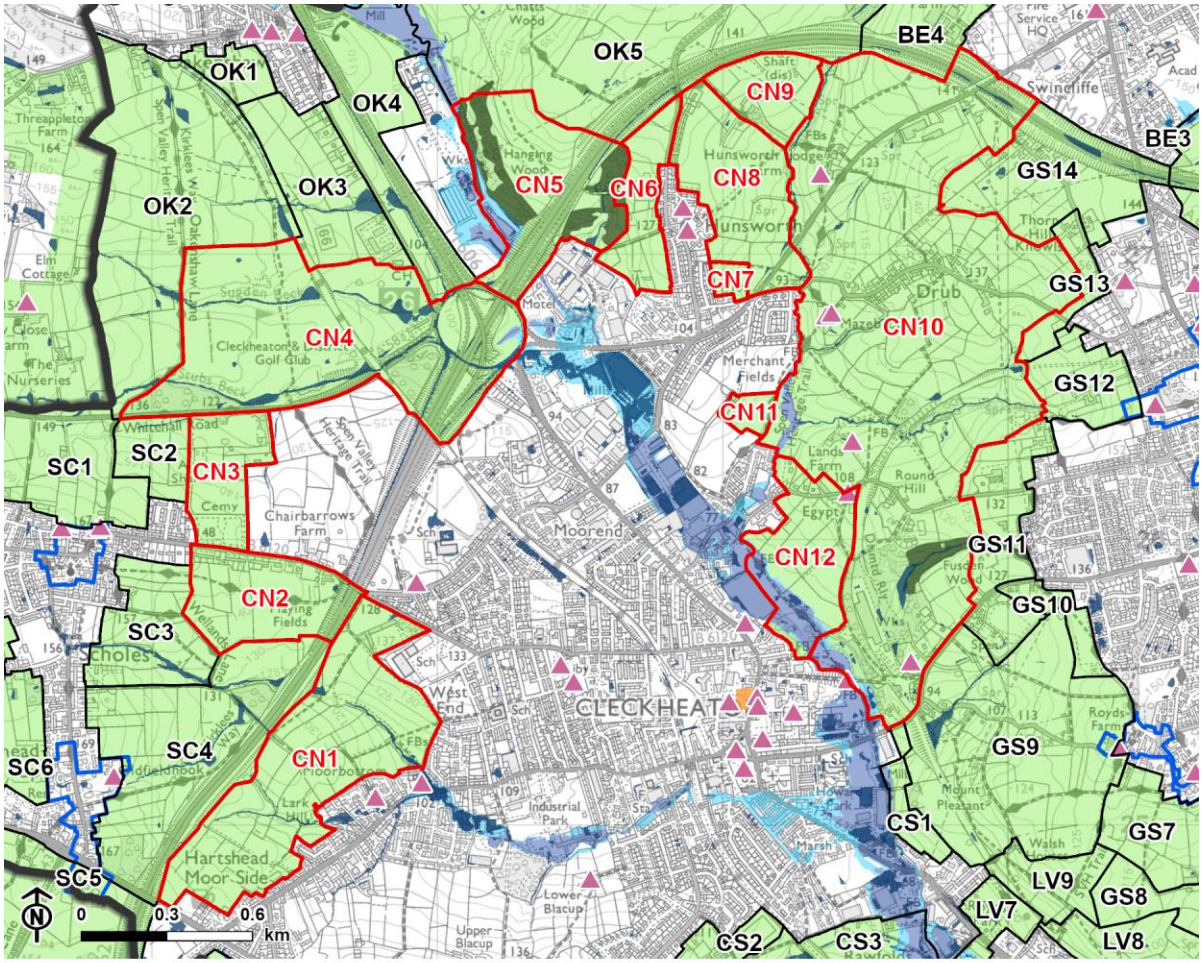
Cleckheaton North



Cleckheaton North parcel

Neighbouring parcel

Kirklees

Neighbouring authority

Green Belt

NPPF Footnote 7 designations

Listed building

Ancient woodland

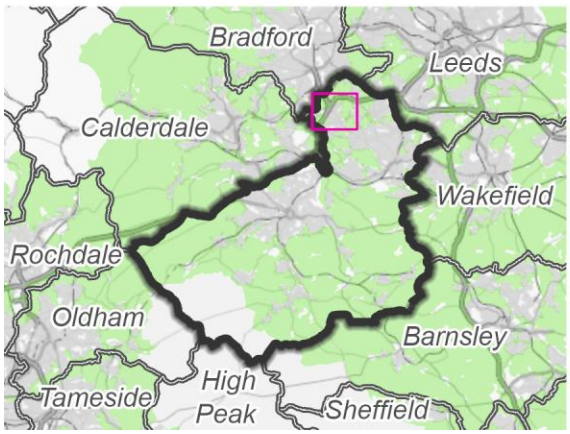
Flood zone 3

Flood zone 2

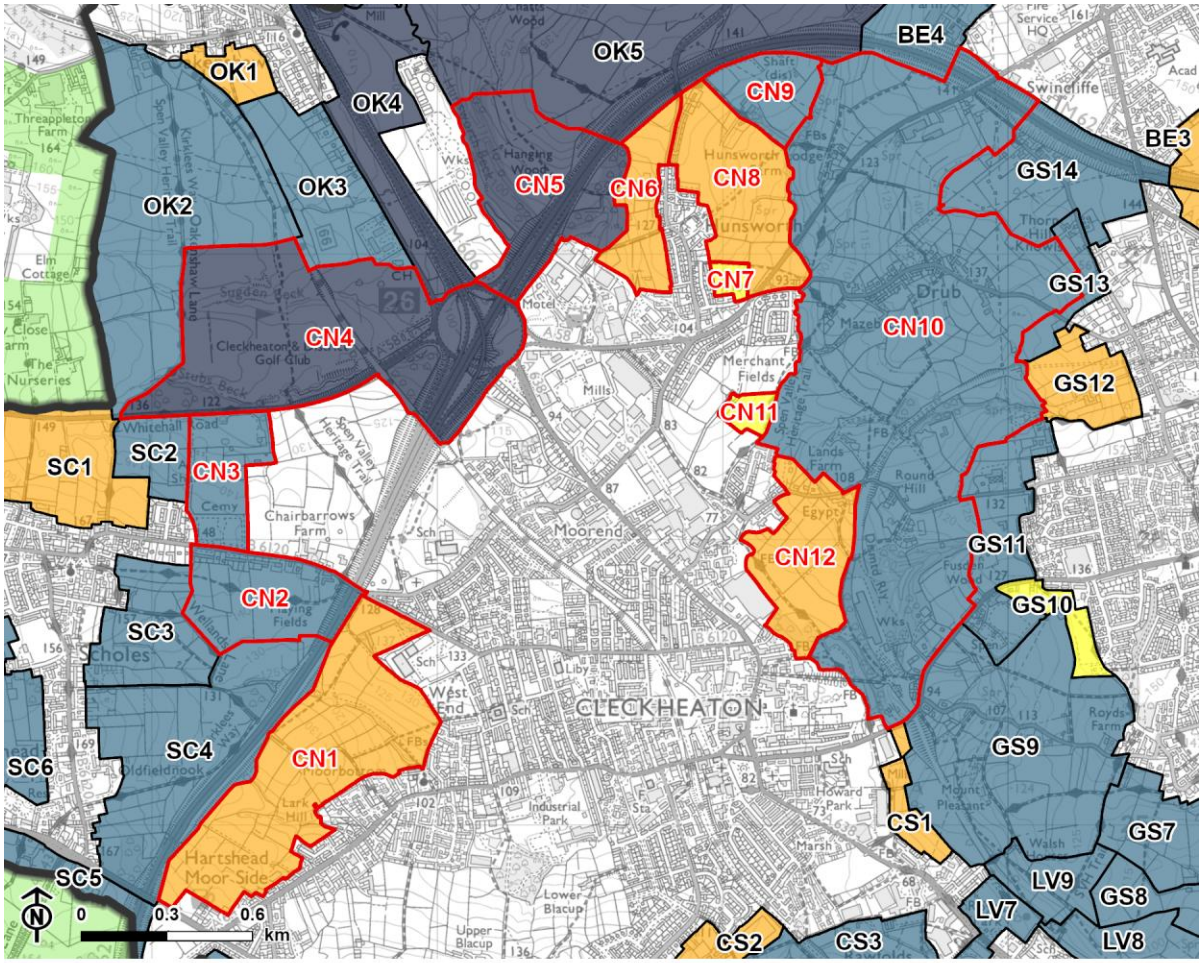
High risk of surface water flooding

Conservation area

Local Green Space



Cleckheaton North



Cleckheaton North parcel

Neighbouring parcel

Kirklees

Neighbouring authority

Green Belt

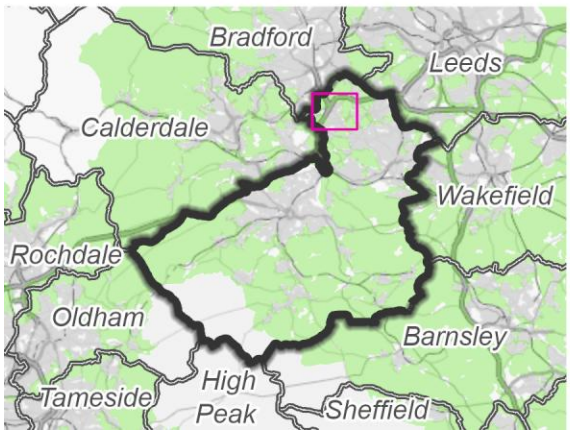
Highest Contribution to NPPF purposes A, B, C and D

Very Strong

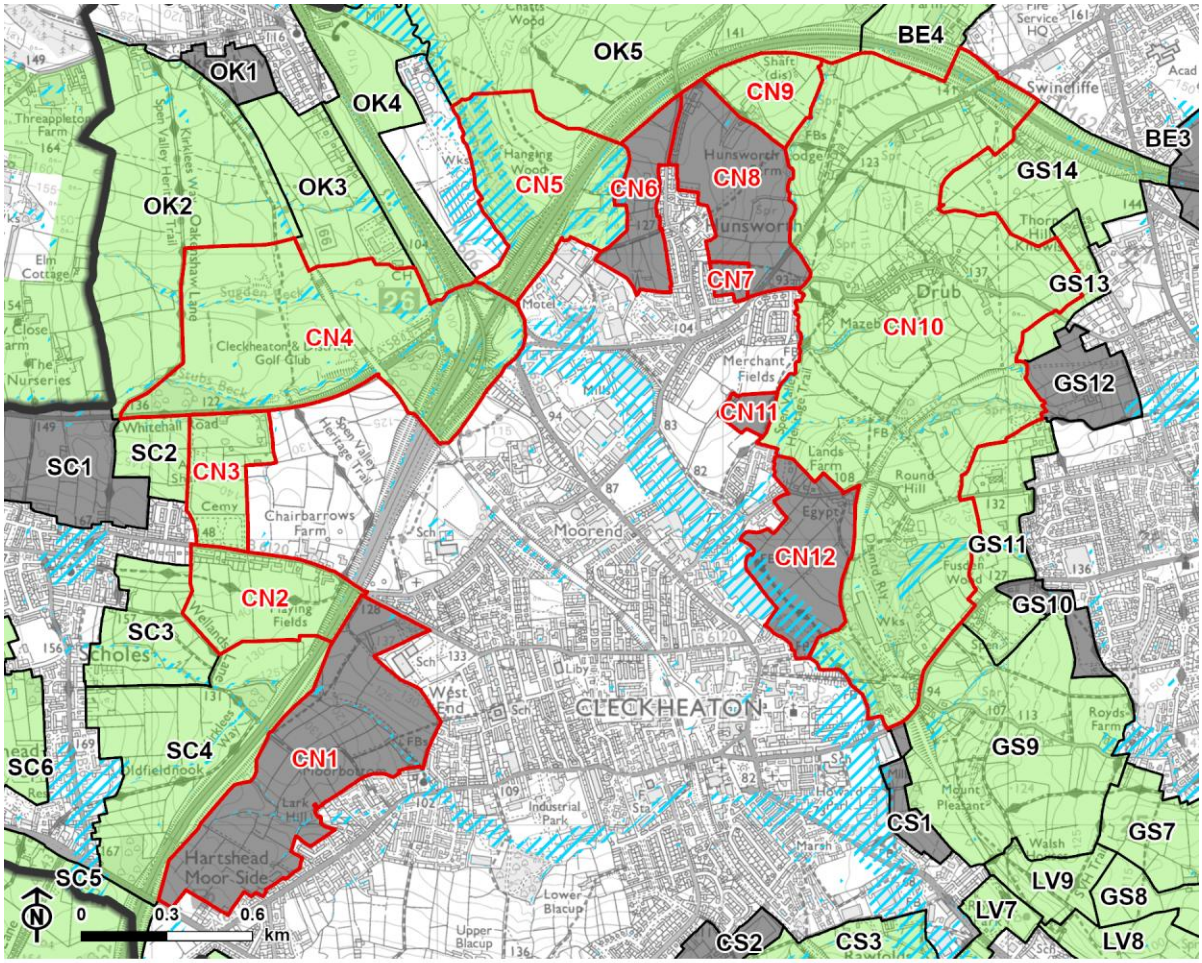
Strong

Moderate

Weak/no



Cleckheaton North



Cleckheaton North parcel

Neighbouring parcel

Kirklees

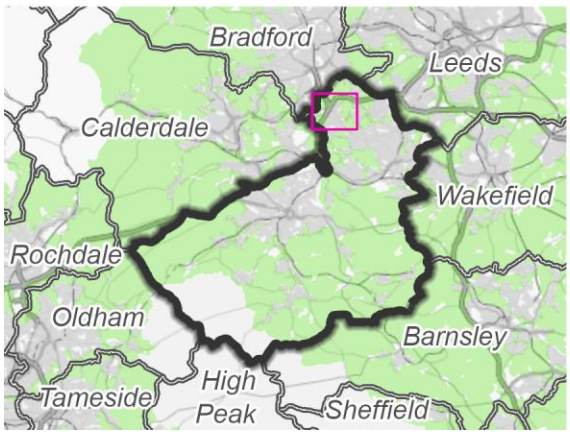
Neighbouring authority

Green Belt

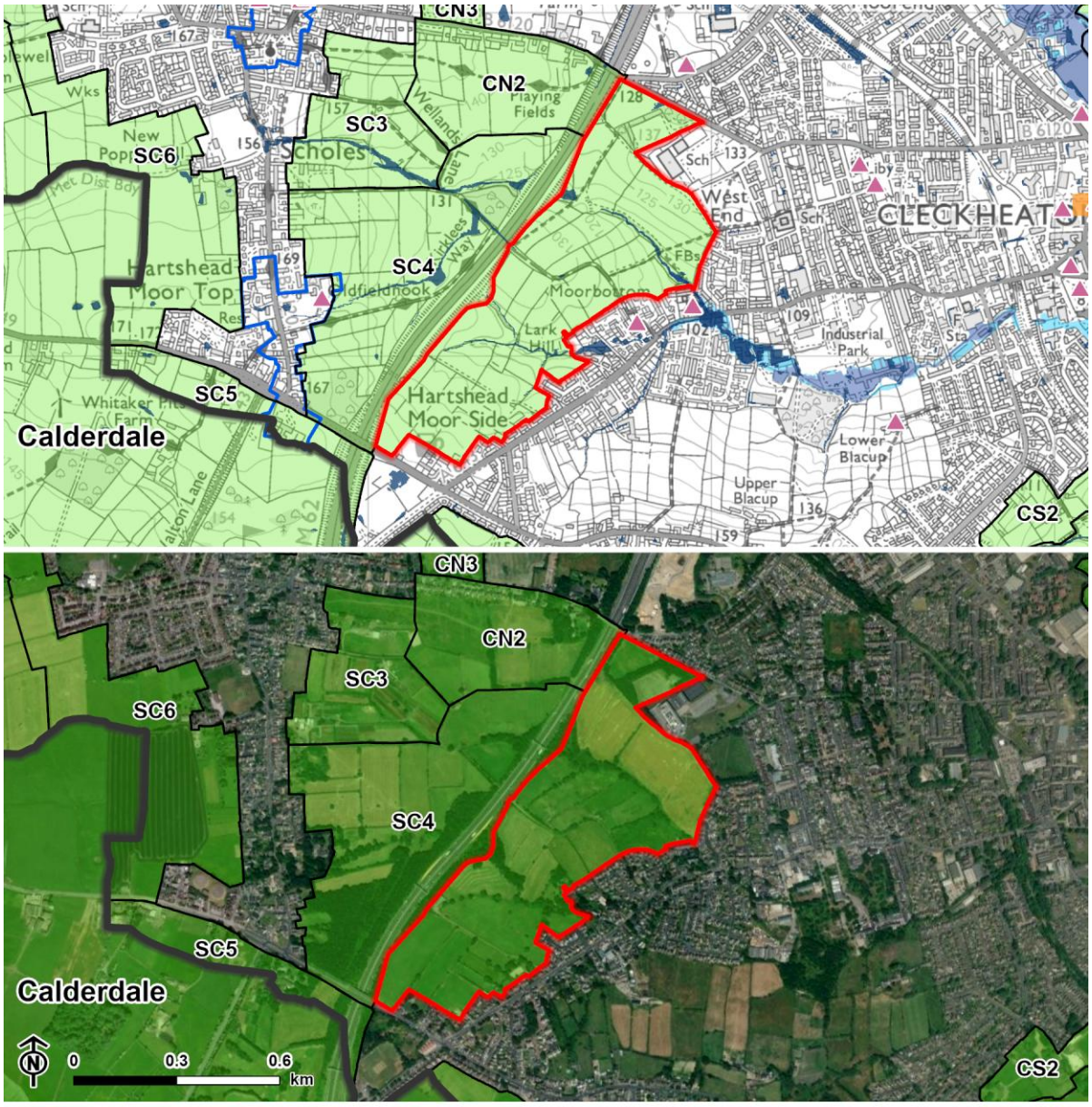
Potential grey belt

Potentially suitable for definition as grey belt land in the district

Footnote 7 designation



Parcel CN1



Parcel CN1

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

Local Green Space

Parcel CN1

Contribution of land in Parcel CN1

Parcel CN1 Assessment Conclusions

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

Parcel CN1 Description

Parcel Location, Land Uses and Boundaries
Land located to the western edge of Cleckheaton, extending from Turnstead Avenue to Hartshead Moor Side. Parcel size: 41ha.
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.
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. Tree cover alongside the M62 forms a strong outer boundary.

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.
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.
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 is a strong physical feature that restricts and contains development.
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. Development to the north and south of the parcel already extends west as far as the motorway.

Parcel CN1

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 Cleckheaton and Bradford the scale of intervening development means that in this area they are not considered 'neighbouring towns'. The role of Green Belt land between Cleckheaton and Bradford 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.
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.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land.

Parcel CN1

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:

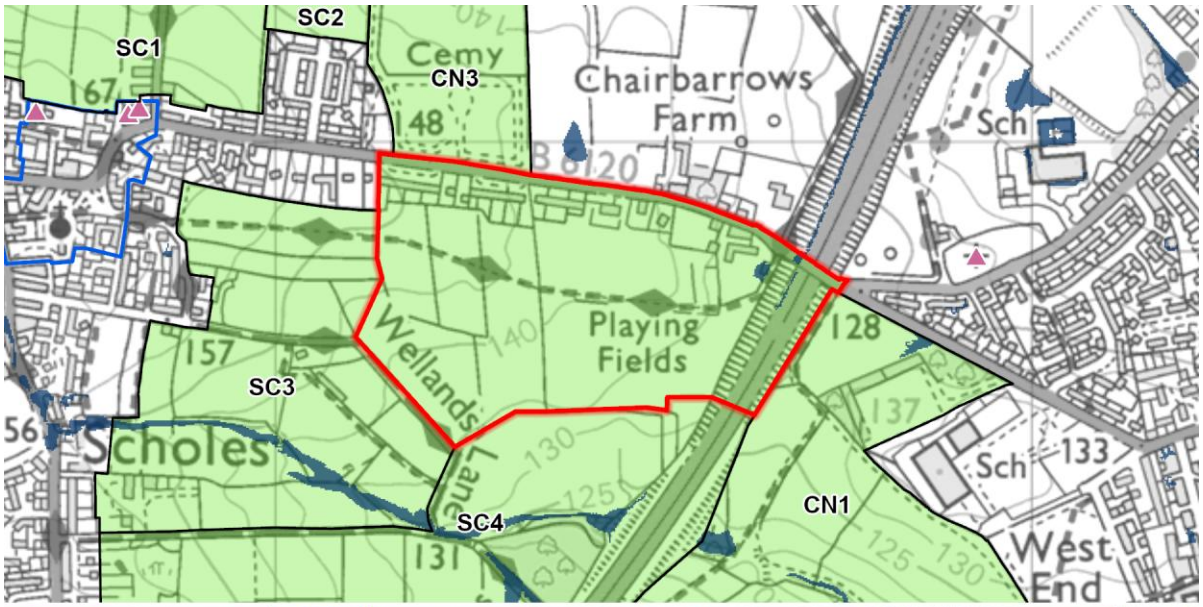
Equal contribution

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 CN2





Parcel CN2 | 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 CN2

Contribution of land in Parcel CN2

Parcel CN2 Assessment Conclusions

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

Parcel CN2 Description

Parcel Location, Land Uses and Boundaries
Land located on the north western edge of Cleckheaton and east of Scholes. Parcel size: 17ha. 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. There is some perception of urban development outside of the parcel. Existing development in the Green Belt has some urbanising influence. There are residential dwellings along Whitechapel Road which make little contribution to Green Belt openness. There is some perception of connectivity with the wider countryside, but the M62 and slope limit views.

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.
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. Although the east of the parcel is bound by the M62, there are no physical features that could restrict and contain development to the south and west.
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 further

Assessment Considerations	Assessment
	coalescence of Cleckheaton and Scholes would significantly affect the pattern of development.

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 Cleckheaton and Bradford the scale of intervening development means that in this area they are not considered 'neighbouring towns'. The role of Green Belt land between Cleckheaton and Bradford 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 has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside. Playing fields and residential development in the parcel create association with the urban area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.

Parcel CN2

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.

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:

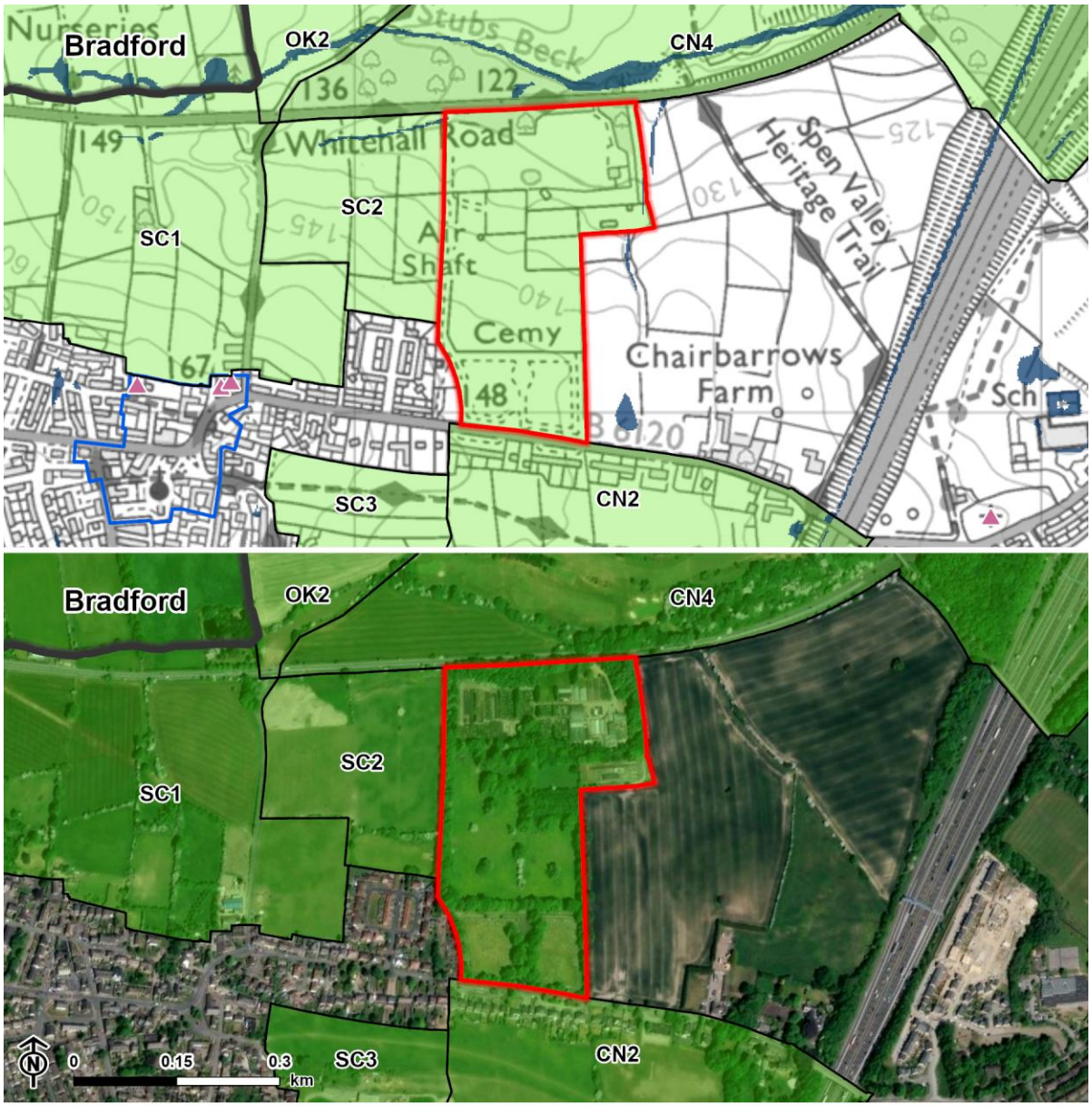
Equal contribution

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 CN3


Bradford
OK2
CN4
Stubs Beck
136
122
149
Whitehall Road
SC2
SC1
Air Shaft
Cemy
Spen Valley Heritage Trail
Chairbarrows Farm
Sch
148
167
SC3
CN2
Bradford
OK2
CN4
SC2
SC1
SC3
CN2
0
0.15
0.3
km
Parcel CN3
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 CN3

Contribution of land in Parcel CN3

Parcel CN3 Assessment Conclusions

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

Parcel CN3 Description

Parcel Location, Land Uses and Boundaries
Land located to the north western edge of Cleckheaton including Cleckheaton New Cemetery and a plant nursery. Parcel size: 11ha. There is a moderate boundary feature between the settlement and the parcel, a mature tree line. 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. Land use associated with the cemetery and substation creates some association with the urban area but there is little urbanising development in the parcel. The plant nursery, as a horticultural land use, does not have an urbanising influence. There is some perception of connectivity 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 adjacent to a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Although the land uses have some association with the urban area, most of the parcel is free from 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. Although the parcel has clear boundaries the narrowness of the gap between Cleckheaton and Scholes limits the role of containment in checking urban sprawl.

Parcel CN3

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 further coalescence of Cleckheaton and Scholes would significantly affect the pattern of development.

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 Cleckheaton and Bradford, the scale of intervening development means that in this area they are not considered 'neighbouring towns'. The role of Green Belt land between Cleckheaton and Bradford 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. Although the land uses have some association with the urban area, most of the parcel is free from development and considered a part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Although the land uses have some association with the urban area, most of the parcel is free from development.

Parcel CN3

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 mature tree line along the western parcel boundary and the A58 along the north would limit the 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:

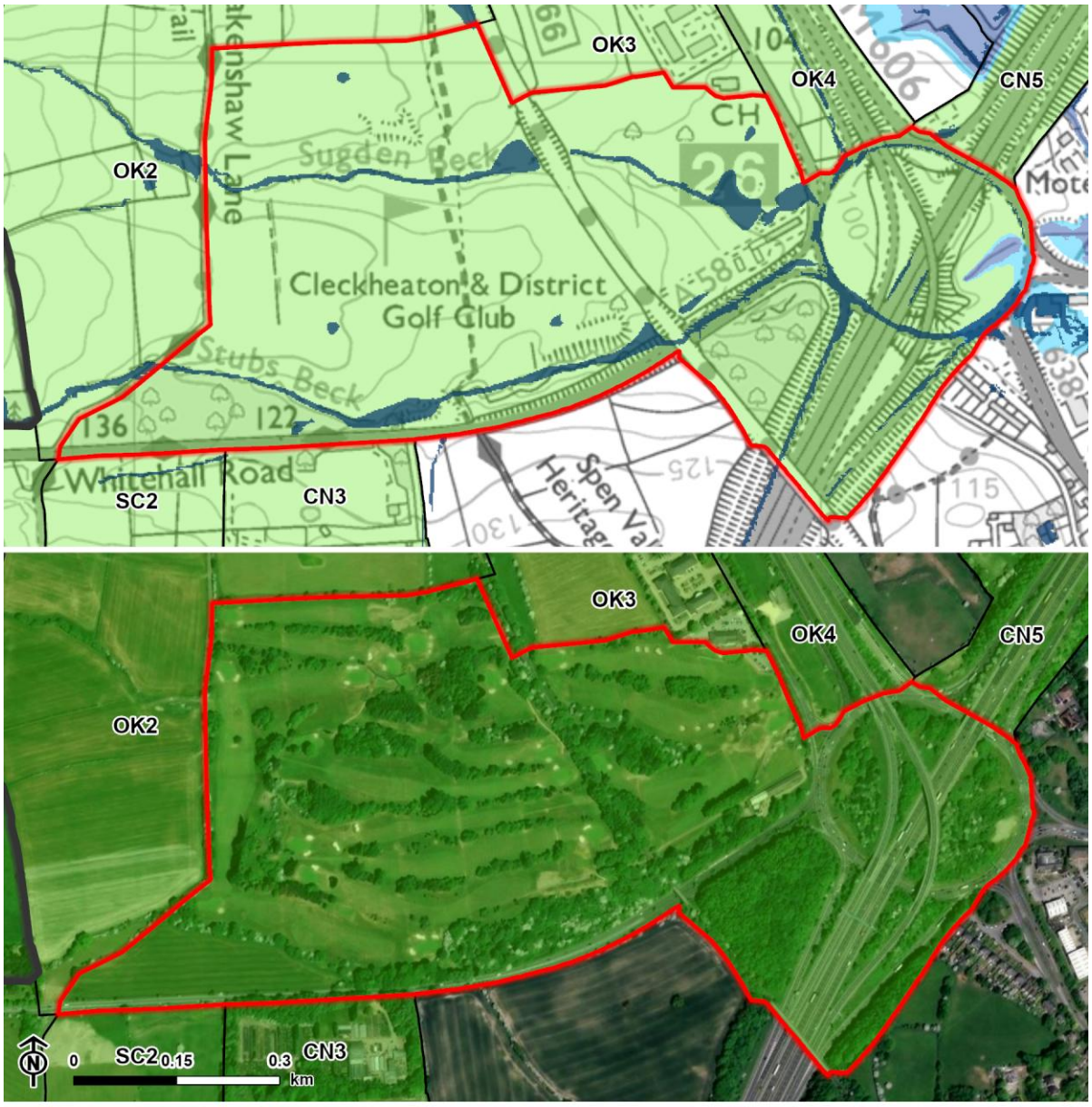
Equal contribution

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

Grey Belt

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

Parcel CN4



Parcel CN4 | Neighbouring parcel | Green Belt | Kirklees

NPPF Footnote 7 designations

Flood zone 3

Flood zone 2

High risk of surface water flooding

Parcel CN4

Contribution of land in Parcel CN4

Parcel CN4 Assessment Conclusions

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

Parcel CN4 Description

Parcel Location, Land Uses and Boundaries
Land located to the north western edge of Cleckheaton, including Chain Bar Roundabout and Cleckheaton & District Golf Club. Parcel size: 60ha.
There is a combination of features creating a strong boundary between the settlement and the parcel, the A58, the M62 and associated slip roads, Sugden and Stubs Beck and woodland areas.
There is some change in landform which creates a sense of separation between the settlement and the parcel. Land drops into the valley of Sugden Beck.
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. The motorway junction area is in effect already developed but the rest of the parcel lacks any significant urbanising development.
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 adjacent to a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. The motorway junction area is, in effect, already developed but the rest of the parcel lacks any significant 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. Despite the parcel's proximity to Cleckheaton, the combination of boundary features and landform change results in low urbanising influence.
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.

Parcel CN4

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 A58 is a clear boundary, beyond which development would significantly change the urban form.

Purpose B: Preventing neighbouring towns from merging:

Very Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a very fragile gap between towns. The M606 and Bradford Road establish connectivity between Cleckheaton and Oakenshaw (Bradford) which reduces the sense of separation. The existing residential and commercial development along Bradford Road further minimises the sense of separation.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. The motorway junction area is, in effect, already developed but the rest of the parcel lacks any significant 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.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. The gap between Oakenshaw and Cleckheaton would decrease to around 600m.

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. The motorway junction area is, in effect, already developed but the rest of the parcel lacks any significant urbanising development.

Parcel CN4

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. Despite the parcel's proximity to Cleckheaton, the combination of boundary features and landform change results in low urbanising influence.
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:

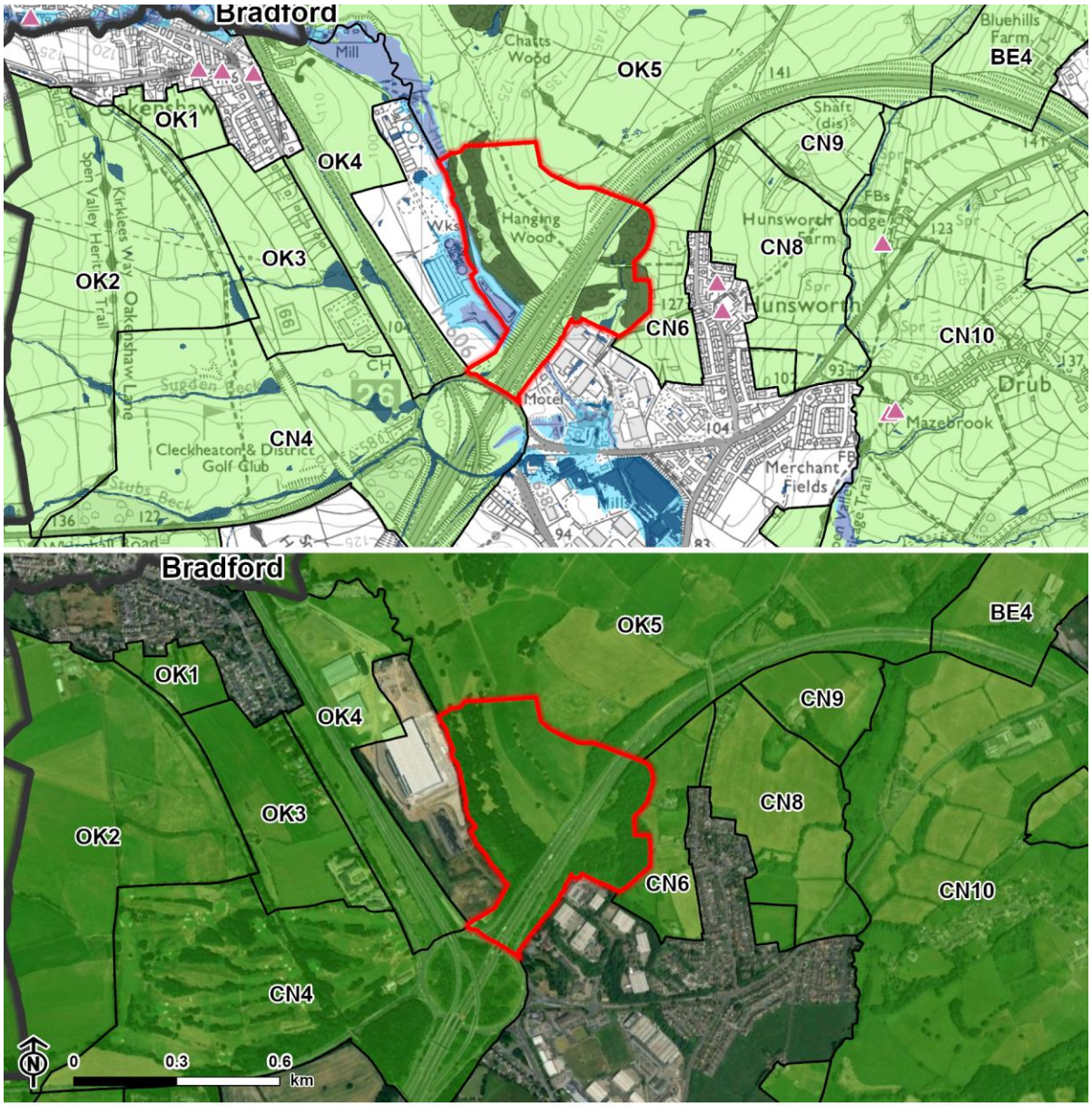
Equal contribution

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

Grey Belt

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

Parcel CN5


Bradford
OK1
OK2
OK3
OK4
OK5
BE4
CN4
CN6
CN8
CN9
CN10
Bradford
OK1
OK2
OK3
OK4
OK5
BE4
CN4
CN6
CN8
CN9
CN10
0
0.3
0.6
km
Parcel CN5
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 CN5

Contribution of land in Parcel CN5

Parcel CN5 Assessment Conclusions

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

Parcel CN5 Description

Parcel Location, Land Uses and Boundaries
Land located to the northern edge of Cleckheaton, including the M62 , Hanging Wood Ancient Woodland and Hunsworth Beck. Parcel size: 27ha. There is a consistent strong boundary feature between the settlement and the parcel, the ancient woodland and the M62. There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. The industrial and commercial works to the west of the parcel are separated from it by strong boundary features, limiting any urbanising influence. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong 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 adjacent to 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. The industrial and commercial works to the west of the parcel are separated from it by strong boundary features, limiting any urbanising influence.
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 Ancient Woodland to the east of the M62 is contained but elsewhere any development would in turn weaken the current contribution of Green Belt land.

Parcel CN5

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 urban boundaries are largely Ancient Woodland, and to the west of the M62 there is also a significant change in landform beyond Huntsworth Beck..

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a very fragile gap between towns.
What is the extent of urbanising development in the parcel?	The parcel is 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 M62 and parcel's tree cover and sloping landform are strong separating features.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. The woodlands are strong visual separators.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Very 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. The industrial and commercial works to the west of the parcel are separated from it by strong boundary features, limiting any urbanising influence.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land.

Parcel CN5

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:

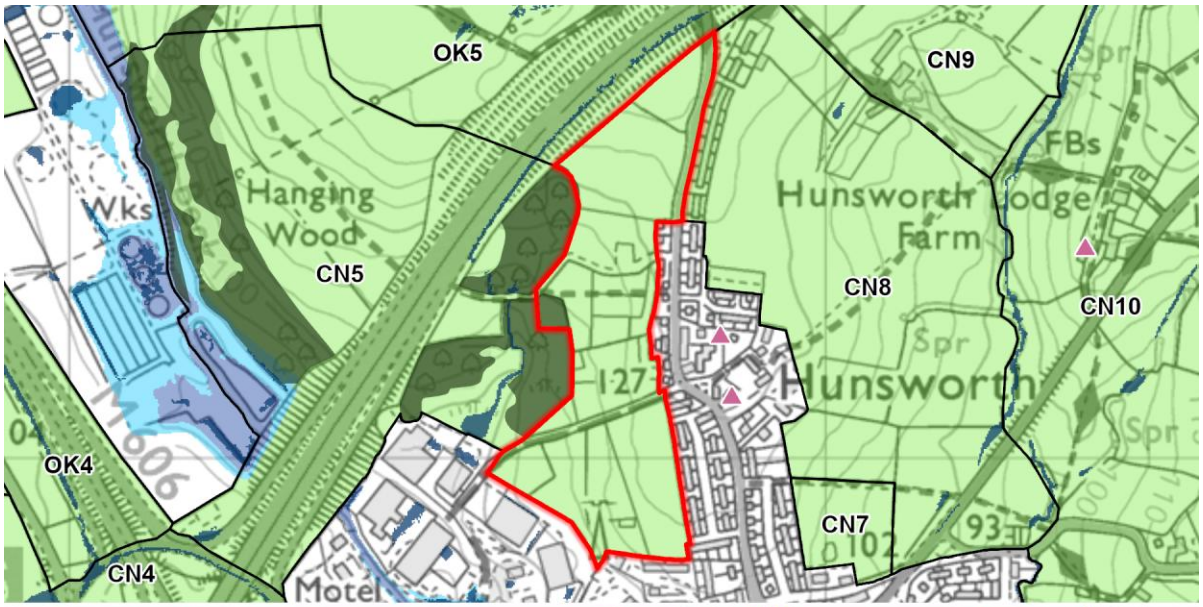
Equal contribution

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 a strong contribution to Green Belt Purpose B and therefore does not meet the definition of grey belt land.

Parcel CN6





Parcel CN6 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel CN6

Contribution of land in Parcel CN6

Parcel CN6 Assessment Conclusions

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

Parcel CN6 Description

Parcel Location, Land Uses and Boundaries
Land located to the northern edge of Cleckheaton, between the M62 and Hunsworth. Parcel size: 10ha. 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. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Urbanising development limits perception of the wider countryside. Although adjacent to some Ancient Woodland the parcel is also entirely contained by built development and by the M62 motorway.

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.
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 parcel is contained between urban development, Ancient Woodland and the M62.
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.

Parcel CN6

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. Land to the east of the M62 is too peripheral to the gap between Cleckheaton and Bradford to contribute to their separation.
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.
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

Parcel CN6

Purpose E – Assisting in urban regeneration:

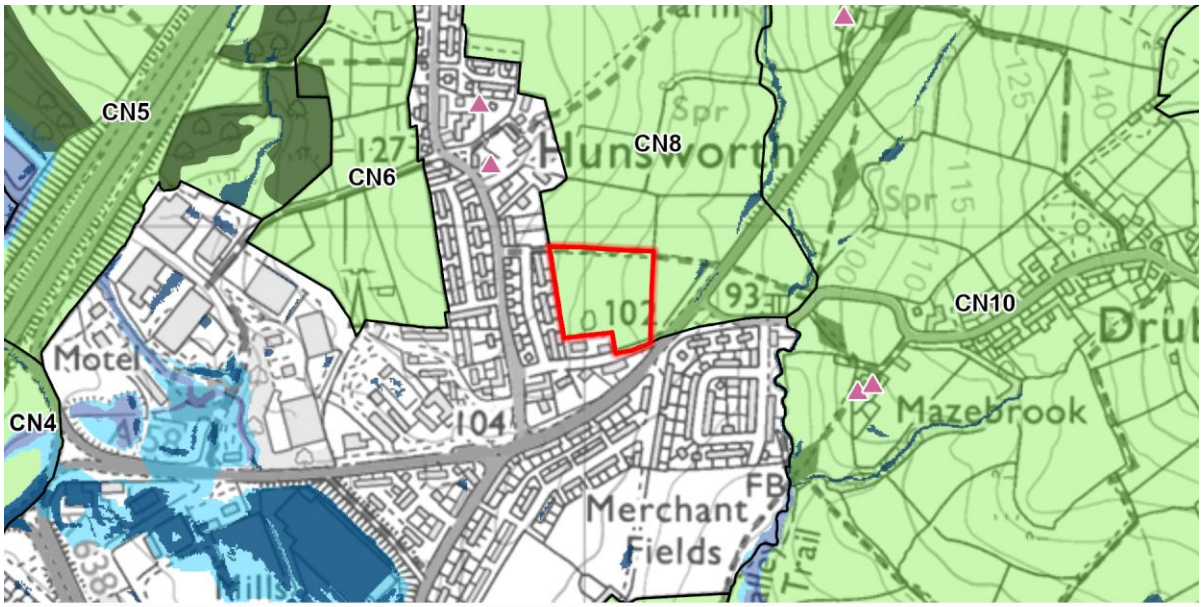
Equal contribution

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 CN7





Parcel CN7 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel CN7

Contribution of land in Parcel CN7

Parcel CN7 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 CN7 Description

Parcel Location, Land Uses and Boundaries
Land located to the northern edge of Cleckheaton, associated with Hunsworth Park and Recreation Ground. Parcel size: 2ha. 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. Land use creates some association with the urban area but there is little urbanising activity in the parcel. This is associated with the Hunsworth Park and Recreation Ground. There is some perception of connectivity with 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 adjacent to 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. Development in the parcel would not significant increase urbanising influence 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.

Parcel CN7

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 Cleckheaton and Bradford, the parcel does not lie in 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:

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.
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.

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

Parcel CN7

Purpose E – Assisting in urban regeneration:

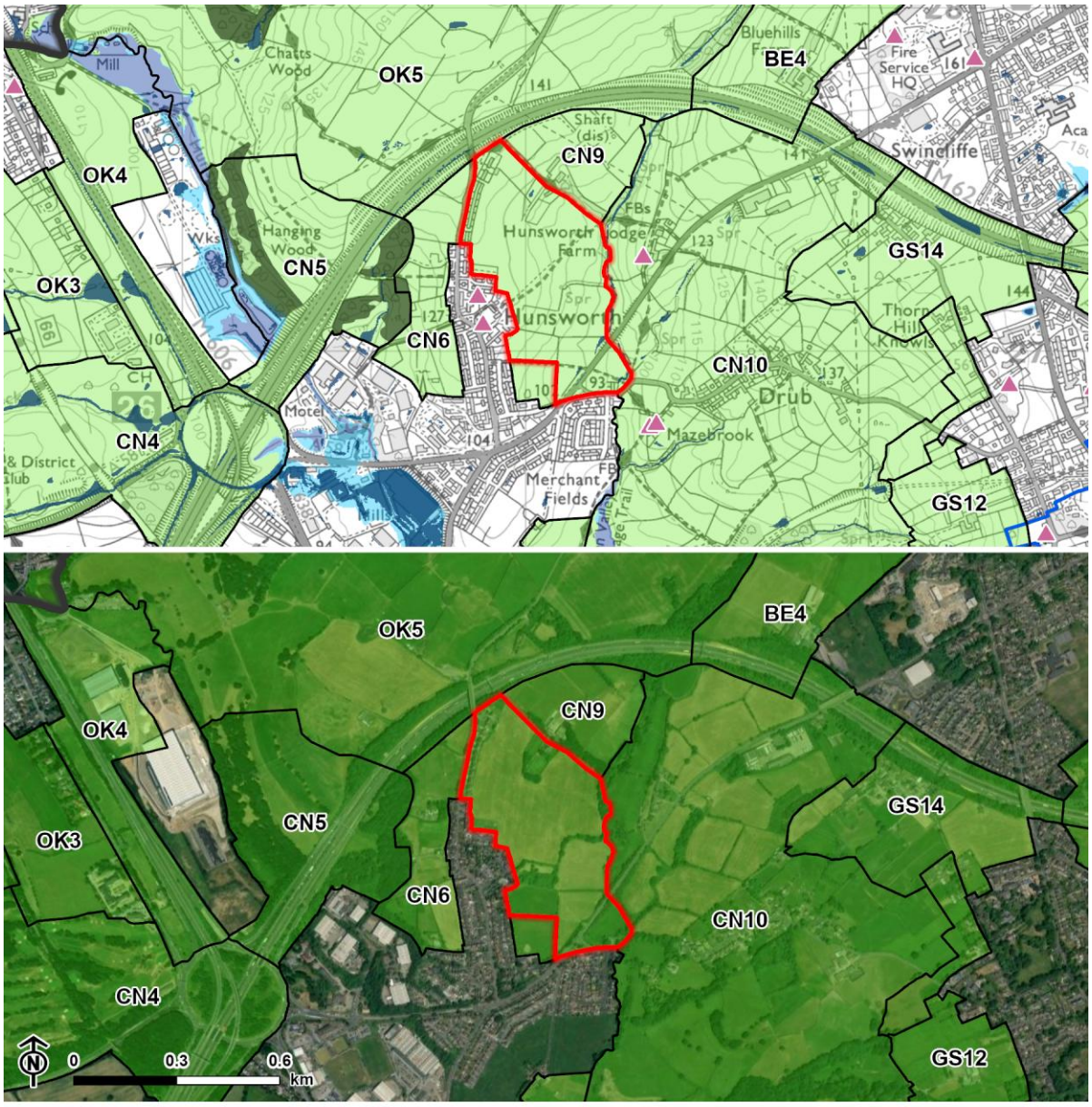
Equal contribution

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 CN8



Parcel CN8
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
Conservation area

Parcel CN8

Contribution of land in Parcel CN8

Parcel CN8 Assessment Conclusions

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

Parcel CN8 Description

Parcel Location, Land Uses and Boundaries
Land located to the northern edge on Cleckheaton, on the east side of Hunsworth. Parcel size: 21ha. 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. Although the parcel is sloping to the east, the adjacent urban area sits on the same slope. There is some perception of urban development outside of the parcel. Existing development in the Green Belt has some urbanising influence. Residential development continues north into the Green Belt along Hunsworth Lane. There is a strong perception of the wider countryside. The valley landform strengthen 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.
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. Tree cover to the north and east of the parcel, mostly associated with the headwaters of the River Spen, would limit the urbanising influence of development on adjacent open land.

Parcel CN8

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 existing urban edge to the south already extends east down to the valley floor.

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. 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 Cleckheaton and Bradford, the scale of intervening development between the parcel and the towns means that they are not considered 'neighbouring towns' in this area.
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?	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 CN8

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:

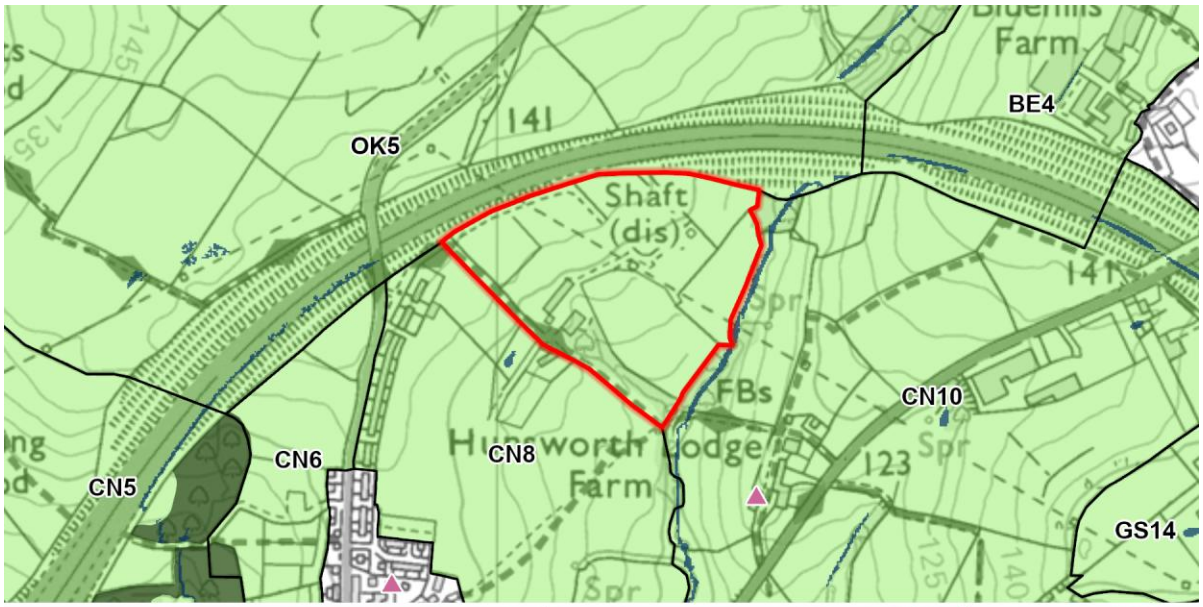
Equal contribution

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 CN9





Parcel CN9 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel CN9

Contribution of land in Parcel CN9

Parcel CN9 Assessment Conclusions

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

Parcel CN9 Description

Parcel Location, Land Uses and Boundaries
Land to the north of Cleckheaton. Parcel size: 9ha. There is a moderate boundary feature between the settlement and the parcel. Tree cover, mostly associated with the headwaters of the River Spen, forms a clear boundary. There is some change in landform which creates a sense of separation between the settlement and the parcel. In this parcel the valley side turns to be south-east facing, giving it less relationship with the east-facing valley side further south. There is a weak perception of urban development outside of the parcel. The parcel is some distance from the Green Belt edge at Hunsworth. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Although development extends into the Green Belt along Hunsworth Road it has little influence on this area. There is 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 near to a large built-up area. It is approximately 300m north of the urban edge.
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. The parcel's landform and distance from the main urban area limits the urbanising influence from Cleckheaton, although the weak boundary features mean that the parcel is not entirely free.
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 wooded floor of the Spen Valley could contain development.

Parcel CN9

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, 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. Although there is limited open Green Belt land along connecting routes between Cleckheaton and Bradford 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.
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. The parcel's landform and distance from the main urban area limits the urbanising influence from

Parcel CN9

Assessment Considerations	Assessment
	Cleckheaton, although the weak boundary features mean that the parcel is not entirely free.
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:

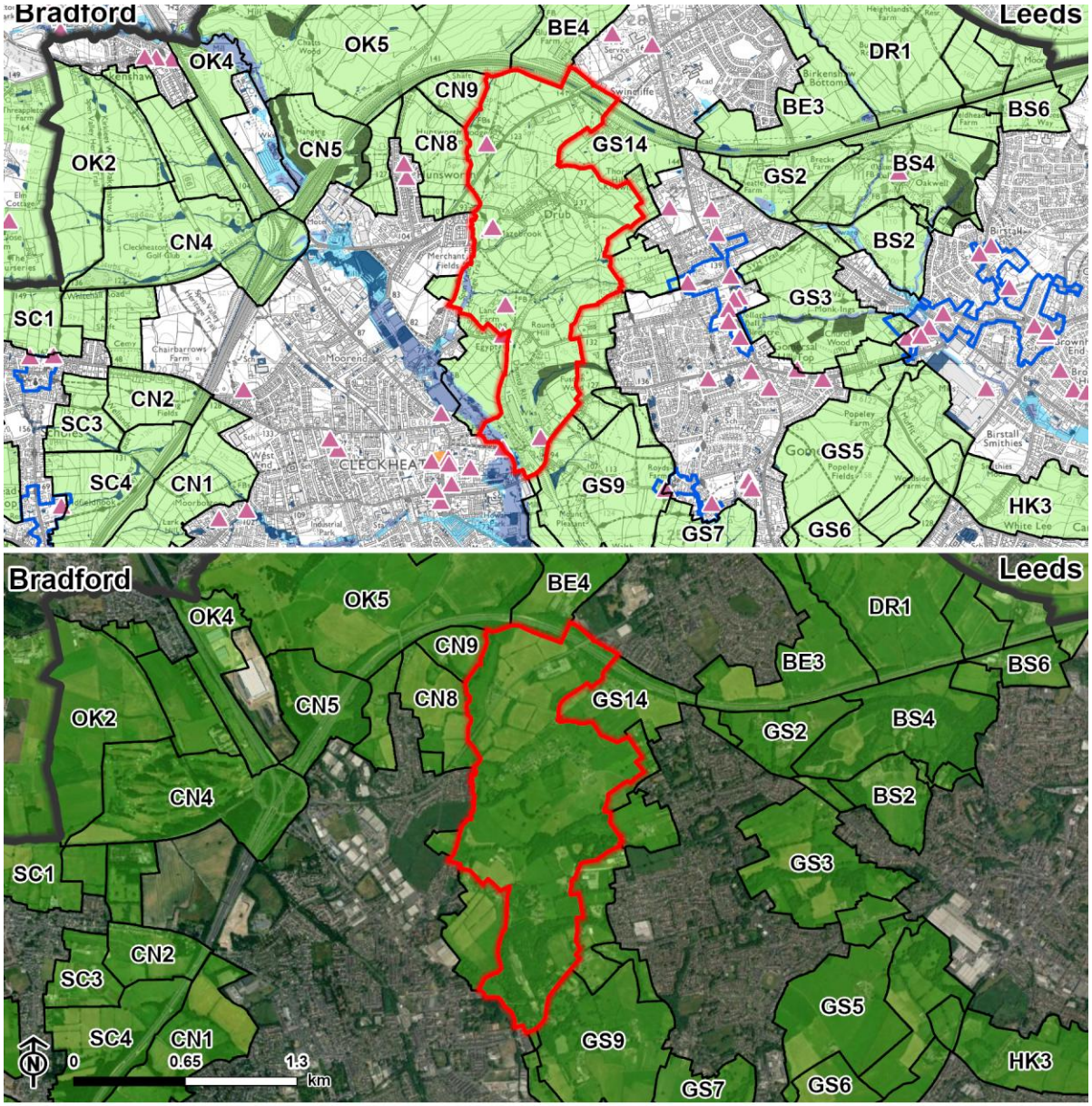
Equal contribution

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 CN10


Bradford
Leeds
OK5
BE4
OK4
DR1
CN9
BE3
BS6
CN5
CN8
GS14
OK2
GS2
BS4
CN4
BS2
GS3
SC1
CN2
SC3
GS5
SC4
CN1
GS9
HK3
GS7
GS6
0
0.65
1.3
km
Parcel CN10
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
Registered battlefield
Local Green Space

Parcel CN10

Contribution of land in Parcel CN10

Parcel CN10 Assessment Conclusions

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

Parcel CN10 Description

Parcel Location, Land Uses and Boundaries
Land located to the eastern edge of Cleckheaton, west of Gomersal and south of Birkenshaw. It extends from the M62 to Spen Bank and the A642 and includes the Hamlet of Drub. Parcel size: 145ha. Boundary strength varies, with strong wooded edges in places but weaker residential garden boundaries in others. Most of the parcel experiences some change in landform which creates a sense of separation between the Cleckheaton and the parcel. This is associated with the River Spen and tributary valleys. The majority of the parcel has some perception of urban development outside of the parcel, particularly in the north area where the boundary features are weaker. In the south of the parcel, there is a weak perception of urban development outside of the parcel. The majority of the parcel is not affected by any significant urbanising development or activity in the Green Belt. The hamlet of Drub represents some localised loss of openness but does not have a significant urbanising influence on surrounding open land in the parcel. The relationship with the wider Green Belt varies within the parcel. Generally, due to the sloping landform, there is a strong relationship in most parts of the parcel 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 adjacent to a large built-up area. Due to the parcel's large size, it is adjacent to Cleckheaton and near to Gomersal.
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.

Parcel CN10

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. Any development would be likely to significantly increase urbanising influence 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. Boundary features and landform 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. Furhtermore, the reduction in separation between Cleckheaton, Gomersal and Birkenshaw 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. Taking into consideration the limited open Green Belt land between intervening settlements, the parcel forms a large area separating Cleckheaton and Bradford from Batley, Birstall, Heckmondwike and Dewsbury to the east and south. However, the scale of intervening development between towns is such that in this area, they are not considered ‘neighbouring towns’. The role of Green Belt land between the surrounding towns and intervening settlements 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 CN10

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?	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.

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:

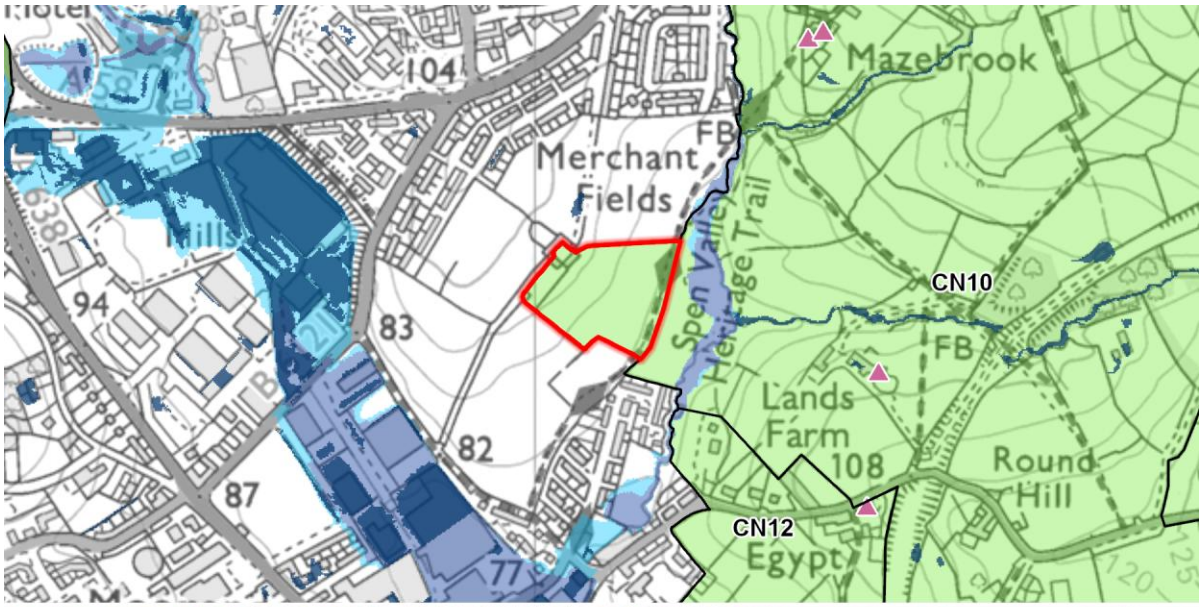
Equal contribution

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 CN11





Parcel CN11 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel CN11

Contribution of land in Parcel CN11

Parcel CN11 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 CN11 Description

Parcel Location, Land Uses and Boundaries
Land located on the eastern edge of Cleckheaton, south of Hunsworth. Parcel size: 2ha.
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.
There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Urbanising development limits 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 adjacent to 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?	There is substantial urbanising influence associated with development outside of the parcel. The parcel is contained on three sides by land outside of the Green Belt (although yet to be developed).
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 floor of the Spen valley is a clear boundary.
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. Land west of the valley floor has a stronger association with the urban area than with the wider countryside.

Parcel CN11

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.
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 substantial urbanising influence associated with development outside of the parcel. The parcel is contained on three sides by land outside of the Green Belt (although yet to be developed).
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

Parcel CN11

Purpose E – Assisting in urban regeneration:

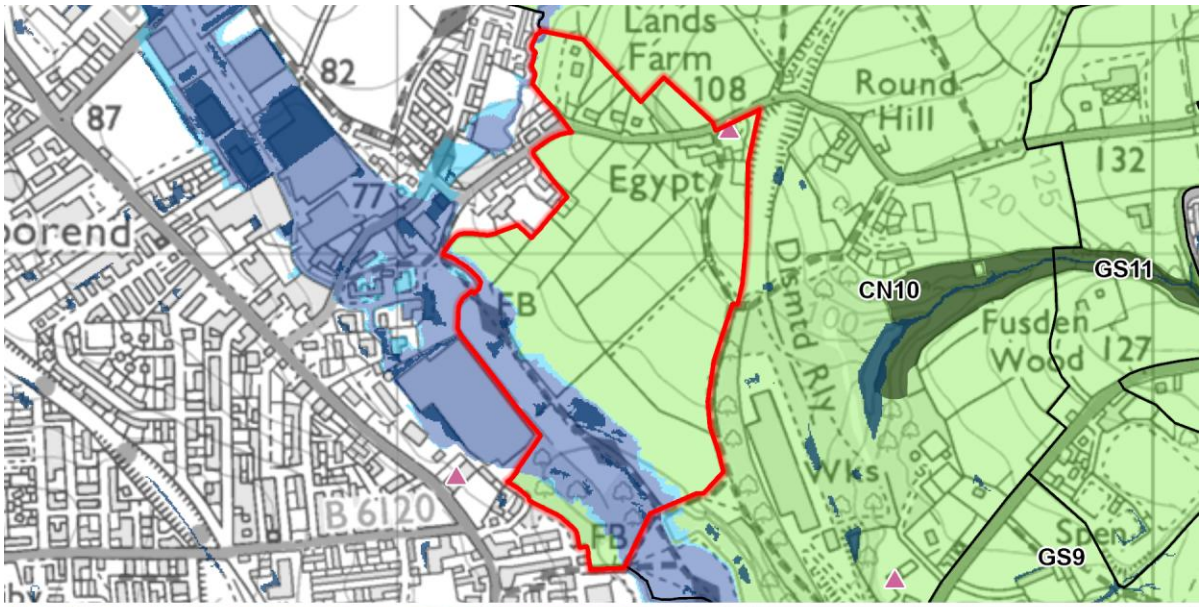
Equal contribution

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 CN12





Parcel CN12 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel CN12

Contribution of land in Parcel CN12

Parcel CN12 Assessment Conclusions

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

Parcel CN12 Description

Parcel Location, Land Uses and Boundaries
Land located on the eastern edge of Cleckheaton, including Cliffe Lane and fields to the east of River Spen. Parcel size: 17ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel, including the River Spen and wooded areas. There is no significant change in landform to create a sense of separation between the settlement and the parcel. The parcel lies on sloping ground on the east side of the valley of the River Spen, but adjacent urban development outside of the Green Belt There is some perception of urban development outside of the parcel. Although the River Spen forms a boundary to the south-west there is weaker separation from the urban edge to the north-west and visibility of the urban area rising upslope to the we There is no significant urbanising development or activity in the Green Belt affecting this parcel. There are a few residential dwellings in the Green Belt along Cliffe Lane but these have limited impact on the parcel as a whole. Natural features limit perception of the wider countryside. Woodland on rising ground to the east, and to a lesser extent the houses and farm on Cliffe Lane, provide containment.

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.
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.
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 dismantled railway, the River Spen, woodland, warehouses and the existing LBUA.

Parcel CN12

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. Although the parcel is well contained, development extending to the east of the River Spen would still be considered 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:

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

Parcel CN12

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.