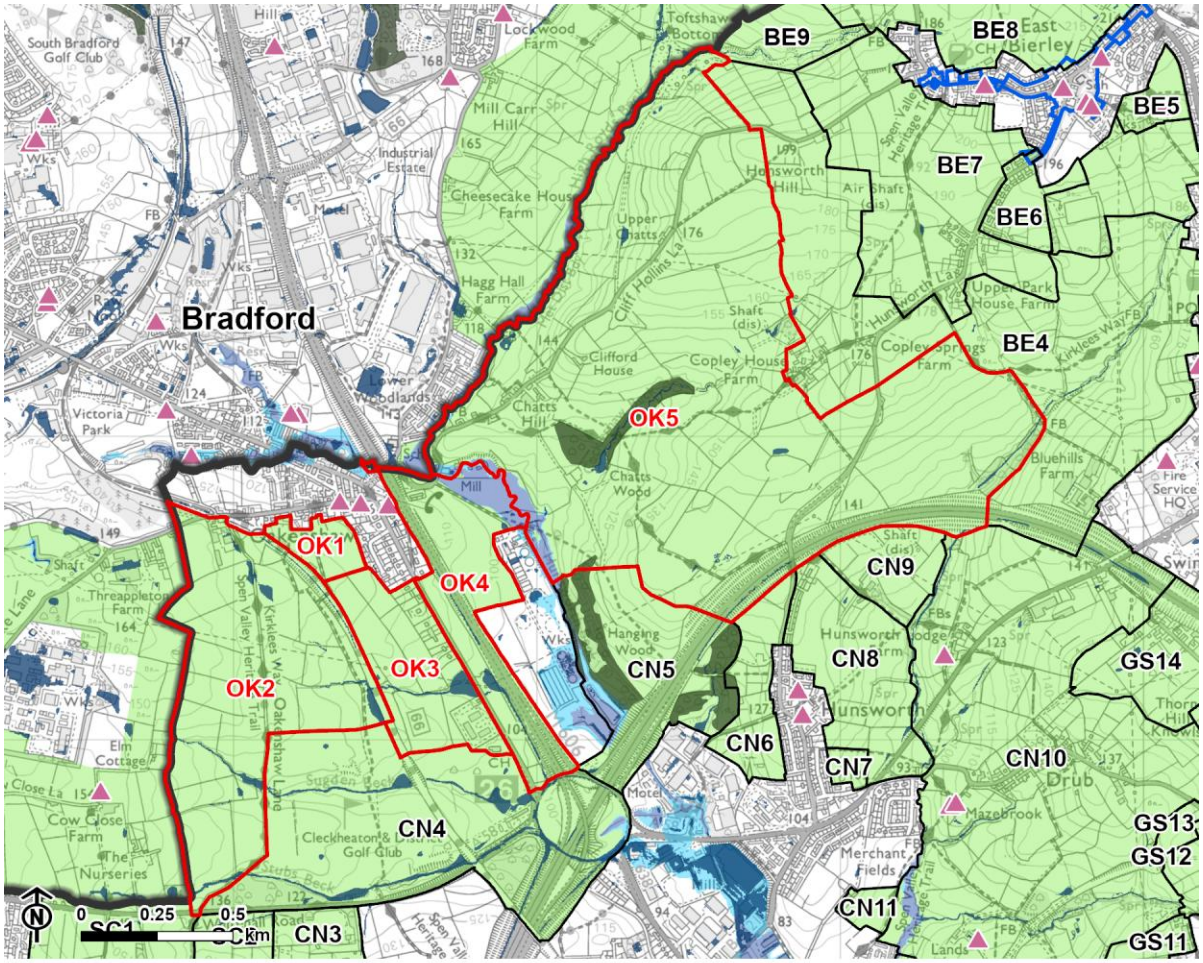
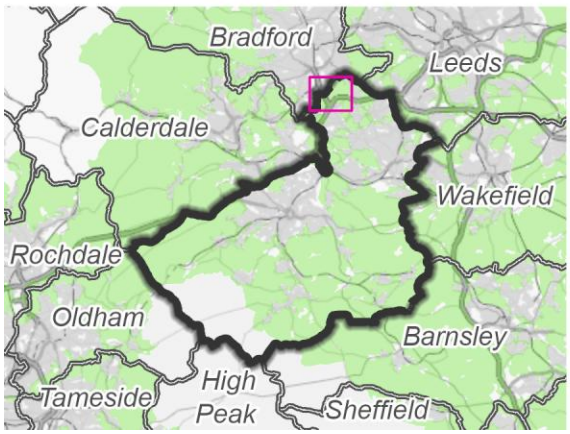
# Oakenshaw



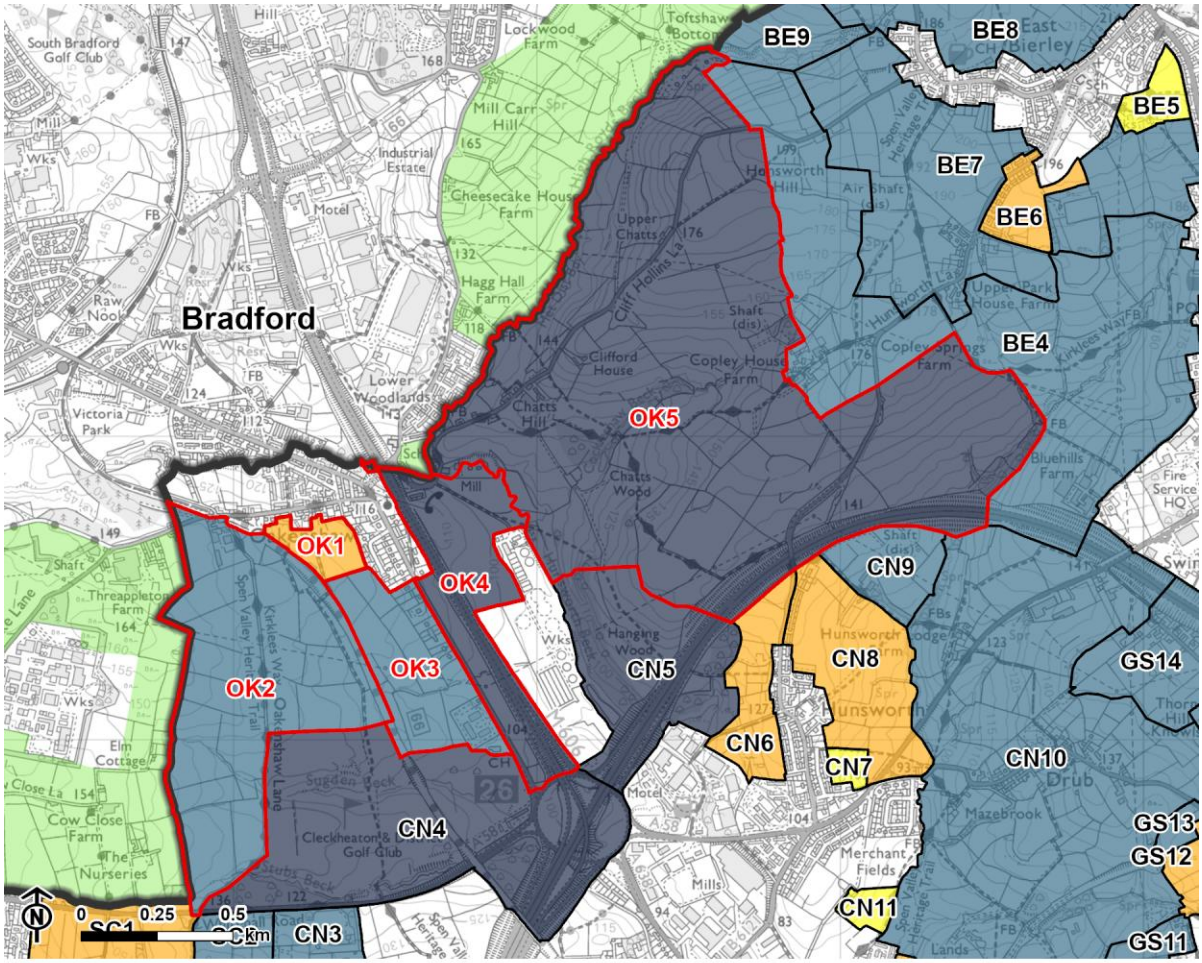

- Oakenshaw parcel
- Neighbouring parcel
- Kirklees
- Neighbouring authority
- Green Belt

**NPPF Footnote 7 designations**

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



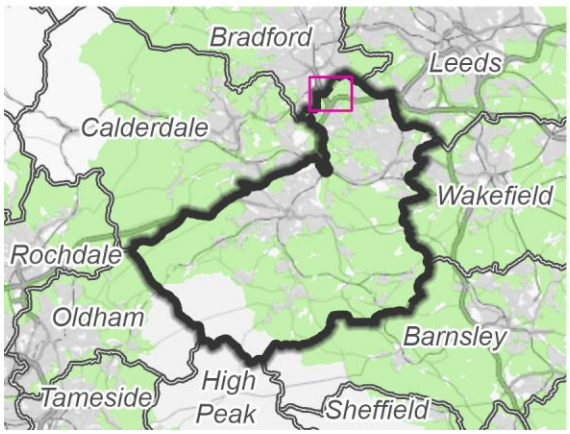
# Oakenshaw



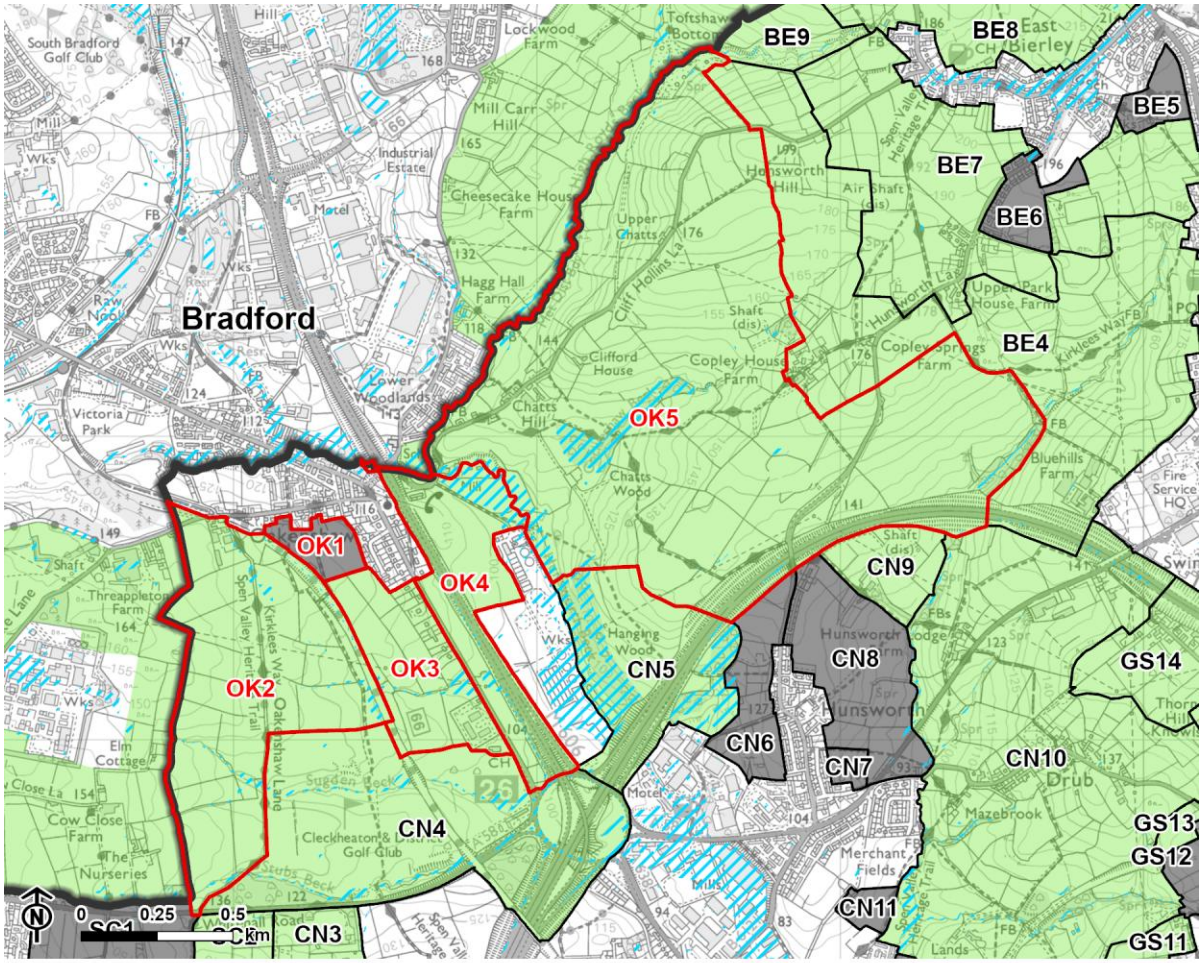

- Oakenshaw parcel
- Neighbouring parcel
- Kirklees
- Neighbouring authority
- Green Belt

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

- Very Strong
- Strong
- Moderate
- Weak/no



# Oakenshaw




Oakenshaw parcel

Neighbouring parcel

Kirklees

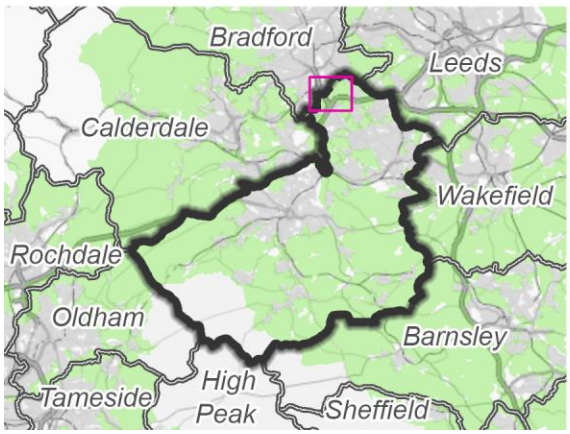
Neighbouring authority

Green Belt

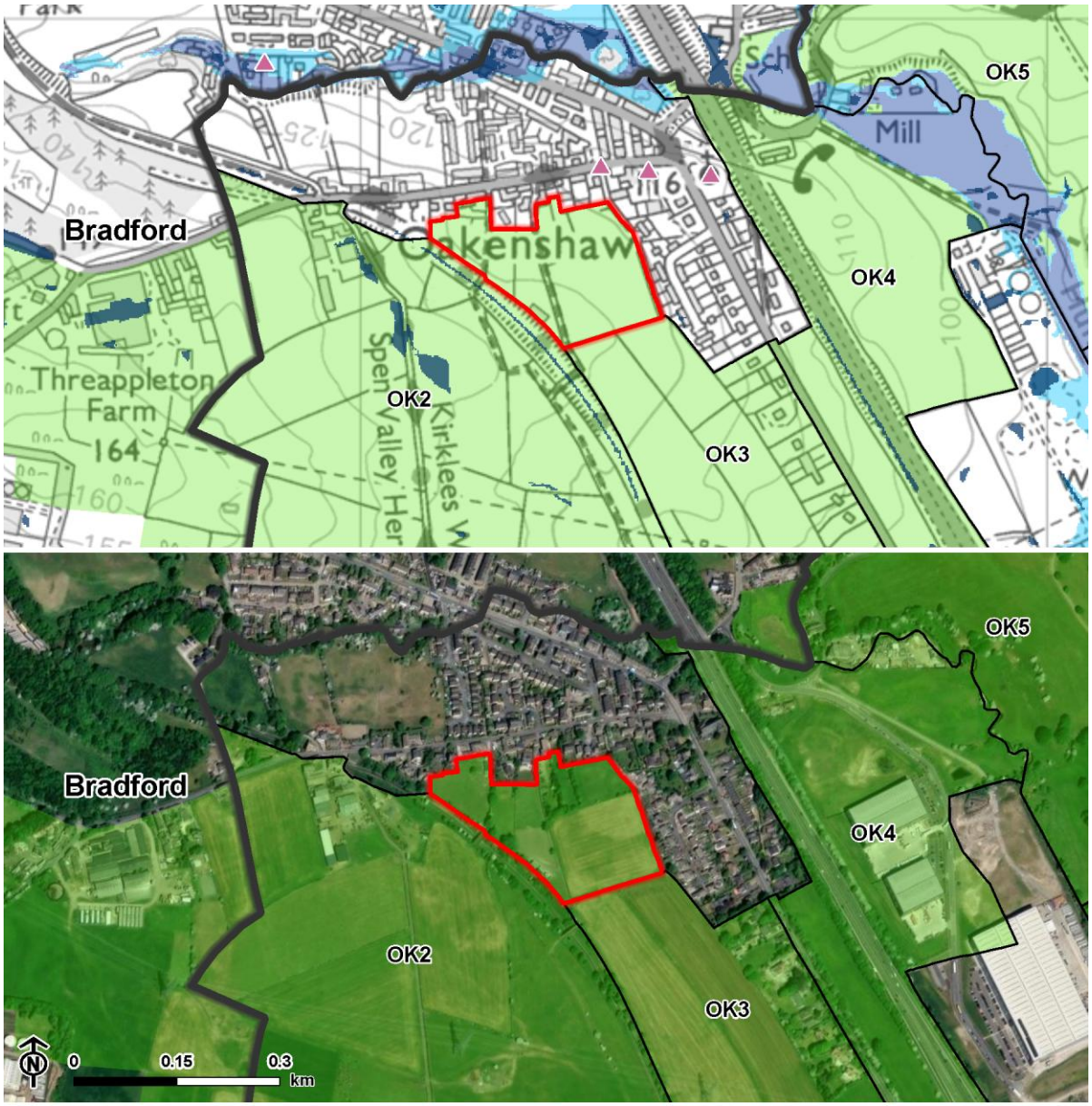
**Potential grey belt**

Potentially suitable for definition as grey belt land in the district

Footnote 7 designation



# Parcel OK1




Parcel OK1
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

# Contribution of land in Parcel OK1

## Parcel OK1 Assessment Conclusions

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

## Parcel OK1 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land located at the southern edge of Oakenshaw, south of Wyke Lane and to the west of the M606. Parcel size: 4ha.<br>There are no significant boundary features to separate the parcel from the settlement. Residential gardens form a boundary with the parcel to the north and east.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is a strong perception of urban development outside of the parcel due to the weak boundary features and proximity of the urban area to the north and east.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>There is some perception of the wider countryside but urban edges tree cover alongside the former railway line to the west create some containment from adjacent open land. |

## 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. Oakenshaw is a village but is contiguous with, and lacks Green Belt separation from, the city of Bradford. Therefore, it is defined as part of 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. This is associated with the adjacent urban area. |
| 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 NCR66 Spen Valley Greenway, following a former railway cutting, clearly marks the parcel boundary to the west and south-west. The hedgerow that forms the parcel edge to the south-east is not a strong boundary |

**Parcel OK1**

| Assessment Considerations | Assessment |
|---|---|
| | feature but development in the parcel would not have significant additional urbanising impact on land beyond, given the existing development along Bradford Road. |
| 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 largely contained by urban edges and by the Spen Valley Greenway. |

## Purpose B: Preventing neighbouring towns from merging:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a fragile gap between towns. The parcel is in the northern part of a narrow gap between Bradford and Cleckheaton, which does not contain any significant separating features away from the main roads which define the edge of Cleckheaton. |
| 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 does not form a substantial part of the gap. Existing housing to the east of the parcel already extends the edge of Oakenshaw further south. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap. |

## 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. |

**Parcel OK1**

| Assessment Considerations | Assessment |
|---|---|
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. This is associated with the adjacent urban area. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The NCR66 Spen Valley Greenway, following a former railway cutting, clearly marks the parcel boundary to the west and south-west. The hedgerow that forms the parcel edge to the south-east is not a strong boundary feature but development in the parcel would not have significant additional urbanising impact on land beyond, given the existing development along Bradford Road |

## 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:

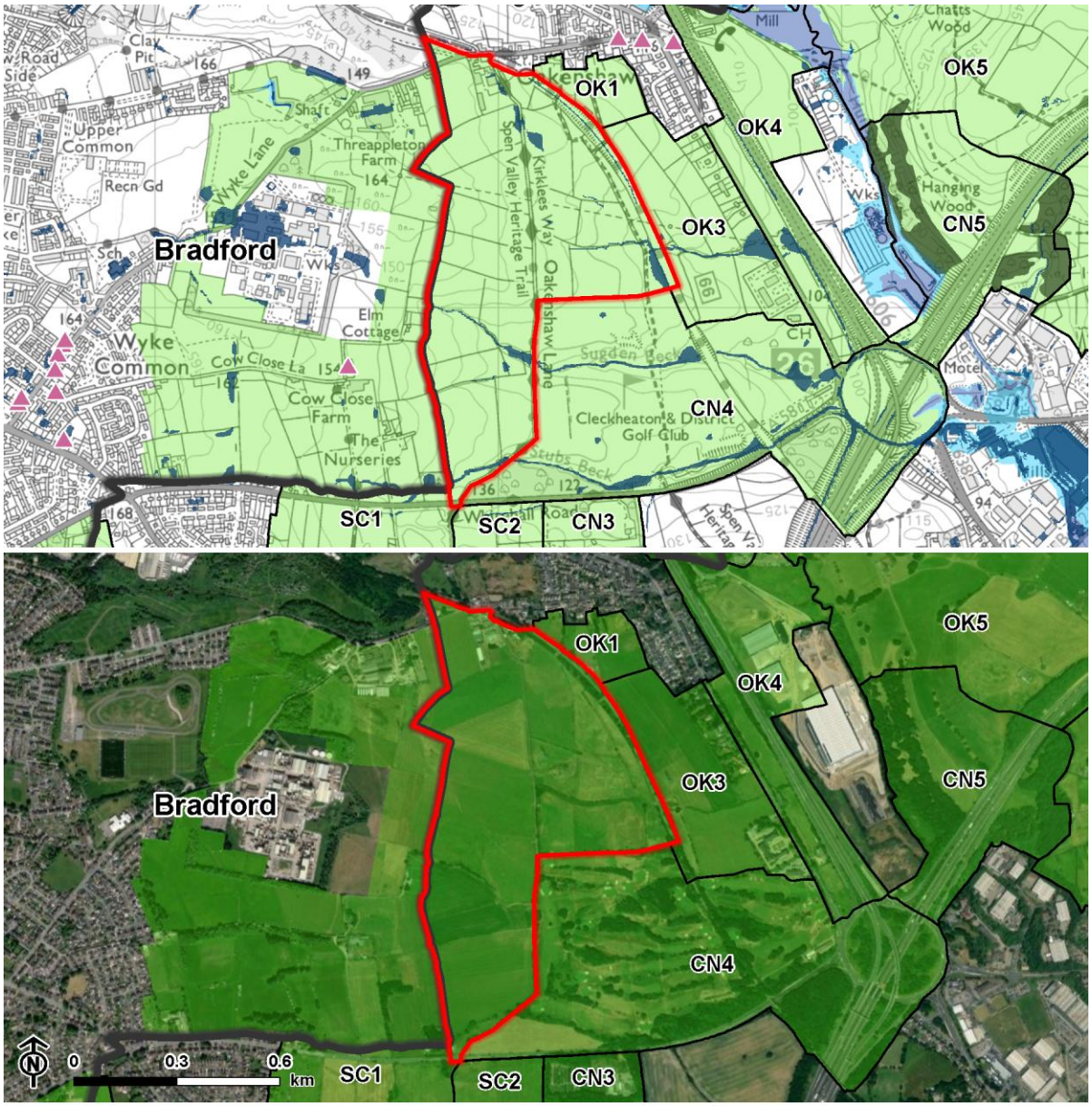
### Equal contribution

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 OK2


OK1
OK2
OK3
OK4
OK5
CN4
CN5
SC1
SC2
CN3
Bradford
Wyke Common
Upper Common
Threappleton Farm
Cow Close Farm
The Nurseries
Elm Cottage
Cleckheaton & District Golf Club
Hanging Wood
Chatts Wood
Motel
Spen Valley Heritage Trail
Kirklees Way
Oakenshaw Lane
Wyke Lane
Whitehall Road
Stubbs Beck
Sugden Beck
0
0.3
0.6
km
Parcel OK2
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 OK2**

# Contribution of land in Parcel OK2

## Parcel OK2 Assessment Conclusions

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

## Parcel OK2 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land located at the southern edge of Oakenshaw, south of Wyke Lane, immediately west of the Spen Valley Greenway NCR66. The parcel extends south along Oakenshaw Lane to Whitehall Road. Parcel size: 52ha.<br>Whilst there are no significant boundary features to separate the parcel from the settlement along the northern edge with Oakenshaw, a combination of features within the parcel form a boundary of moderate strength between the settlement and the parcel. T<br>There is some change in landform creates a sense of separation between the settlement and the parcel.<br>In the north area of the parcel, this is some perception of urban development outside the parcel. As you move south in the parcel there is weakening perception of urban development towards Oakenshaw due to the landform and boundary changes.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>Appropriate development surrounding the parcel 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. Oakenshaw is a village but is contiguous with, and lacks Green Belt separation from, the city of Bradford. Therefore, it is defined as part of 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. This is associated with the urban development surrounding the parcel within Wyke, Cleckheaton, Scholes and Oakenshaw. |

**Parcel OK2**

| 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. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase urbanising impact 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. |

## 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. There is approximately 1.3km between Oakenshaw (contiguous with Bradford) and Cleckheaton, with a lack of significant separating features both in the parcel and elsewhere in the gap. |
| 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. There is a lack of significant separating features elsewhere in the gap, but the shape and size of the parcel means that a combination of features and landform changes create a well-established 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. |

## 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 OK2**

| 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. This is associated with the urban development surrounding the parcel within Wyke, Cleckheaton, Scholes and Oakenshaw. |
| 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:

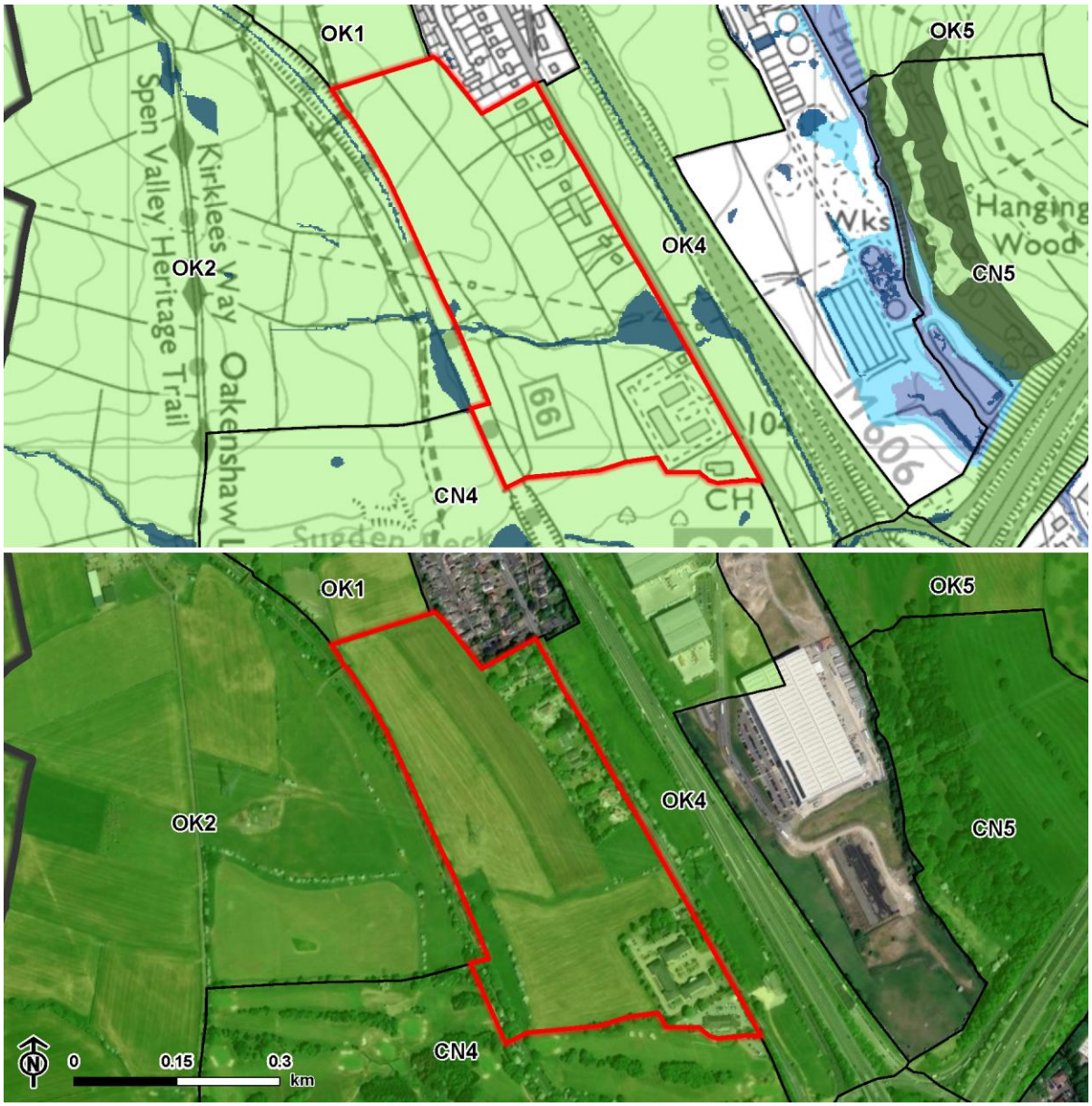
### Equal contribution

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

## Grey Belt

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

# Parcel OK3




Parcel OK3 | 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 OK3

## Parcel OK3 Assessment Conclusions

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

## Parcel OK3 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land located to the south of Oakenshaw, west of the M606 and east of the Spen Valley Greenway NCR66. Parcel size: 18ha.<br>There are no significant boundary features to separate the parcel from the edge of Oakenshaw.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is some perception of urban development outside of the parcel due to the level landform and weak boundaries.<br>Existing development in the Green Belt has some urbanising influence. This includes residential dwellings and commercial development at Woodland Park along Bradford Road.<br>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There are views to higher open ground to the east of the M606. |

## 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. Oakenshaw is a village but is contiguous with, and lacks Green Belt separation from, the city of Bradford. Therefore, it is defined as part of 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 does not have strong boundaries so development within it would in turn increase the |

**Parcel OK3**

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

## Purpose B: Preventing neighbouring towns from merging:

### 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 between Oakenshaw (Bradford) and Cleckheaton is approximately 1km wide and there is a lack of significant separating features within the parcel. Although the motorway junction divides the parcel from Cleckheaton, it is in effect already developed. |
| What is the extent of urbanising development in the parcel? | There is some urbanising development in the parcel. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel forms a substantial part of the gap. There are a lack of significant separating features elsewhere in 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. It would also be likely to increase urbanising influence on remaining land in the gap. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong 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. |

**Parcel OK3**

| 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. The parcel does not have strong boundaries so development within it 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:

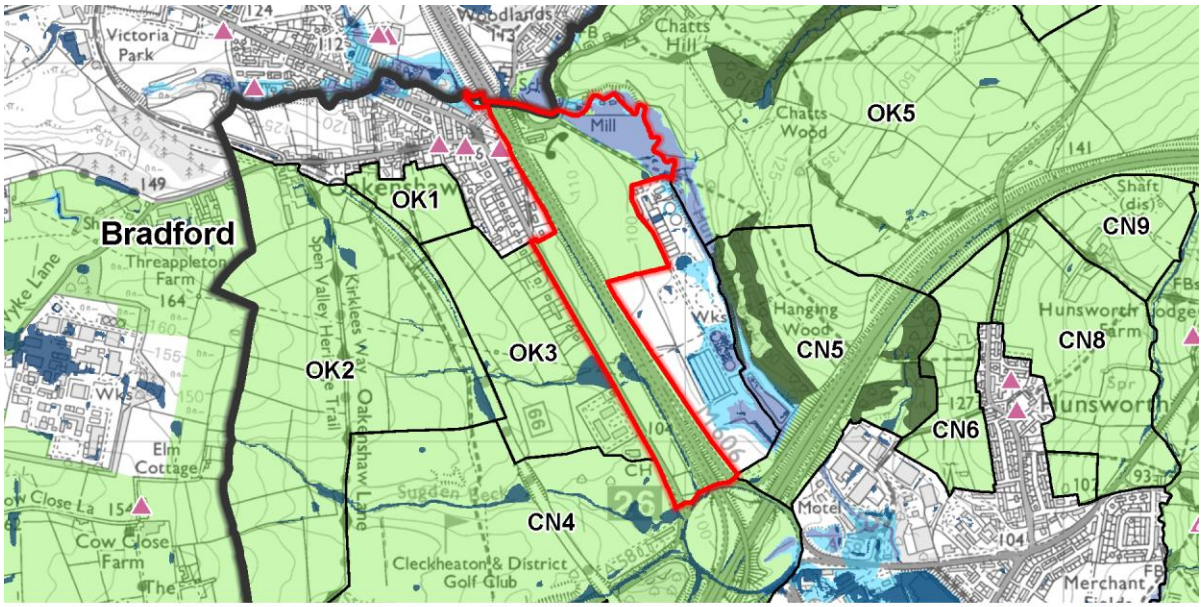
### Equal contribution

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

## Grey Belt

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

# Parcel OK4







Parcel OK4
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 OK4**

# Contribution of land in Parcel OK4

## Parcel OK4 Assessment Conclusions

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

## Parcel OK4 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land located to the south of Oakenshaw and north and west of recent large-scale commercial development along Interchange Way. Parcel size: 24ha.<br>There are no significant boundary features to separate the parcel from recent commercial development to the south.<br>There is no significant change in landform to create a sense of separation between developed areas and the parcel.<br>There is limited perception of urban development to the north, in Oakenshaw, but the large-scale commercial development to the south has an urbanising influence.<br>Existing development in the parcel has some urbanising influence. Two large commercial buildings have recently been constructed within the central southern part of the parcel, significantly reducing openness in this area and influencing adjacent open land. The constriction of a new road link into Oakenshaw, Interchange Way, also has an impact in terms of activity within the parcel.<br>There is some perception of connectivity the wider countryside due to the sloping land to the north east, however the surrounding urban development limits strong 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. Oakenshaw is a village but is contiguous with, and lacks Green Belt separation from, the city of Bradford. Therefore, it is defined as part of a large built-up area. The commercial development to the south of the parcel is only separated from the Hunsworth area of Cleckheaton (also a large built-up area) by the M62 and associated tree cover. |
| What is the extent of urbanising development in the parcel? | There is some urbanising development in the parcel. |

**Parcel OK4**

| 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 undeveloped northern part of the parcel in effect forms the entirety of the open space gap between Oakenshaw (Bradford) and Cleckheaton, given that the remaining Green Belt gap between the new commercial development area and Cleckheaton is comprised only of the M6 and adjacent vegetation. Any partial development of the parcel would weaken the remainder. |
| 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 Bradford and Cleckheaton causing the two to become a single large built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that. |

## Purpose B: Preventing neighbouring towns from merging:

### 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 parcel forms the entirety of the open space gap between Oakenshaw (Bradford) and Cleckheaton to the west of the M606. |
| What is the extent of urbanising development in the parcel? | There is some urbanising development in the parcel. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel forms a substantial part of the gap. The parcel forms the entirety of the open space gap between towns. The recent commercial development has left only very fragile separation between towns, but the strong boundaries formed by the M606 to the west and the rising open ground beyond Hunsworth Beck to the east serve to limit the influence of this development. |

**Parcel OK4**

| 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. Any development would further reduce visual separation. |

## 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. Containment by existing development and by the rising landform to the east of Hunsworth Beck limits the impact that further development would have 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

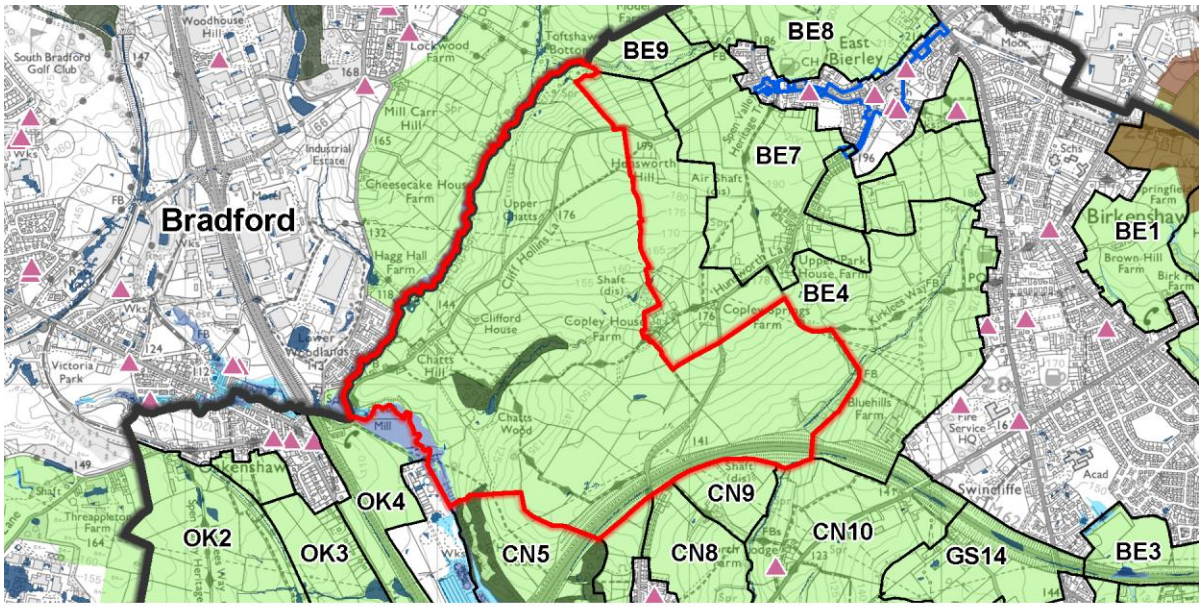
All Green Belt land plays an equal role in relation to this purpose.

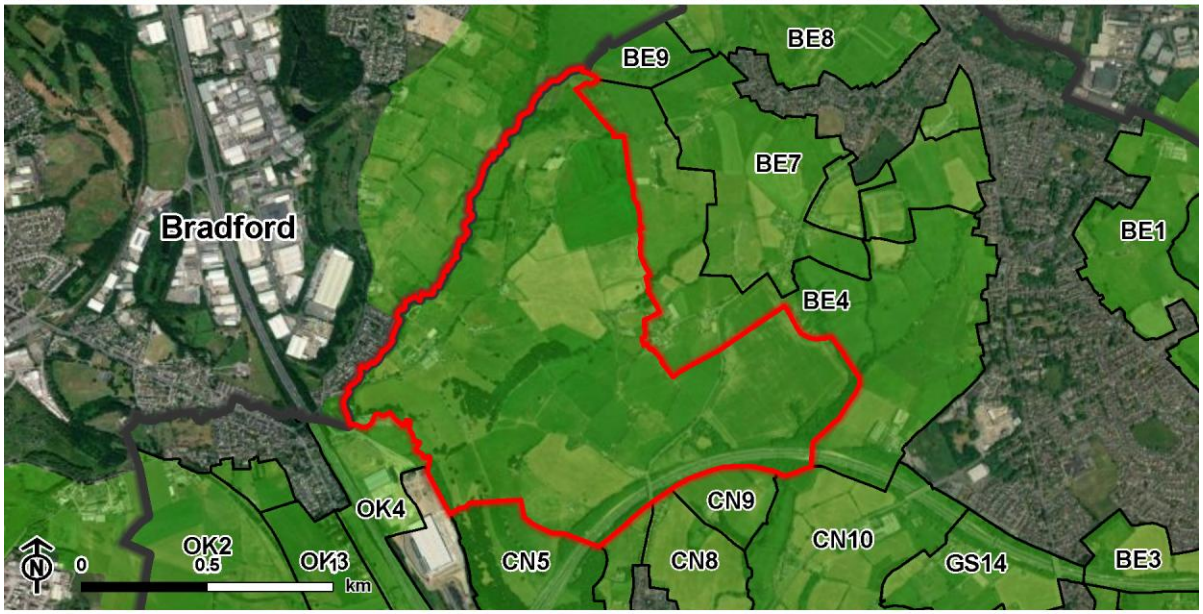
**Parcel OK4**

## Grey Belt

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

# Parcel OK5




Parcel OK5
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

**Parcel OK5**

# Contribution of land in Parcel OK5

## Parcel OK5 Assessment Conclusions

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

## Parcel OK5 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the east of Oakenshaw, the northern edge of the parcel includes the M62. Includes a rise in topography from west to north east. Parcel size: 176ha.<br>There are consistent strong boundary features between the parcel and urban areas. The M62 separates the parcel from Cleckheaton to the south, the steep-sides valley of High Royds Beck separates it from Bradford to the north-west and the valley of Hunsworth Beck provides separation from commercial development alongside the M606 to the south-west.<br>There is a significant change in landform which creates a clear sense of separation between settlements and the parcel. The becks that mark the western edge of the parcel are associated with steep-sided valleys and the landform also rises northwards from Cleckheaton.<br>There is some localised perception of urban development outside of the parcel in those parts of the parcel close to the Lower Woodlands area of Bradford and to the recent large-scale commercial development between Hunsworth Beck and the M606, but across most of the parcel there is a weak perception of urban development.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>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. It adjoins both Oakenshaw (a village which is contiguous with, and lacks Green Belt separation from, the city of Bradford) and Cleckheaton (which is a town and therefore also 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. |

**Parcel OK5**

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

## 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 western part of the parcel lies in the narrow gap separating Bradford and Cleckheaton but the northern and eastern parts of the parcel are more peripheral to this. |
| 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 western part of the parcel forms a substantial part of the gap between towns but its role weakens further north and east in the parcel. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely significantly impact visual separation between towns. This loss is primarily relevant in the west part of the parcel while the land in the east and north of parcel lies within a less fragile part of the gap. |

## 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. |

**Parcel OK5**

| 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 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.