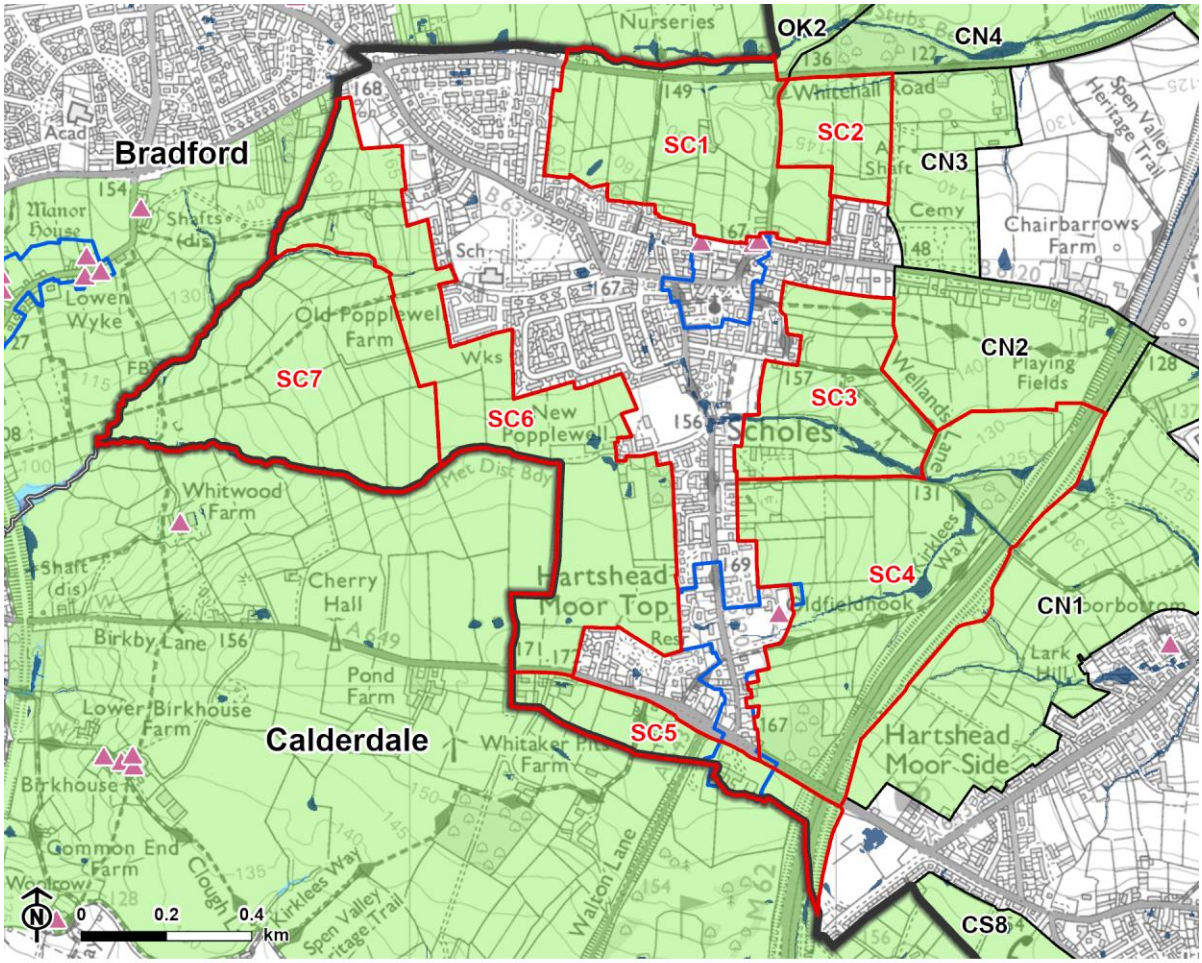
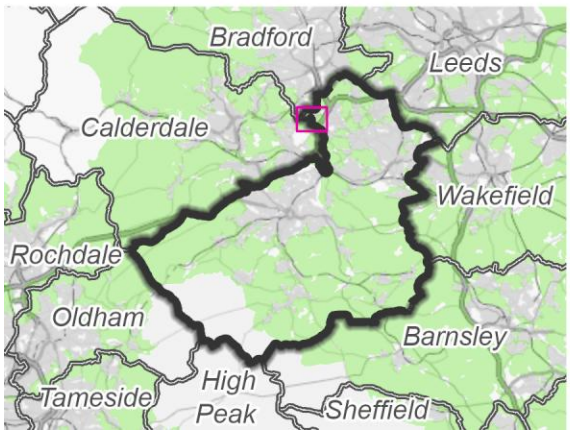
Scholes



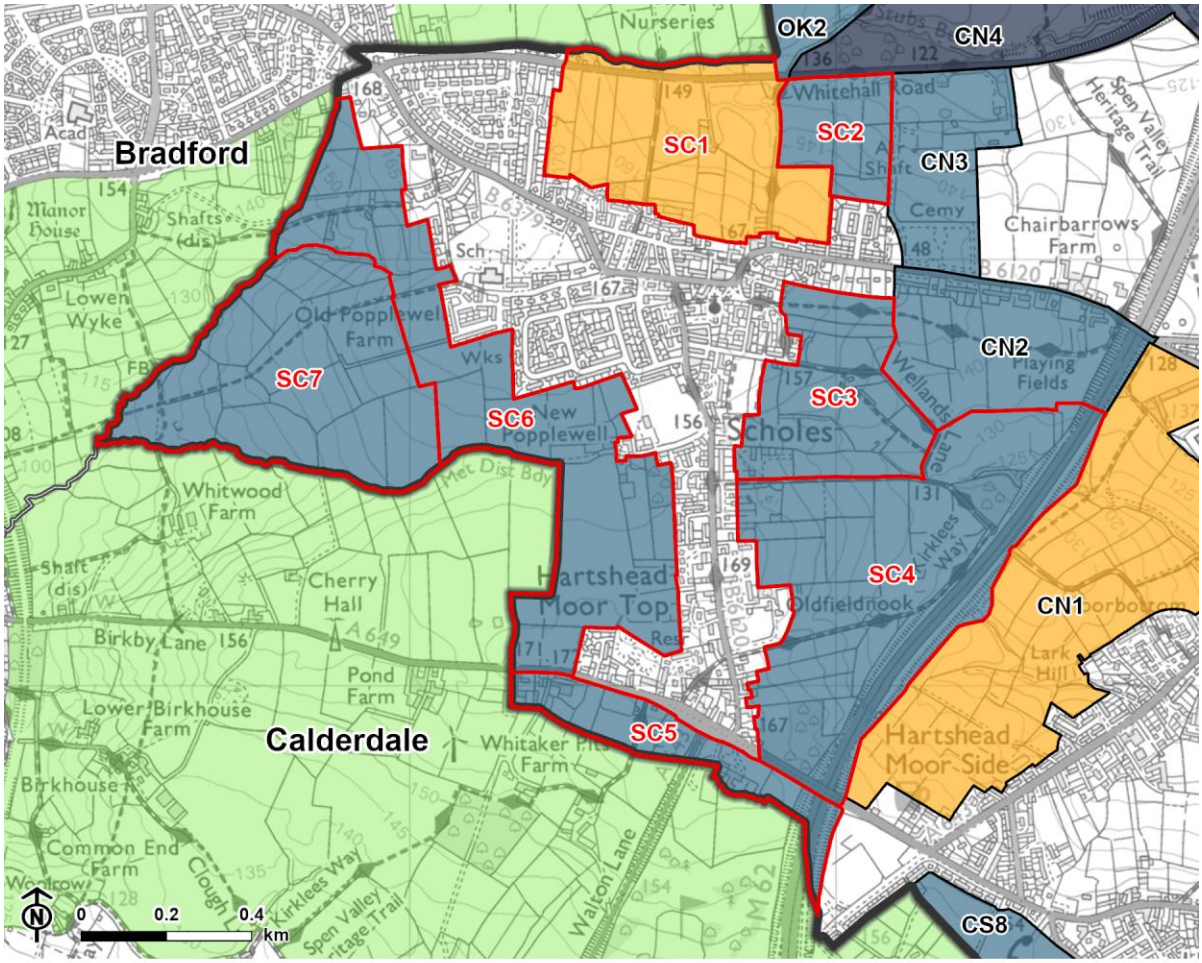
- Scholes parcel
- Neighbouring parcel
- Kirklees
- Neighbouring authority
- Green Belt

NPPF Footnote 7 designations

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



Scholes



Scholes parcel

Neighbouring parcel

Kirklees

Neighbouring authority

Green Belt

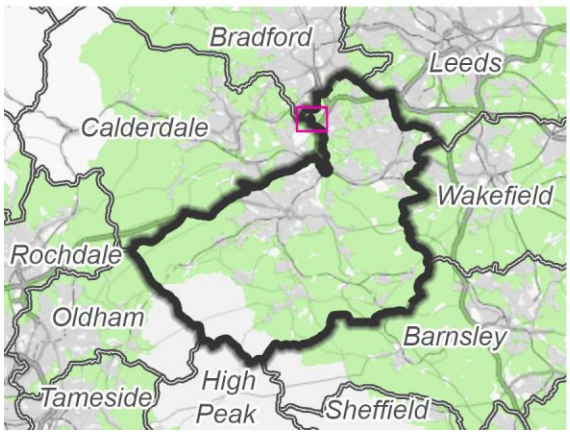
Highest Contribution to NPPF purposes A, B, C and D

Very Strong

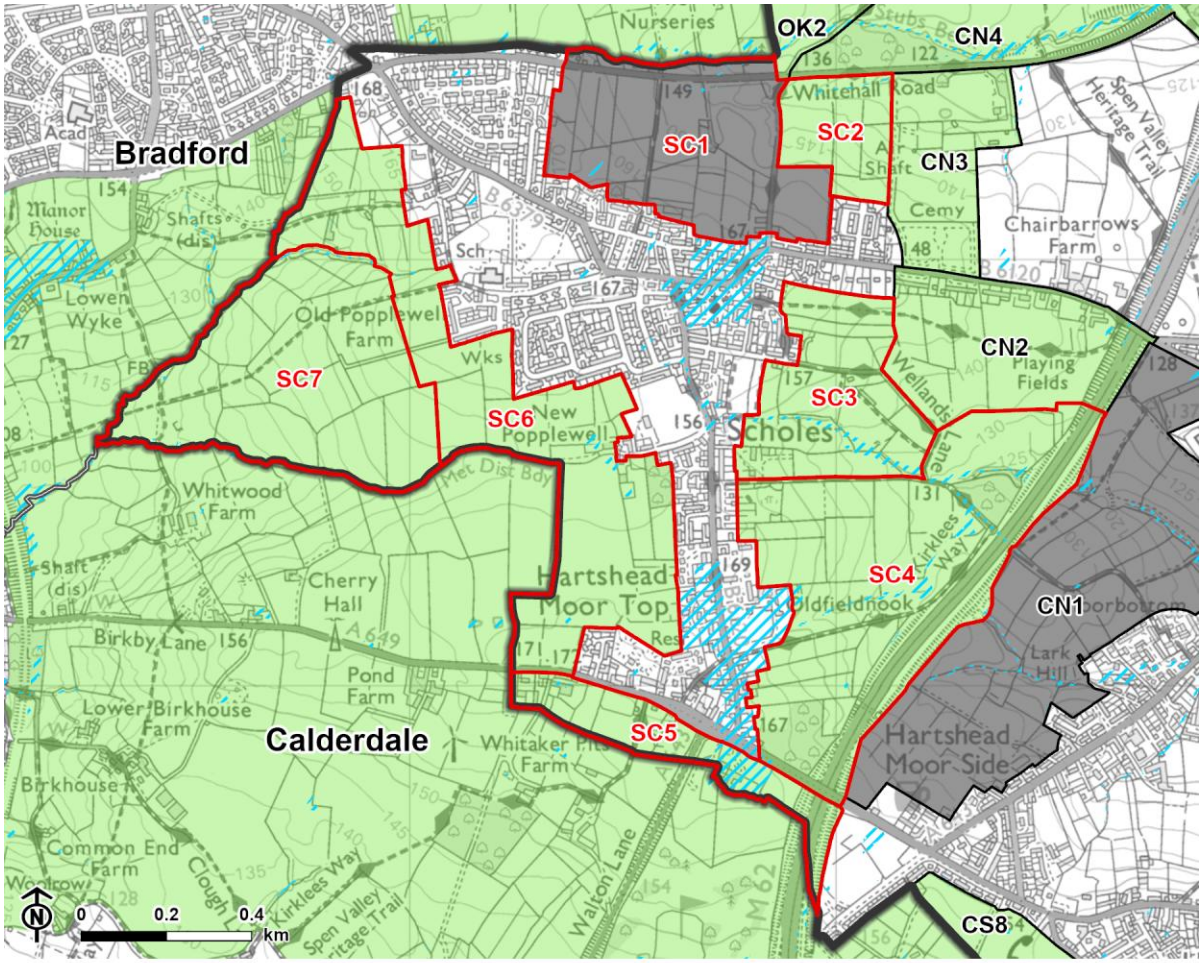
Strong

Moderate

Weak/no



Scholes



Scholes parcel

Neighbouring parcel

Kirklees

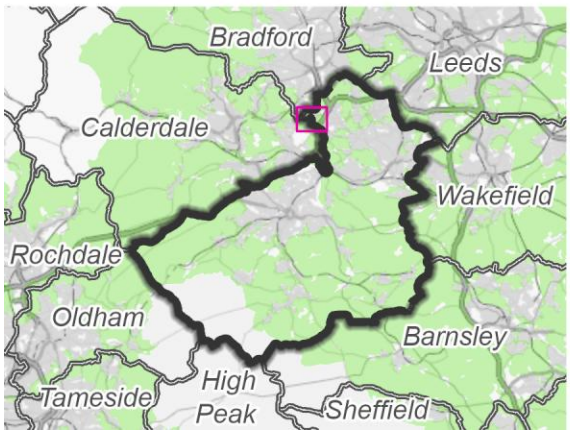
Neighbouring authority

Green Belt

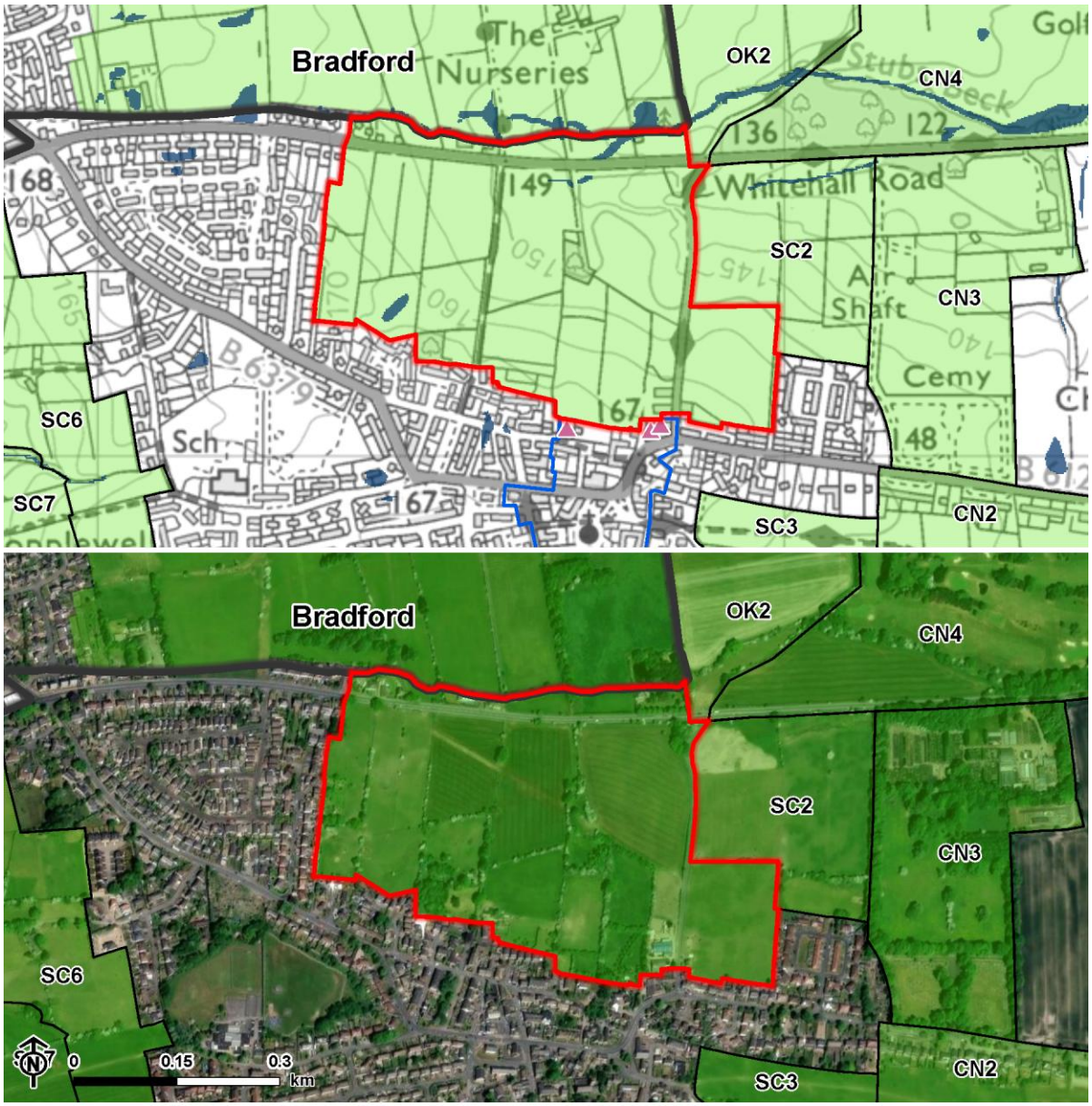
Potential grey belt

Potentially suitable for definition as grey belt land in the district

Footnote 7 designation



Parcel SC1



Parcel SC1
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

Contribution of land in Parcel SC1

Parcel SC1 Assessment Conclusions

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

Parcel SC1 Description

Parcel Location, Land Uses and Boundaries
Land located at the northern edge of Scholes. The A58 runs just south of the northern boundary of the parcel. Parcel size: 22ha. There are no significant boundary features to separate the parcel from the settlement. There is some change in landform which creates a sense of separation between the settlement and the parcel. The topography includes a slope from the west to north east, away from the settlement. There is a strong perception of urban development outside of the parcel due to the limited boundary features against Scholes and perception of surrounding urban areas. There are a few dwellings alongside the A58 but there is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside due to the surrounding green belt land to the north.

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Cleckheaton is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Cleckheaton for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. This is associated with the urban development of Scholes and views of surrounding large built-up areas.

Parcel SC1

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The A58 forms a strong boundary between the parcel and open land to the north. The presence of housing to the south-east of the parcel off the B6120 means that development in this parcel would not weaken the integrity of Scholes as a settlement distinct from Cleckheaton.
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 A58 forms a strong boundary between the parcel and open land to the north. The presence of housing to the south-east of the parcel off the B6120 means that development in this parcel would not weaken the integrity of Scholes as a settlement distinct from Cleckheaton.

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 via Scholes, 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 Scholes 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 SC1

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. This is associated with the urban development of Scholes and views of surrounding large built-up areas.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The A58 forms a strong boundary to limit impact on land the north. Land to the east is already subject to some 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:

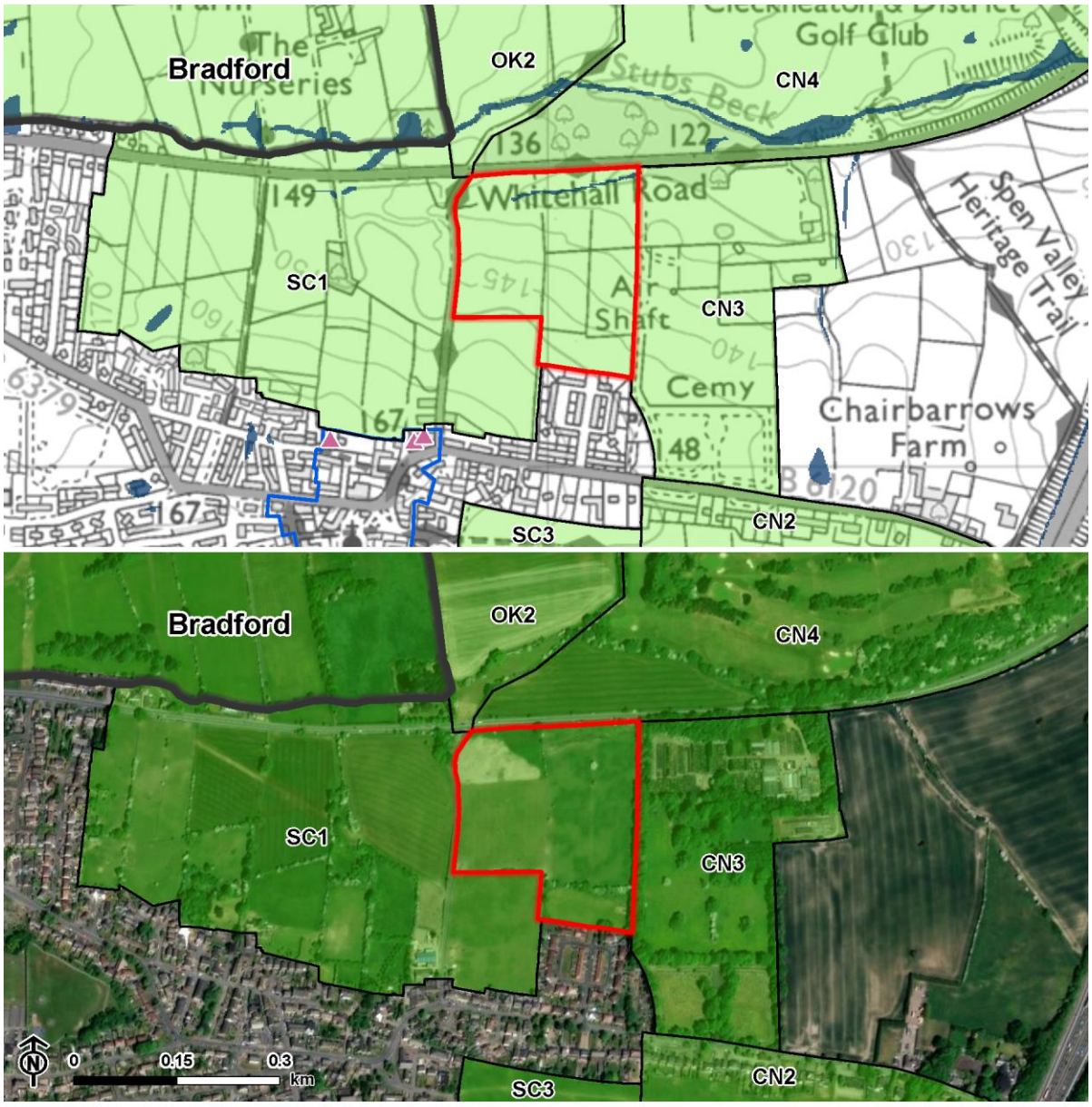
Equal contribution

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

Grey Belt

The parcel 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 SC2


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

Contribution of land in Parcel SC2

Parcel SC2 Assessment Conclusions

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

Parcel SC2 Description

Parcel Location, Land Uses and Boundaries
Land to the north of Scholes, south of the A58 Whitehall Road. Parcel size: 7ha. 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. Land slopes downhill to the north, towards Stubs Beck, but the nearby as yet undeveloped urban extension to Cleckheaton will extend north to the valley bottom, limiting the role of landform in creating separation. 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. There is some perception of connectivity with the wider countryside. There are views across the valley into open land north of the A58.

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. Cleckheaton is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Cleckheaton for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has a clear boundary but the narrowness of the gap between Cleckheaton and Scholes means that development here would weaken the integrity of

Parcel SC2

Assessment Considerations	Assessment
	Scholes as a settlement distinct from the large built-up area.
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 Cleckheaton and Scholes, causing Scholes to become part of the large built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

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

Parcel SC2

Assessment Considerations	Assessment
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. 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. The A58 forms a strong boundary that would limit the impact of development in the parcel on open land to the north.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

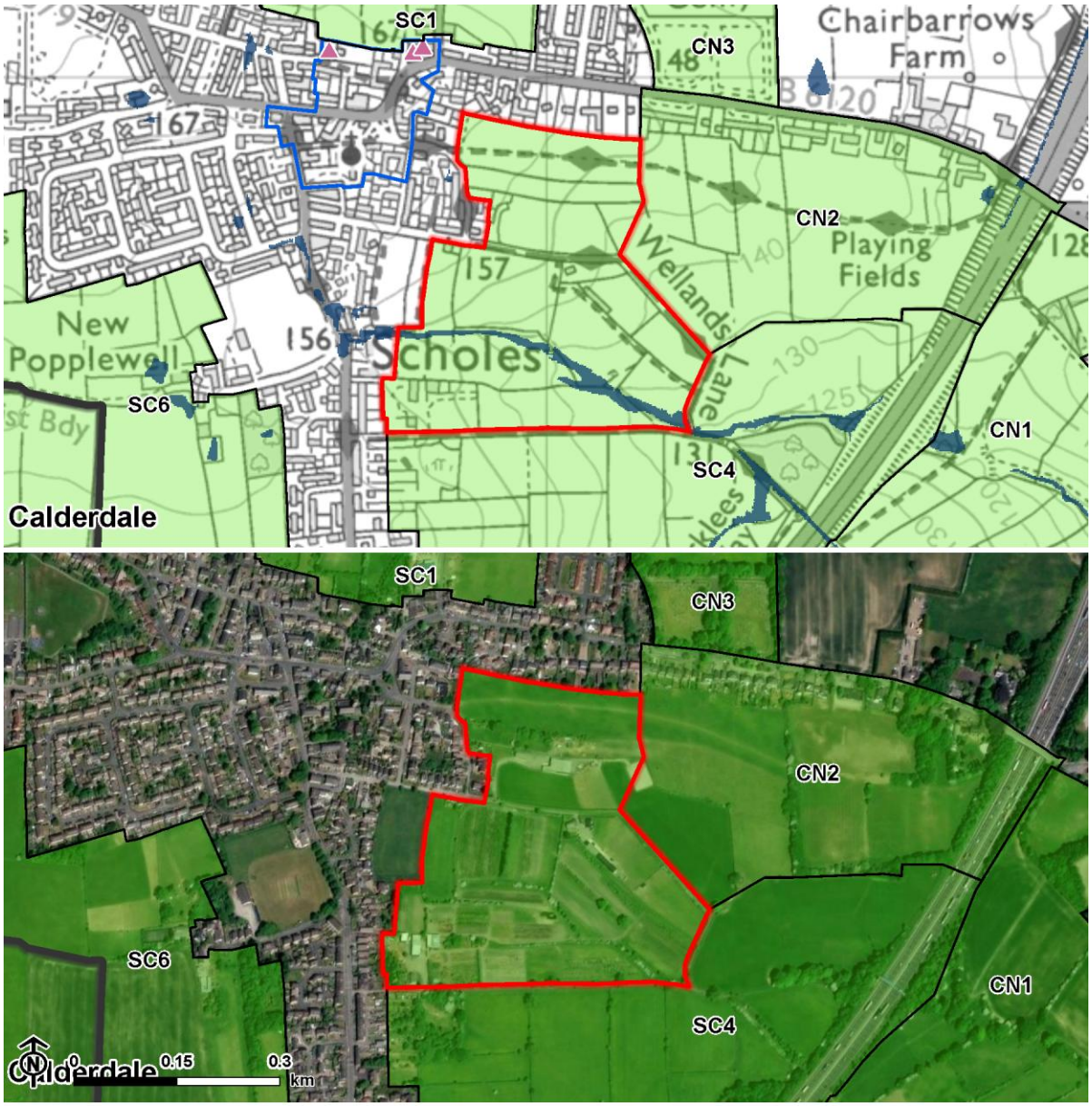
Equal contribution

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

Grey Belt

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

Parcel SC3


SC1
CN3
Chairbarrows Farm
167
148
CN2
Playing Fields
Wellands Lane
157
140
128
New Popplewell
156
Scholes
130
125
SC6
CN1
131
SC4
Calderdale
SC1
CN3
CN2
SC6
CN1
SC4
0
0.15
0.3
km
Parcel SC3
Neighbouring parcel
Green Belt
Kirklees
NPPF Footnote 7 designations
Listed building
High risk of surface water flooding
Flood zone 3
Flood zone 2
Conservation area

Parcel SC3

Contribution of land in Parcel SC3

Parcel SC3 Assessment Conclusions

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

Parcel SC3 Description

Parcel Location, Land Uses and Boundaries
Land located to the east of Scholes, west of the M62. Parcel size: 15ha. There are no significant boundary features to separate the parcel from the settlement, weak garden boundaries separate the northern and western edges. There is some change in landform which creates a sense of separation between the settlement. The parcel slopes down to the east away from the settlement. There is some perception of urban development outside of the parcel due to the proximity of the settlement at the northern and western boundary. There is no urbanising development in the parcel and land use and activity do not create any distinction between the parcel and the wider countryside. There is some perception of connectivity with the wider countryside due to views of the wider Green Belt to the south and east.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Cleckheaton is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Cleckheaton - in particular the as yet undeveloped area west of the M62 and north of the B6120 - for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. This is associated with development in the urban area of Scholes.
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 weak boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel SC3

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 loss of separation between Cleckheaton and Scholes, causing Scholes to become part of the large built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel SC3

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. This is associated with development in the urban area of Scholes.
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, 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:

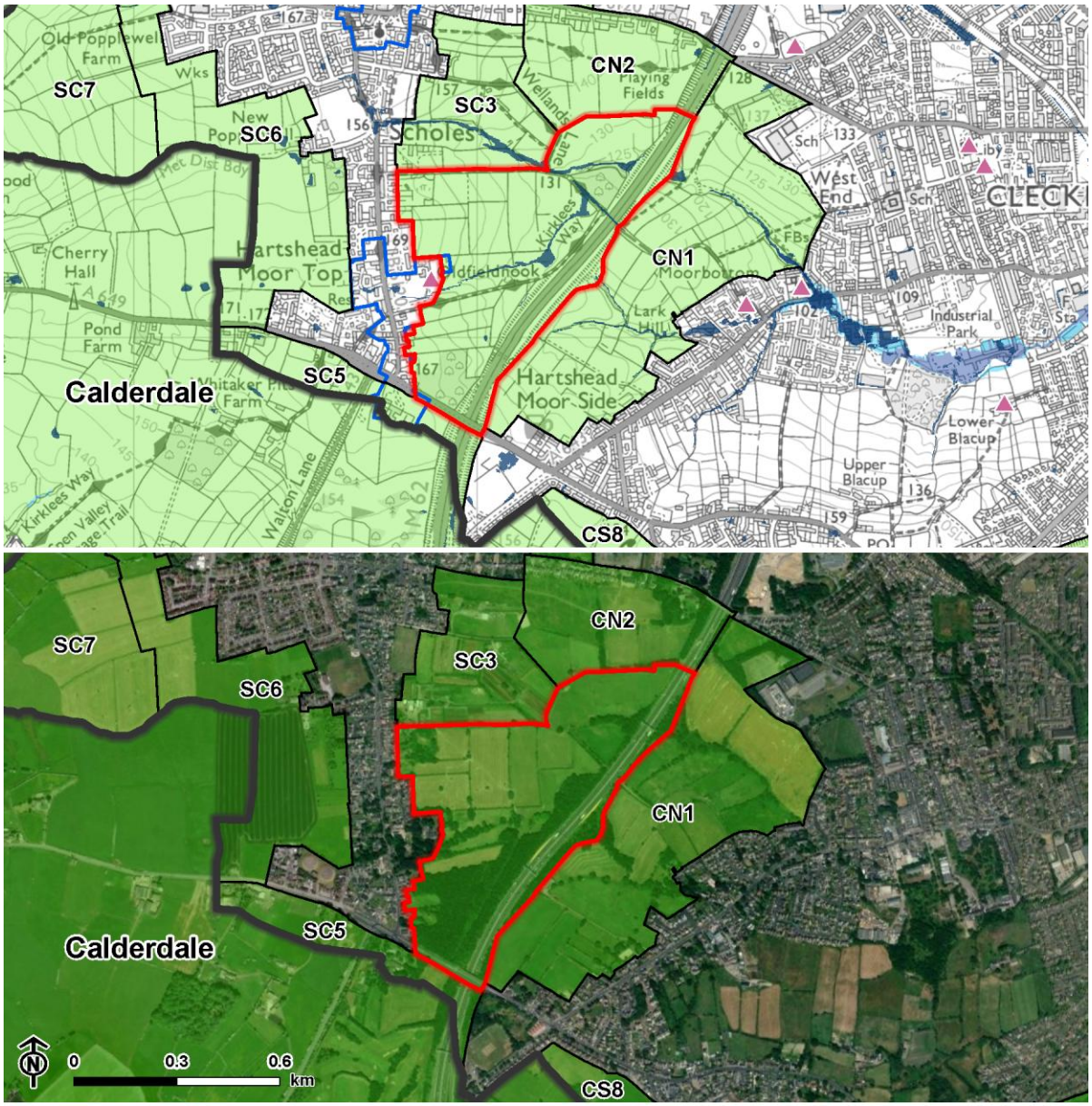
Equal contribution

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 SC4



Parcel SC4
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

Contribution of land in Parcel SC4

Parcel SC4 Assessment Conclusions

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

Parcel SC4 Description

Parcel Location, Land Uses and Boundaries
Land located to the western edge of Scholes, on the west side of the M62. Parcel size: 39ha. There is a moderate boundary feature between the settlement and the parcel. There is a stretch of the boundary that is only defined by back garden hedges but generally the boundary is defined by mature tree cover. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land slopes downhill eastwards away from the southern part of Scholes, at Hartshead Moor Top, which is located along a ridge crest. There is some perception of urban development outside of the parcel, in the north part of the parcel where the boundary features are weaker. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. There is extensive tree cover alongside the M62 and in the southern 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. The south-western edge of Cleckheaton is around 500m from the edge of Scholes at Hartshead Moor Top, and land has been released from the Green Belt for expansion of Cleckheaton to the west of the M62 north of the B6120.
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.

Parcel SC4

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 physical features which currently give the parcel a strong sense of separation from urbanising influences. Also the parcel forms the strongest part of the gap between Cleckheaton and Scholes, and 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. Tree cover and the 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. The reduction in separation between Cleckheaton and Scholes would also weaken the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between towns that are close enough to be considered neighbouring. Although there is limited open Green Belt land along connecting routes between Cleckheaton and Bradford via Scholes, 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 Scholes 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 SC4

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would 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:

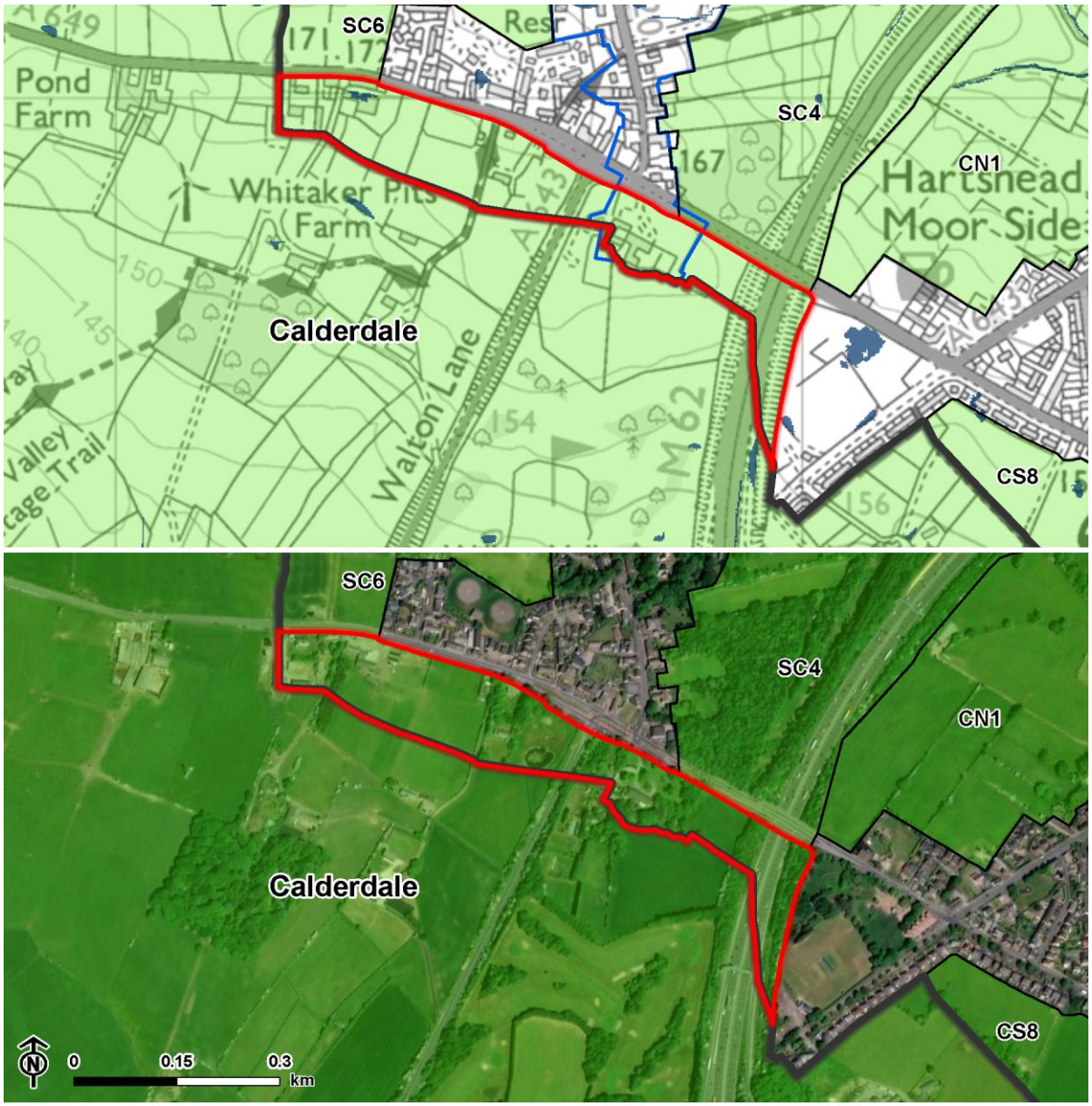
Equal contribution

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

Grey Belt

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

Parcel SC5



Parcel SC5
Neighbouring parcel
Green Belt
Kirklees

NPPF Footnote 7 designations

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

Parcel SC5

Contribution of land in Parcel SC5

Parcel SC5 Assessment Conclusions

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

Parcel SC5 Description

Parcel Location, Land Uses and Boundaries
Land located to the south of Scholes beyond the A649. Parcel size: 8ha. There is a consistent, well-defined boundary between the settlement and the parcel provided by the A649. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel due to the proximity of the settlement and the open boundary feature. Existing development in the Green Belt has some urbanising influence including Roche Health Care centre and clusters of residential dwellings. There is a strong perception of the wider countryside, as land slopes downhill southward beyond 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 adjacent to a large built-up area. The parcel's eastern edge meets the Cleckheaton edge. Cleckheaton is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	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. The parcel has only weak outer boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land to the southwest.

Parcel SC5

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. As development is predominantly contained north of the A649, development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The gap between the forthcoming edge Brighouse - where land has been released for development to the west of the A643 - and the edge of Cleckheaton at Hartshead Moorside is less than 1km. Open land south of Hartshead Moor Top contributes to maintaining this gap.
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 A643 and the M62 are significant boundary features to development expanding east from Brighouse or west from Cleckheaton but there are no significant boundaries to development southwards from Hartshead Moor Top.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel 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 is part of the countryside and so contributes to preventing encroachment on it.

Parcel SC5

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?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only weak outer boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

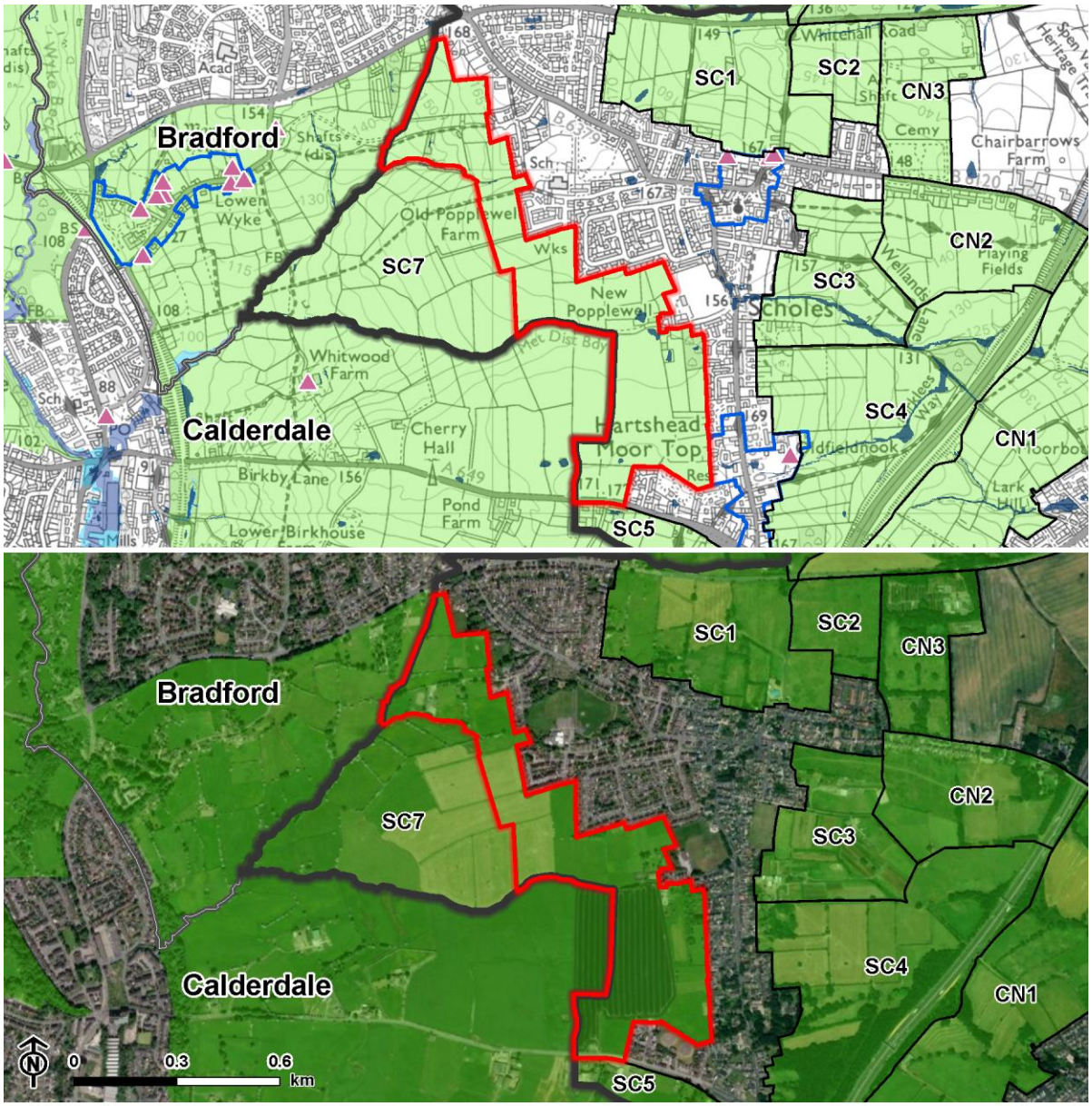
Equal contribution

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

Grey Belt

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

Parcel SC6



Parcel SC6
Neighbouring parcel
Green Belt
Kirklees
Neigbouring authority

NPPF Footnote 7 designations

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

Contribution of land in Parcel SC6

Parcel SC6 Assessment Conclusions

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

Parcel SC6 Description

Parcel Location, Land Uses and Boundaries
Land located along the western edge of Scholes, extending from the A58 to the A649. Parcel size: 34ha. There are no significant boundary features to separate the parcel from the settlement edge. In the north of the parcel there is some change in landform which creates a sense of separation between the settlement and the parcel, but to the south section of the parcel there is no significant change in landform. There is a strong perception of urban development outside of the parcel due to the proximity of the settlement and the weak urban edge boundary features. 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, where land slopes downhill.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bradford is a large built-up area and Scholes is close enough to it for development of adjacent land to be associated with Bradford.
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 no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only weak field boundaries, so development within the parcel would in turn increase

Parcel SC6

Assessment Considerations	Assessment
	the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel SC6

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

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

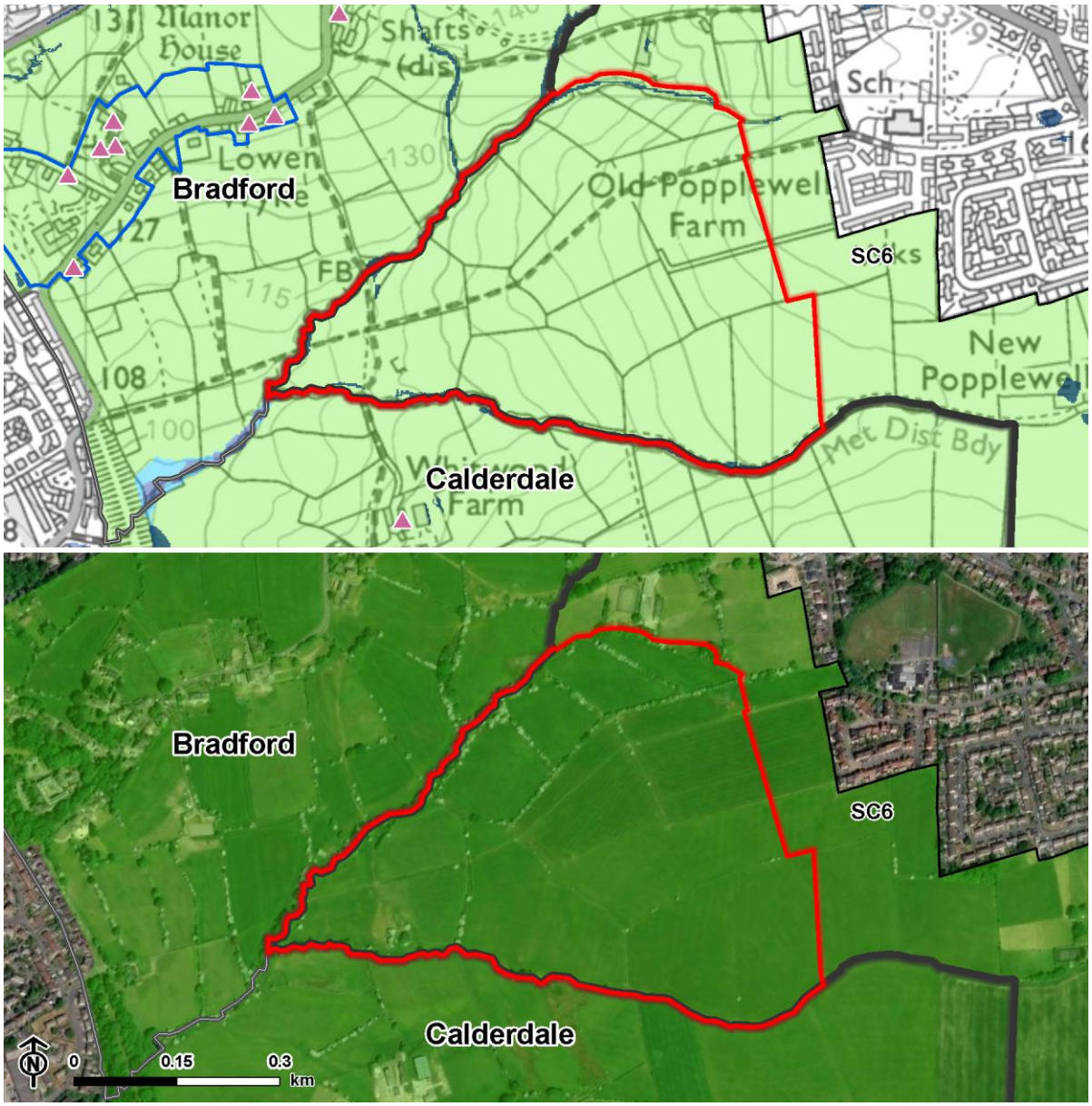
Equal contribution

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

Grey Belt

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

Parcel SC7


Manor House
Shafts
Sch
Lowen
Bradford
Old Popplewell Farm
SC6
New Popplewell
Met Dist Bdy
Calderdale
Farm
Bradford
SC6
Calderdale
0
0.15
0.3
km
Parcel SC7
Neighbouring parcel
Green Belt
Kirklees
Neigbouring authority
NPPF Footnote 7 designations
Listed building
High risk of surface water flooding
Flood zone 3
Flood zone 2
Conservation area

Contribution of land in Parcel SC7

Parcel SC7 Assessment Conclusions

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

Parcel SC7 Description

Parcel Location, Land Uses and Boundaries
Land centrally located between Scholes to the east, Wyke (part of Bradford) to the north and Bailiff Bridge (part of Brighouse) to the west. Parcel size: 28ha. There are no significant boundary features to separate the parcel from the settlement. There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. The topography of the land falls from east to west away from the settlement. There is some perception of development in the surrounding urban areas. 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, limiting the impact of any existing urbanising influence. Although urban areas are visible the parcel has open land on all sides.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bradford is a city and Brighouse is a town so both are defined as large built-up areas. The parcel has a strong enough relationship with both for development here to be associated with them.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of landform in giving the parcel a strong sense of

Parcel SC7

Assessment Considerations	Assessment
	separation from urbanising influences, and would 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. The loss of separation between Bradford, Brighouse and Cleckheaton, causing any of these to merge into a combined large built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between towns that are close enough to be considered neighbouring. The parcel lies to the side of the gap between Bradford and Brighouse and development within it would not significantly affect land in the core of the gap. There is also limited open Green Belt land along connecting routes between Brighouse and Cleckheaton via Scholes, but the scale of intervening development means that in this area they are not considered 'neighbouring towns'. The role of Green Belt land between Brighouse and Scholes 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 SC7

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

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

Grey Belt

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