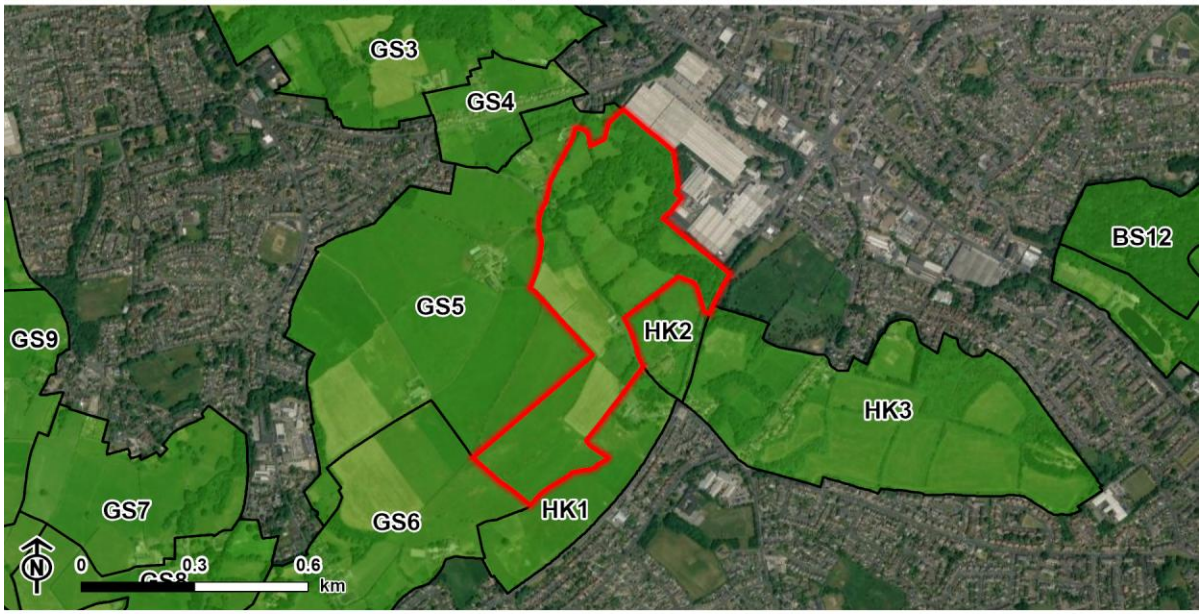
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel BS13





Parcel BS13 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel BS13

Contribution of land in Parcel BS13

Parcel BS13 Assessment Conclusions

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

Parcel BS13 Description

Parcel Location, Land Uses and Boundaries
Land located to the southwestern edge of Birstall, which includes land associated with Woodside Farm, sloping wooded areas and Muffit Lane. Parcel size: 27ha. There is a strong boundary feature between the settlement and the parcel. This includes the A62 to the south and the wooded slopes to the north. There is some change in landform which creates a sense of separation 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 no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit 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 adjacent to a large built-up area. Birstall is a town 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.
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. Development in the parcel would negate the role of the wooded areas, landform change and the A62 which currently give the parcel a strong sense of separation from urbanising influences.

Parcel BS13

Assessment Considerations	Assessment
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 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 development here would be incongruous with the urban pattern. Also, the reduction in separation between Birstall, Gomersal and Heckmondwike would also weaken 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. Although there is limited open Green Belt land along connecting routes between the surrounding towns, Hekmondwike, Birstall and Dewsbury, the scale of intervening development means that in this area they are not considered 'neighbouring towns'. The role of Green Belt land between Heckmondwike 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

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.

Parcel BS13

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.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has weak outer boundaries formed by open field boundaries, 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.