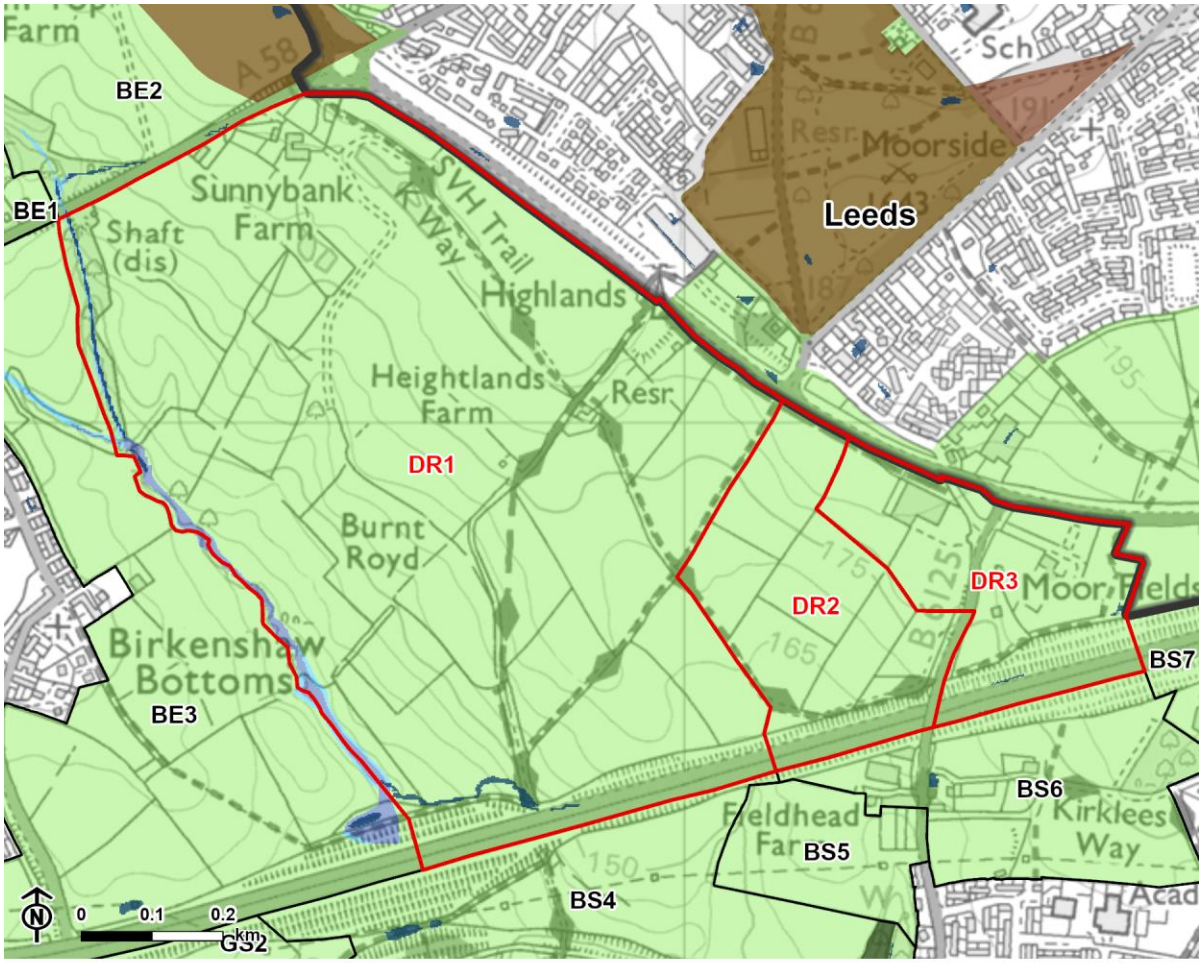
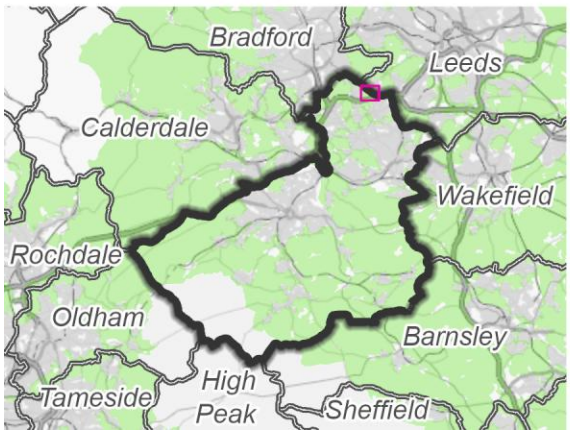
Drighlington



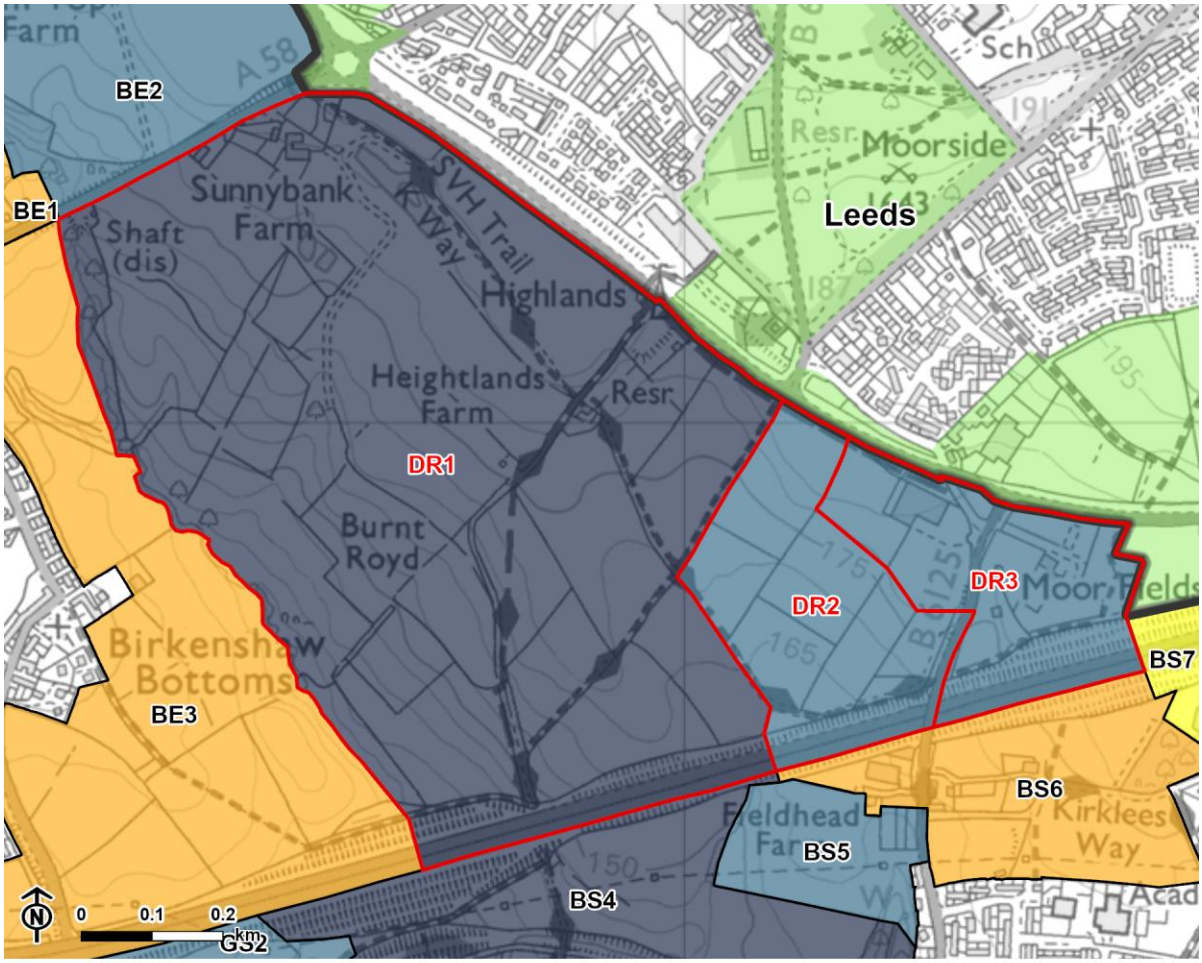
- Drighlington parcel
- Neighbouring parcel
- Kirklees
- Neighbouring authority
- Green Belt

NPPF Footnote 7 designations

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



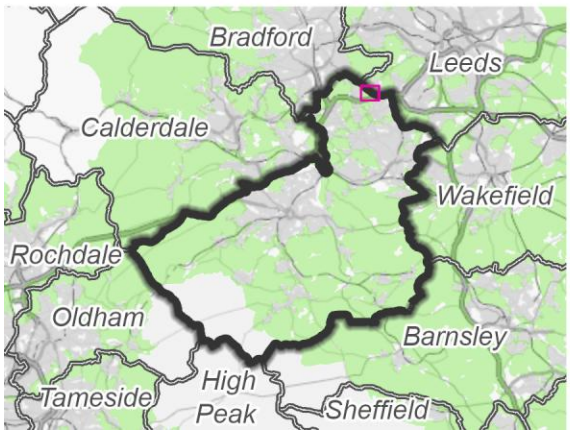
Drighlington



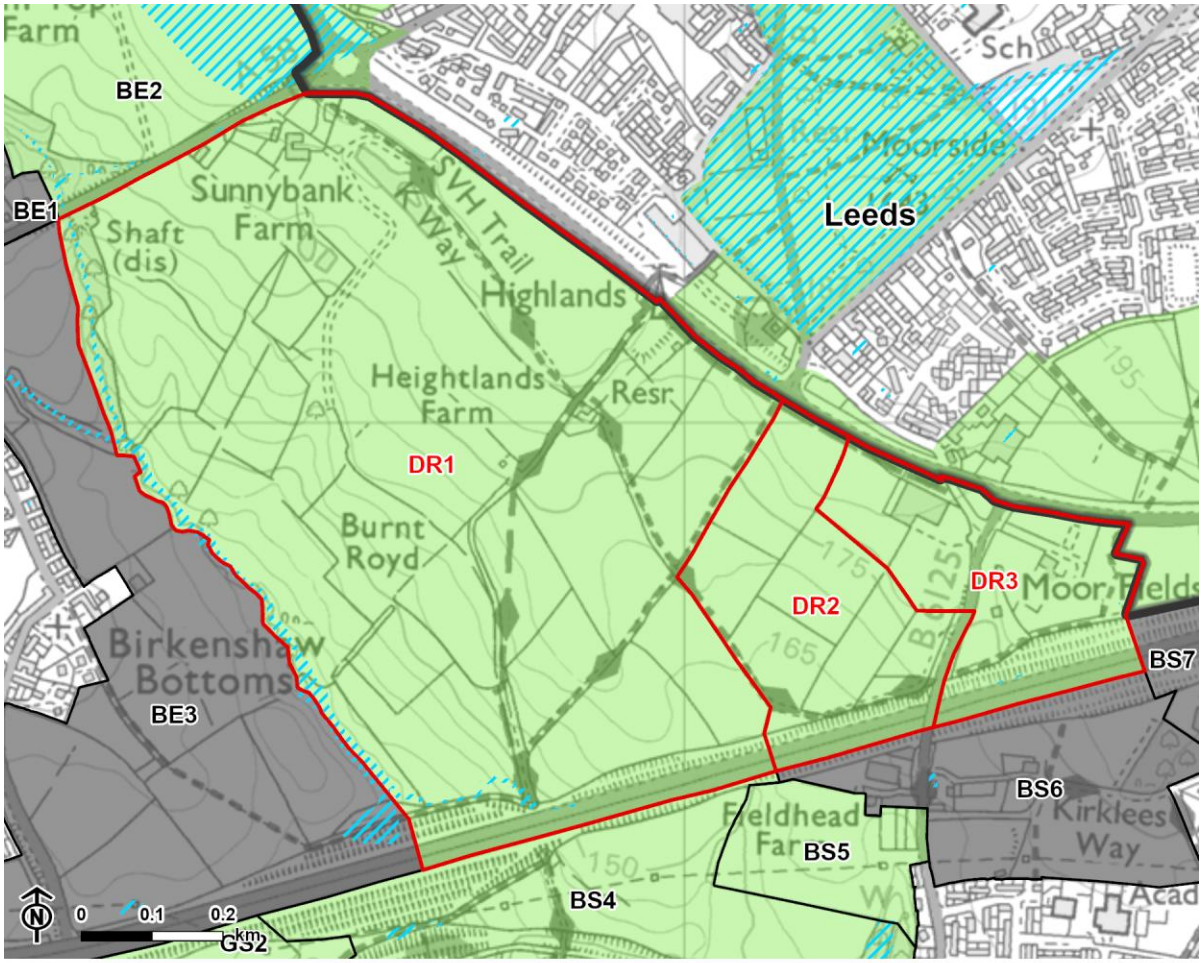
- Drighlington parcel
- Neighbouring parcel
- Kirklees
- Neighbouring authority
- Green Belt

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

- Very Strong
- Strong
- Moderate
- Weak/no



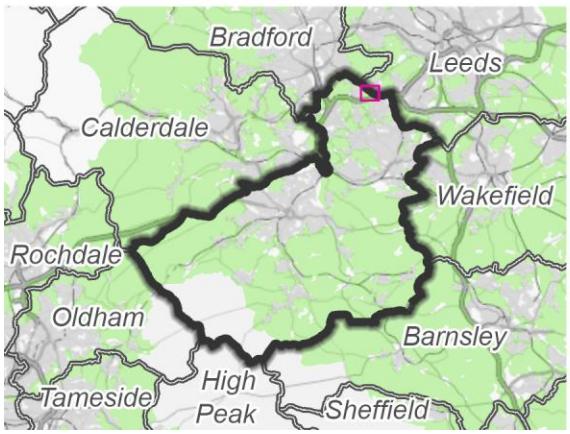
Drighlington



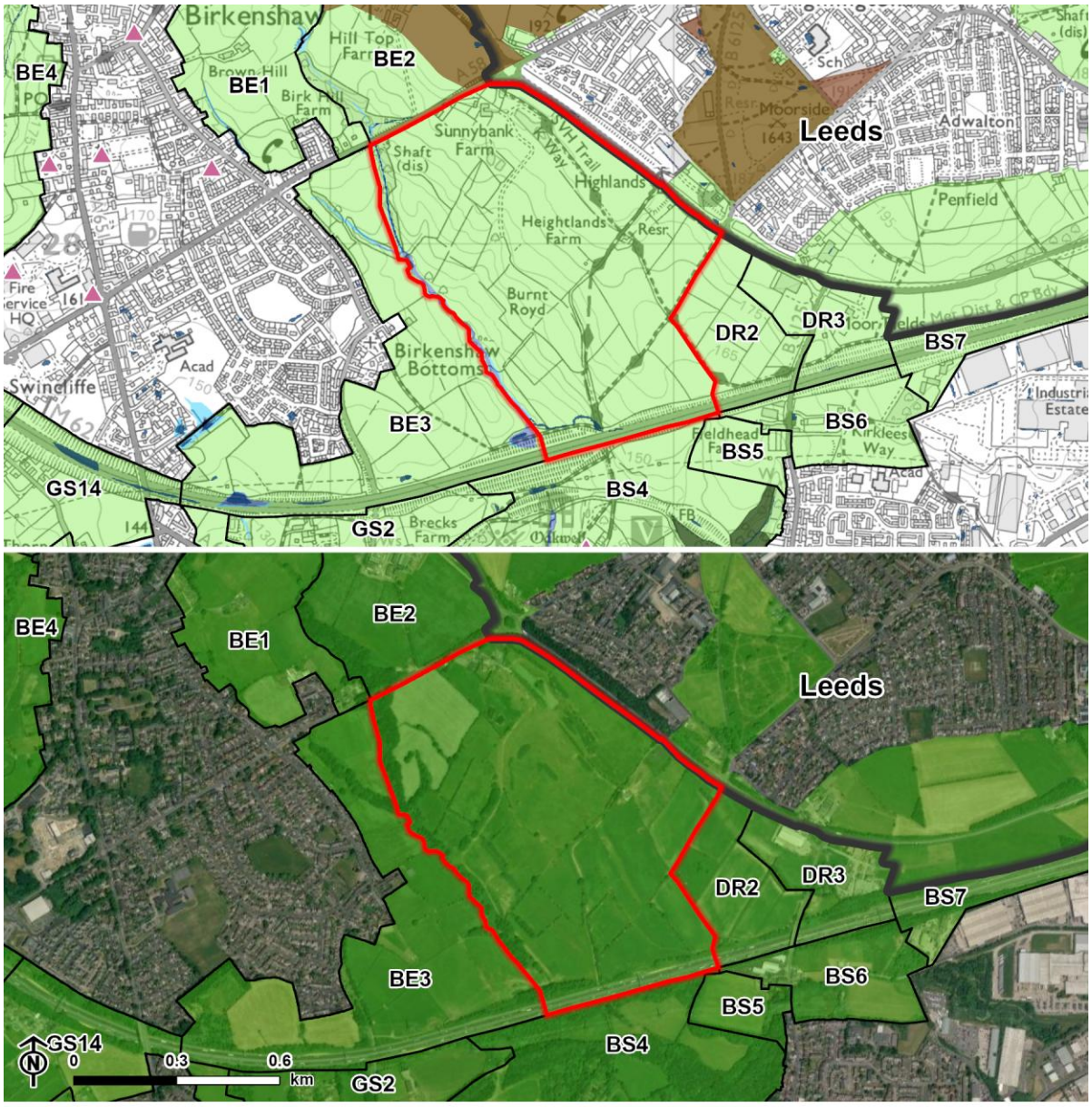
- Drighlington parcel
- Neighbouring parcel
- Kirklees
- Neighbouring authority
- Green Belt

Potential grey belt

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



Parcel DR1


Birkenshaw
BE4
BE1
BE2
Hill Top Farm
Brown Hill
Birk Hill Farm
Sunnybank Farm
Shaft (dis)
Highlands
Heightlands Farm
Resr
Leeds
Adwalton
Penfield
Moorside
Burnt Royd
Birkenshaw Bottoms
Swincliffe
Acad
Fire Service HQ
DR2
DR3
BS7
BE3
BS6
BS5
Fieldhead Farm
Kirklees Way
GS14
BS4
GS2
Brecks Farm
Industrial Estate
0
0.3
0.6
km
Parcel DR1
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
Registered battlefield

Contribution of land in Parcel DR1

Parcel DR1 Assessment Conclusions

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

Parcel DR1 Description

Parcel Location, Land Uses and Boundaries
Land located to the south of Drighlington, east of Birkenshaw and northwest of Birstall. It comprises open sloping fields associated with Heightlands Farm and Sunnybank Farm. The M62 borders the parcel to the south, the A58 and A650 to the north and a woodland and a spring to the west. Parcel size: 69ha. There is a combination of features creating a strong boundary between the settlement and the parcel. This includes the A650 and woodland cover to the northeast, the A58 to the north, the woodland area and stream to the west and the M62 to the south. 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. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside.

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

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. The surrounding towns and cities of Bradford, Birstall and Heckmondwike are defined as a large built-up area. Drighlington has a strong enough relationship with these large built-up areas for development around it to be associated with them.
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 DR1

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 the strong boundary features which currently give the parcel a strong sense of separation from urbanising influences. Also, the narrowness of the gap between Birstall, Drighlington and Birkenshaw means that development here would still weaken the integrity of these large built-up areas as distinct settlements.
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. Strong 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 Batley, Birstall 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 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

Parcel DR1

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 not significantly increase the urbanising influence on adjacent open land. 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:

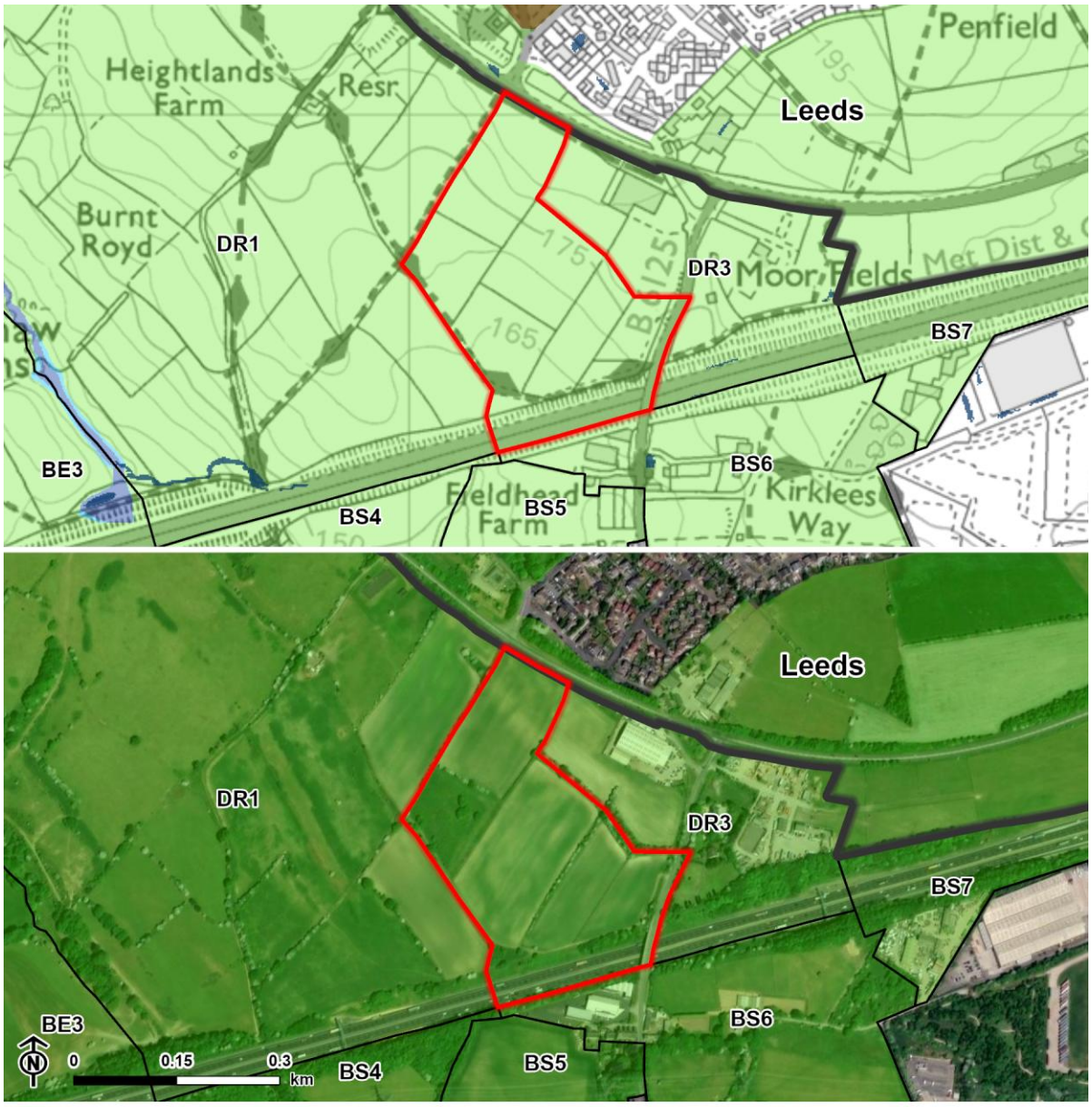
Equal contribution

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 DR2


Penfield
Heightlands Farm
Resr
Leeds
Burnt Royd
DR1
DR3
Moor Fields
Met Dist &
BS7
BE3
BS6
BS4
Fieldhead Farm
BS5
Kirklees Way
Leeds
DR1
DR3
BS7
BE3
BS6
BS4
BS5
0
0.15
0.3
km
Parcel DR2
Neighbouring parcel
Green Belt
Kirklees
NPPF Footnote 7 designations
Flood zone 3
Flood zone 2
High risk of surface water flooding
Registered battlefield

Parcel DR2

Contribution of land in Parcel DR2

Parcel DR2 Assessment Conclusions

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

Parcel DR2 Description

Parcel Location, Land Uses and Boundaries
Land located to the south of Drighlington and north west of Birstall. It comprises open sloping fields and the M62 to the south. The A650 borders the parcel to the north and hedgerow field boundaries to the west. Parcel size: 11ha. There is a combination of features creating a strong boundary between the settlement and the parcel. This includes the M62 to the south and A650 to the north. 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. There is a strong perception of the wider countryside to the west.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Batley and Birstall are towns and so are defined as large built-up areas. The parcel has a strong enough relationship with Batley and Birstall for development here to be associated with them.
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 landform change and strong boundary features which currently give the parcel a strong sense of separation from urbanising influences.

Parcel DR2

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 boundary features and sloping 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.

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 Batley, Birstall 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 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 predominantly free from urbanising development.

Parcel DR2

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 significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries to the west, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

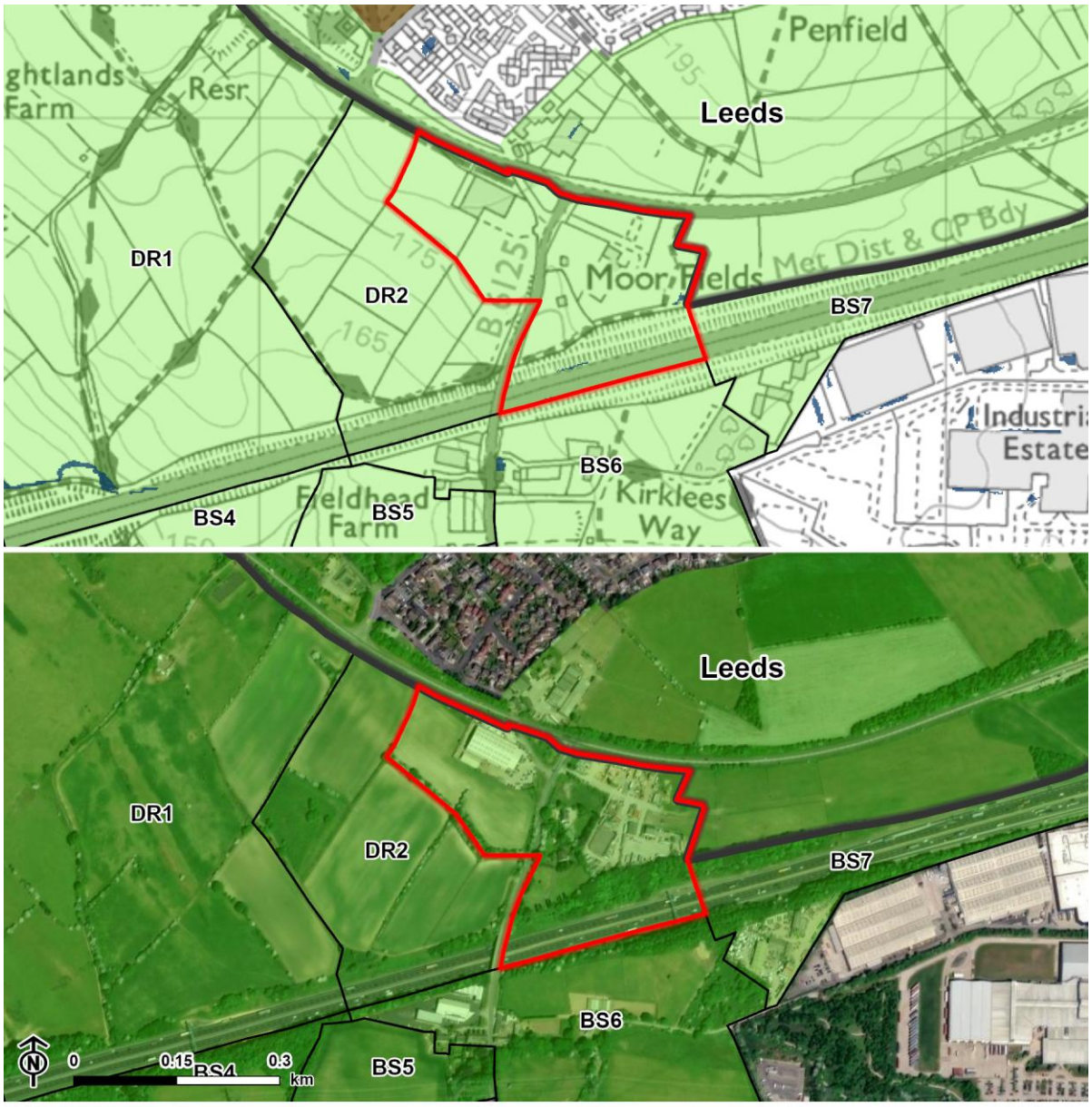
Equal contribution

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

Grey Belt

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

Parcel DR3


Penfield
Leeds
DR1
DR2
BS7
BS6
BS4
BS5
Kirklees Way
Fieldhead Farm
Leeds
DR1
DR2
BS7
BS6
BS5
0
0.15
0.3
km
Parcel DR3
Neighbouring parcel
Green Belt
Kirklees
NPPF Footnote 7 designations
Flood zone 3
Flood zone 2
High risk of surface water flooding
Registered battlefield

Parcel DR3

Contribution of land in Parcel DR3

Parcel DR3 Assessment Conclusions

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

Parcel DR3 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of Birstall, south of Adwalton. The A650 forms the northern boundary and the M62 forms the southern boundary within the parcel. Parcel size: 10ha. There is a strong boundary feature between the settlement and the parcel. To the north the A650 provides a boundary feature and there is some separation provide by agricultural field on the northern side of the A650 road. 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 to the south due to the separation afforded by the distance the parcel is located from the settlement and tree planting along the eastern edge. There is significant urbanising influence associated with development, land use and activity in the Green Belt. This is as a result of the industrial development combined with the M62 in the central and southern portion of the parcel. Natural features limit perception of the wider countryside. There is hedgerow planting along the southern boundary in the western part of the parcel.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Batley is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Batley for development here to be associated with it.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The Industrial development to the north of the A650.
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 DR3

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 A650 and M62 in containing the urban form.
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 there are urbanising influences within the parcel, the strong boundary features between the parcel and the urban edges to the north and south mean that 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 Batley, Birstall 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 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

Parcel DR3

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.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The Industrial development to the north of the A650.
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.

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.