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Grey Belt Assessment

Land Off Abbey Road, Shepley / Shelley

Prepared by

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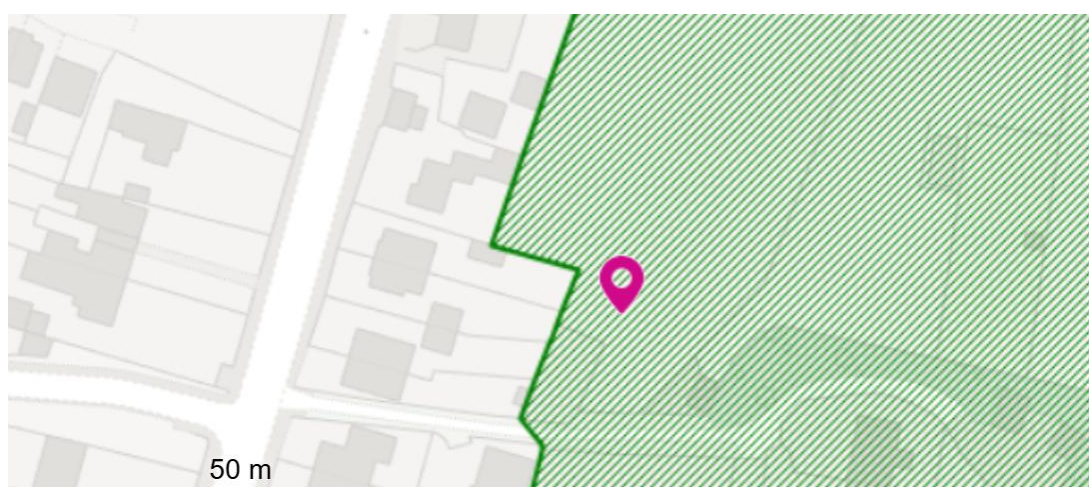
1. Grey Belt Assessment

- 1.1 This Grey Belt Assessment has been undertaken to provide a review of the land off Abbey Lane in Shepley in the context of the changes made to the National Planning Policy Framework in December 2024 which introduced the concept of 'Grey Belt'.
- 1.2 Guidance on how to identify grey belt land was published on 27th February 2025. This Guidance has been used to undertake a Grey Belt assessment of the site.

Site Context

- 1.3 The site lies within the Green Belt but adjacent to the built extent of Shepley / Shelley, located approximately 8 miles to the south east of Huddersfield.

Kirklees Proposals Map Extract



Grey Belt Assessment

- 1.4 The first part of the assessment is to assess whether the site strongly contributes to any of Green Belt purposes a, b and d.

Grey Belt Purposes Assessment Table

Purpose – as set out in NPPF Guidance (Feb 2025)	Contribution	Illustrative Features
A - Sprawl of Large Built Up Areas. Villages should not be considered to be large built up areas.	Weak / None	The site adjoins the built extent of a village, which is not a large built up area.
B – Prevent Neighbouring Towns from Merging. This purpose relates to the merging of towns, not villages.	Weak / None	The site adjoins the built extent of a village and does not therefore result in the merging of any towns.
D - Preserve the Setting and Special Character of Historic Towns. This purpose relates to historic towns, not villages.	Weak / None	The site adjoins a village and does not therefore relate to a historic town

- 1.5 On the basis that the site adjoins a village, it does not strongly contribute to Green Belt purposes a, b or d and can therefore be identified as Grey Belt.

Footnote 7 Assessment

- 1.6 Land cannot be identified as Grey Belt if the application of policies relating to the areas or assets in Footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development. Footnote 7 of the NPPF states:-

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.”

- 1.7 There are no areas or assets in Footnote 7 that would provide a strong reason for refusing or resisting development in this instance.

Development of the Site Would Not be Inappropriate in the Green Belt

- 1.8 The development of the site would not be inappropriate development in the Green Belt, when assessed against the requirements of paragraph 155 of the NPPF.

The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan

- 1.9 Given the small scale of the site and its enclosed nature with development to the south, east and west the development of the site would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the plan area.

There is a demonstrable unmet need for the type of development proposed

- 1.10 The Council cannot demonstrate a 5 year housing land supply, with the most recent published position (2023) identifying a 3.96 year supply. Since that assessment was undertaken the Council has failed the Housing Delivery Test. A 20% buffer will therefore be applied to the calculation and so it is expected an up to date assessment will reduce the housing land supply figure further.

The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework.

- 1.11 The site lies in a sustainable location on the edge of the Shepley / Shelley. There is a train station located approximately 750 metres to the south west of the site providing access to higher order centres and a bus stop on Abbey Road close to the site. The site is also within walking and cycling distance of the shops and facilities in Shelley and Shepley including two primary schools.

Where applicable the development proposed meets the ‘Golden Rules’ requirements set out in paragraphs 156-157 below.

- 1.12 The proposal would not need to comply with the ‘Golden Rules’ as the proposal comprises minor development.

Conclusion

- 1.13 The site does not strongly contribute to Green Belt Purposes a, b or d and can therefore be identified as Grey Belt. There are no Footnote 7 issues and the site would not comprise inappropriate development in the Grey Belt, when assessed against Paragraph 155 of the NPFF.