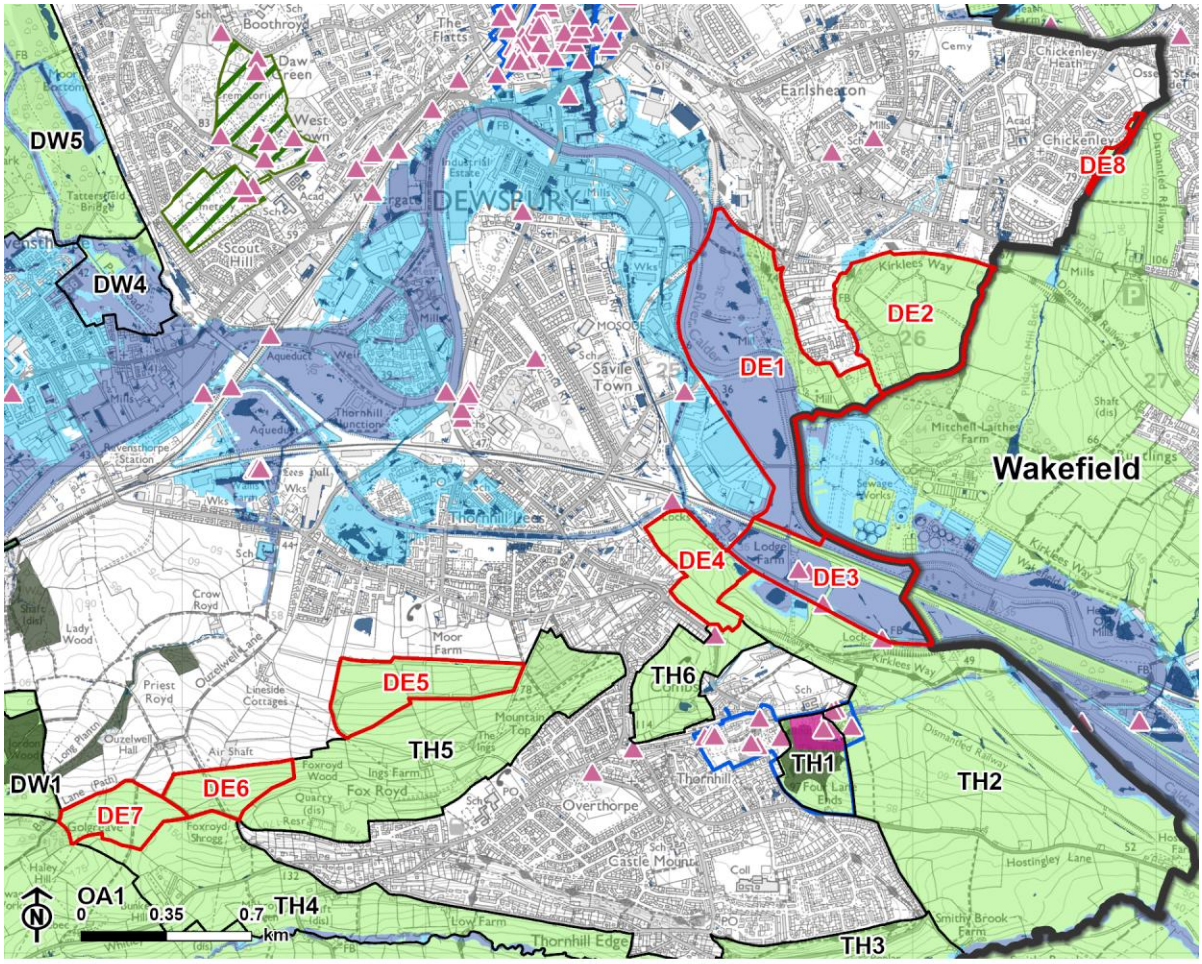
Dewsbury East



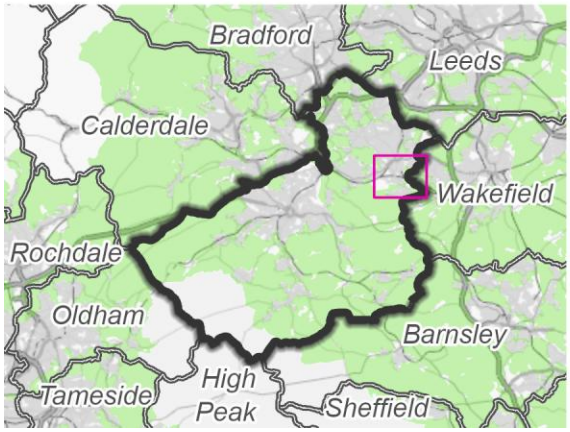
Dewsbury East parcel

Neighbouring parcel

Kirklees

Neighbouring authority

Green Belt



NPPF Footnote 7 designations

Listed building

Ancient woodland

Flood zone 3

Flood zone 2

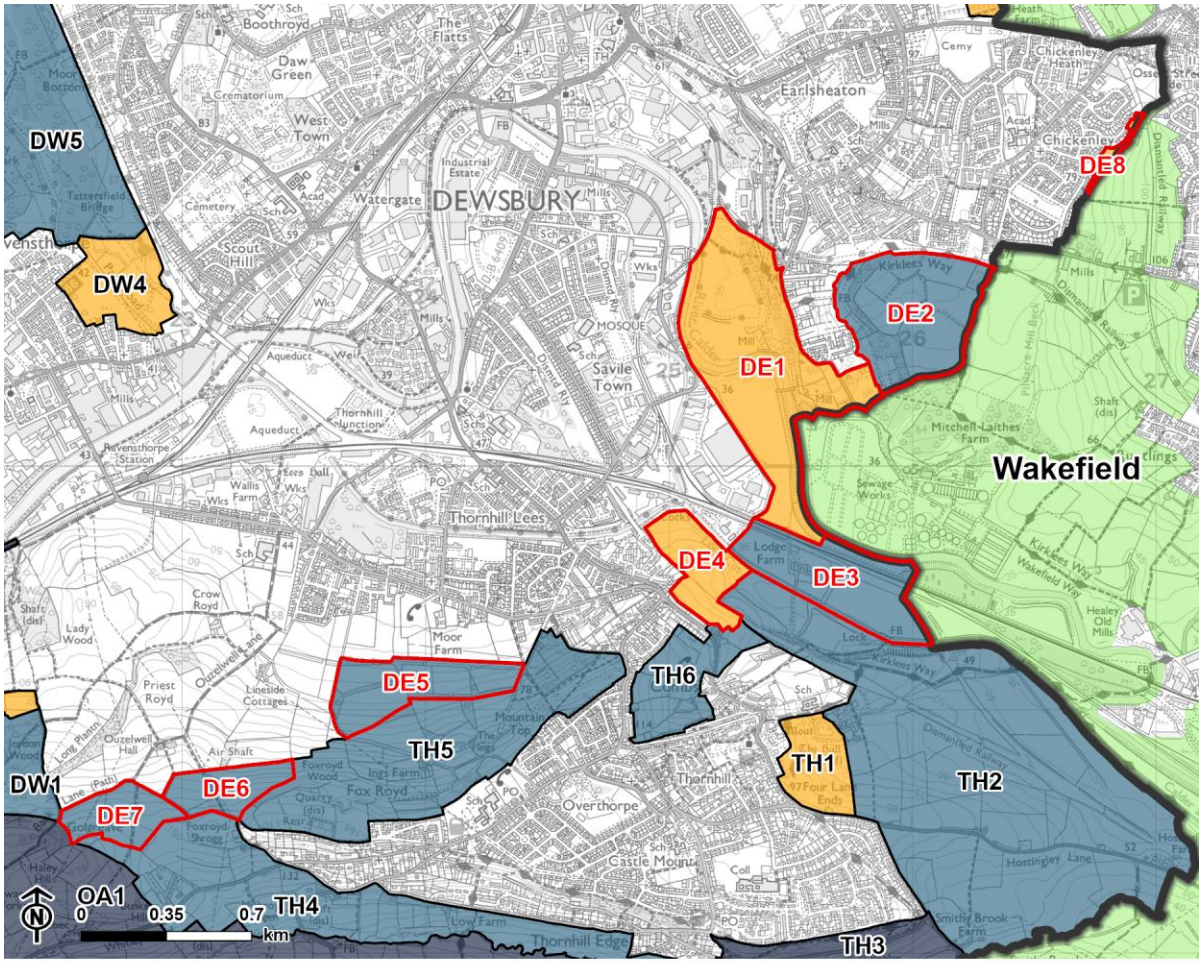
High risk of surface water flooding

Conservation area

Scheduled monument

Registered Parks and Gardens

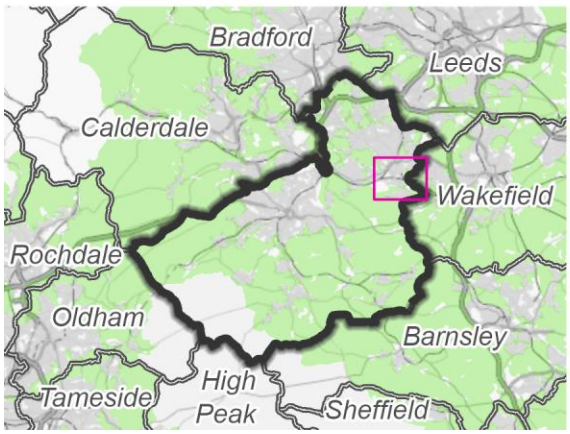
Dewsbury East



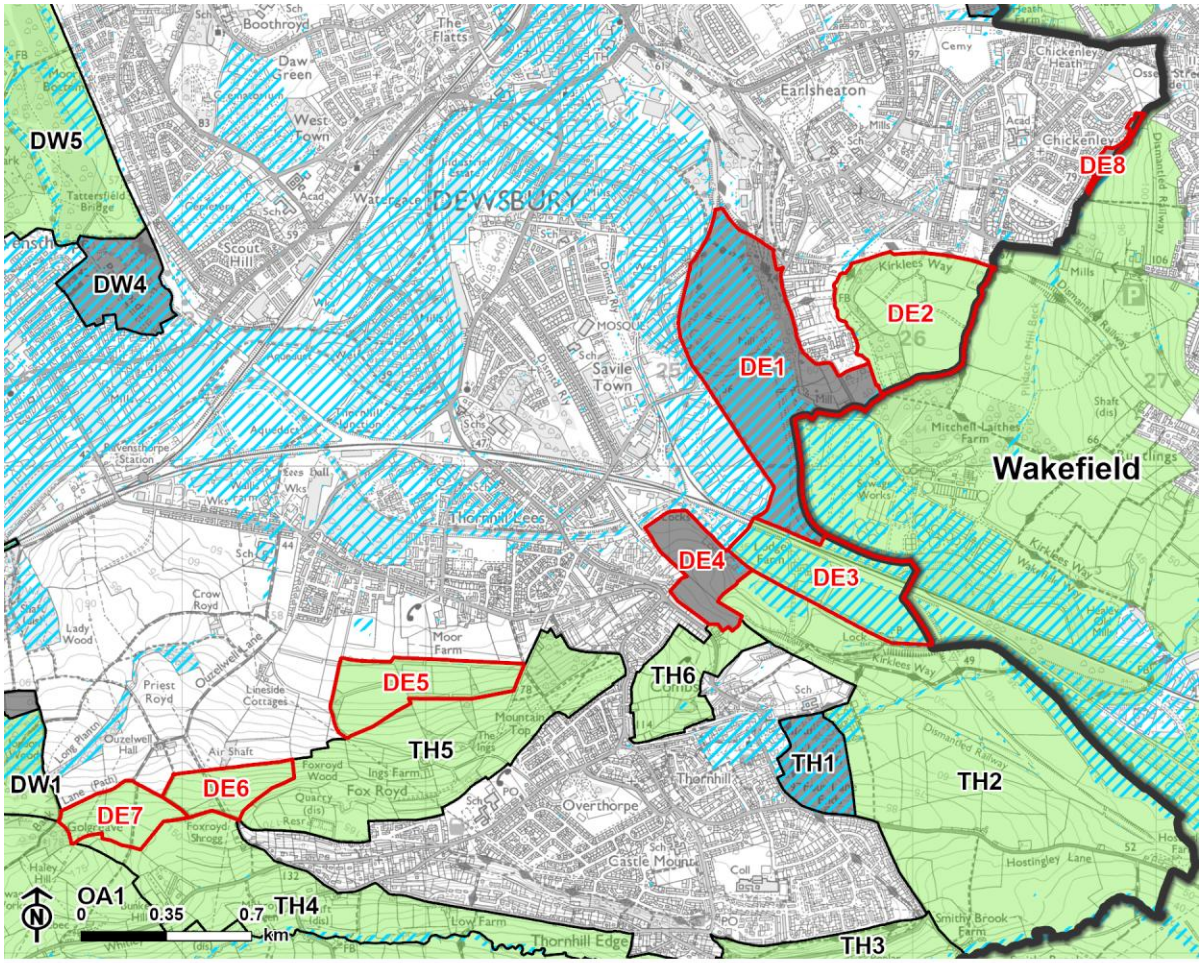
- Dewsbury East parcel
- Neighbouring parcel
- Kirklees
- Neighbouring authority
- Green Belt

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

- Very Strong
- Strong
- Moderate
- Weak/no



Dewsbury East



Dewsbury East parcel

Neighbouring parcel

Kirklees

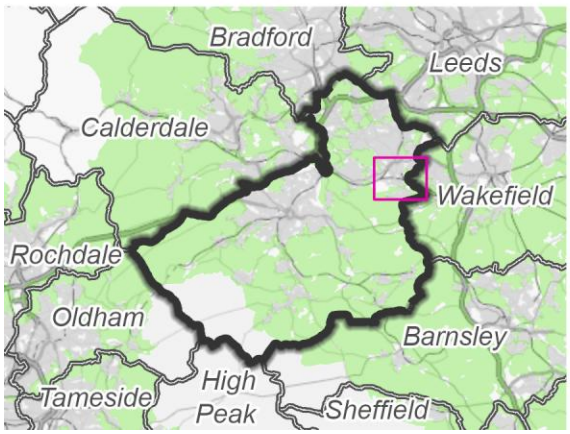
Neighbouring authority

Green Belt

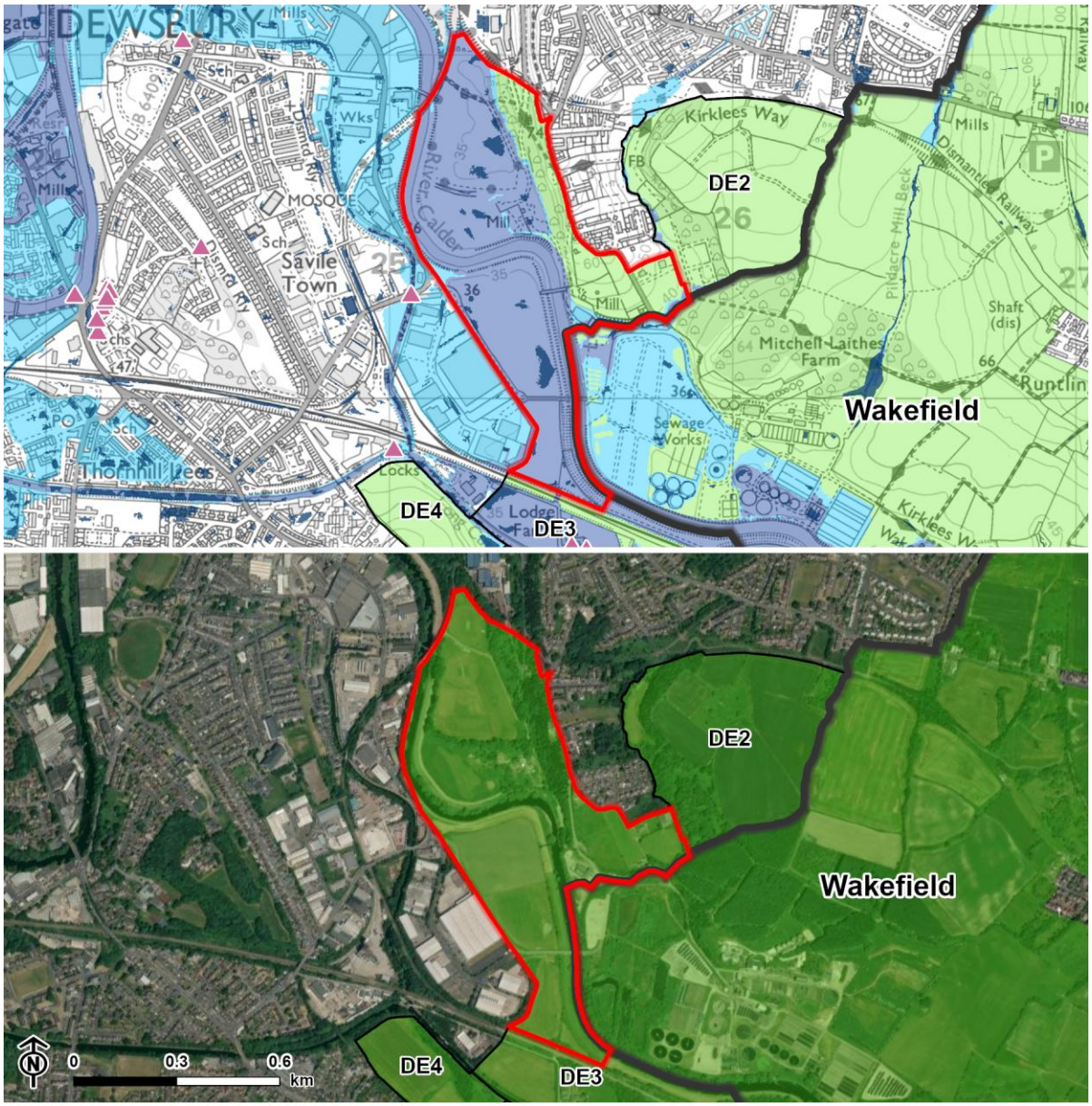
Potential grey belt

Potentially suitable for definition as grey belt land in the district

Footnote 7 designation



Parcel DE1


DEWSBURY
Savile Town
MOSQUE
Thornhill Lees
River Calder
Kirklees Way
Mitchell-Laithes Farm
Sewage Works
Pildacre Mill Beck
Dismantled Railway
Shaft (dis)
Wakefield
DE2
DE3
DE4
0
0.3
0.6
km
Parcel DE1
Neighbouring parcel
Green Belt
Kirklees
NPPF Footnote 7 designations
Listed building
Flood zone 2
Flood zone 3
High risk of surface water flooding

Parcel DE1

Contribution of land in Parcel DE1

Parcel DE1 Assessment Conclusions

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

Parcel DE1 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the south-east of Dewsbury and is adjacent to the Green Belt land in the neighbouring Wakefield Council. It comprises the River Calder and the associated surrounding flood plain and a tree covered hillslope in the east. Parcel size: 45ha. There are strong boundary features between the settlement edges and the northern part of the parcel, formed by the River Calder to the west and by the wooded valley side to the east. The south of the parcel has weak boundaries associated with the industrial estate to the south-west. There is some change in landform which creates a sense of separation between the settlement and the parcel. The river valley floor is a distinct landform and the slopes in the east of the parcel also create a sense of separation from the urban edge. There is a strong perception of urban development outside of the parcel due to the proximity and visibility of the urban edges that contain the area, and the scale of the commercial buildings to the west of the river. 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 largely contained by development the parcel forms part of a river valley that extends south-east into more open countryside.

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. Dewsbury is a town and so is defined as 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.

Parcel DE1

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 extent to which the parcel is contained by urban edges would limit 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. Although the parcel is well contained, development extending down onto the floor of the river valley, or onto the slopes to the east of it, would still be considered incongruous with the existing 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. The parcel is too contained by urban edges to contribute to separation between Dewsbury and the neighbouring town of Ossett.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

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

Parcel DE1

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The extent to which the parcel is contained by urban edges would limit 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 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 DE2



Parcel DE2

Neighbouring parcel

Green Belt

Kirklees

NPPF Footnote 7 designations

Flood zone 3

Flood zone 2

High risk of surface water flooding

Parcel DE2

Contribution of land in Parcel DE2

Parcel DE2 Assessment Conclusions

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

Parcel DE2 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the south-east of Dewsbury. The south-east outer boundary adjoins the Green Belt within neighbouring Wakefield Council. Parcel size: 26ha. To the west, woodland and a narrow, sharply sloping valley associated with a tributary of the River Calder form a strong urban edge but there are no significant boundary features to separate the parcel from the settlement edge to the north. There is some change in landform which creates a sense of separation between the settlement and the parcel. The land gradually falls away south-eastwards from settlement edge. There is some perception of urban development outside of the parcel due to the lack of significant boundary features to the north but woodland contains the urban edge to the west. Although the south-west corner of the parcel contains sewage works, overall 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 sloping south-eastern landform towards the River Calder and views along the Calder Valley.

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. Dewsbury is a town and so is defined as 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.
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 relatively weak boundary to the east, formed by a minor watercourse and intermittent trees

Parcel DE2

Assessment Considerations	Assessment
	and hedgerow, so development within the parcel would in turn increase 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. Tree cover, landform and visual openness to the south and east 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:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. The parcel is contained by existing development associated with Dewsbury and therefore lies to the side of the moderate gap between Dewsbury and Ossett.
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. The level of containment by existing development is such that development in the parcel would not impact the strength of the adjacent gap. Also, strong separating features elsewhere in the gap such as the Pildacre Mill Beck, linear mature tree lines and landform change maintain the strength of the gap.
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.

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 DE2

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?	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 a relatively weak boundary to the east, formed by a minor watercourse and intermittent trees and hedgerow, 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:

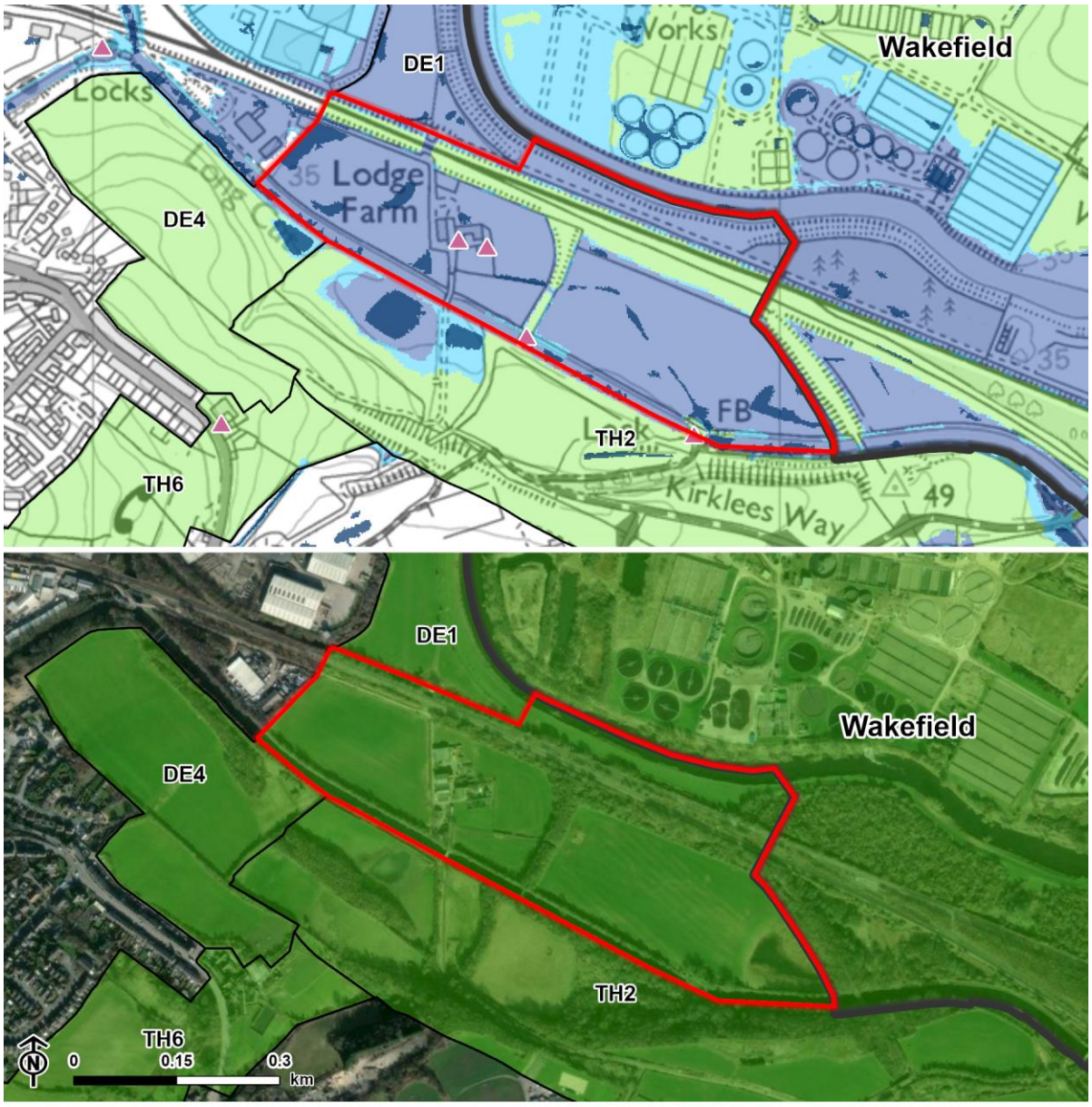
Equal contribution

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 DE3


DE1
Wakefield
Locks
Lodge Farm
DE4
FB
TH2
TH6
Kirklees Way
49
DE1
Wakefield
DE4
TH2
TH6
0
0.15
0.3
km
Parcel DE3
Neighbouring parcel
Green Belt
Kirklees
NPPF Footnote 7 designations
Listed building
Flood zone 2
Flood zone 3
High risk of surface water flooding

Parcel DE3

Contribution of land in Parcel DE3

Parcel DE3 Assessment Conclusions

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

Parcel DE3 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the southern edge of Dewsbury and adjoins the Green Belt land within neighbouring Wakefield Council. A railway line runs through the north of the parcel and the Calder and Hebble Navigation channel runs through through the south. Parcel size: 20ha. There is a moderate boundary feature between the settlement and the parcel. Trees form a boundary to the small area of commercial development on Lock Street that abuts the parcel. There is no significant change in landform in the parcel in relation to the immediately adjacent urban edge but as a very flat, low-lying area it is generally distinct from nearby urban development. There is some perception of urban development outside of the parcel but tree cover associated with the canal, railway and riverside areas limits its impact. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider Green Belt. Tree belts restrict views from the parcel but from higher ground the area is perceived as part of the Calder Valley.

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. Dewsbury is a town and so is defined as 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.

Parcel DE3

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. Although the canal, railway line and, to the east, woodland form strong physical boundaries, the narrowness of the gap between Dewsbury and Thornhill means that development here would weaken the integrity of Thornhill as a settlement distinct from Dewsbury by increasing urban containment of remaining open land in the gap.
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. Development extending out along the valley floor, causing Thornhill to become more a 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:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The gap separates Dewsbury and Ossett with the River Calder, the Calder and Hebble Navigation and extensive tree cover forming strong separating features.
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. Development in the parcel would not cross the River Calder, a key separating feature and strong woodland cover and landform change to the east of the parcel would maintain the strength of the gap.
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.

Parcel DE3

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 canal, railway line and, to the east, woodland form strong physical boundaries. However, the narrowness of the gap between Dewsbury and Thornhill means that development here would increase urban containment of remaining open land in the gap.

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:

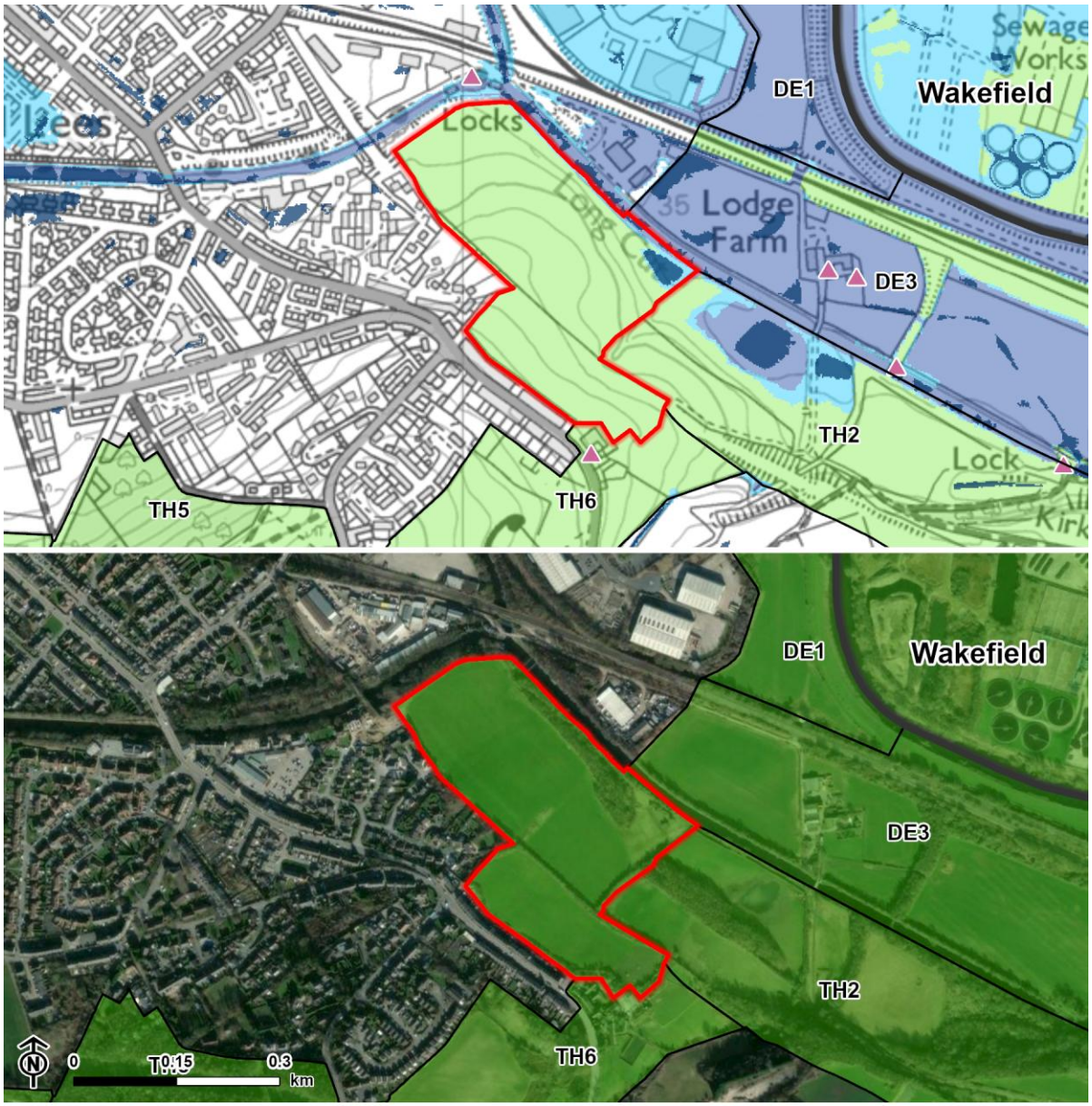
Equal contribution

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 DE4



Parcel DE4
Neighbouring parcel
Green Belt
Kirklees

NPPF Footnote 7 designations

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

Parcel DE4

Contribution of land in Parcel DE4

Parcel DE4 Assessment Conclusions

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

Parcel DE4 Description

Parcel Location, Land Uses and Boundaries
Land at the southern edge of Dewsbury to the east of Thornhill Lees. Parcel size: 10ha.
There are no significant boundary features to separate the parcel from the settlement edge to the west or from Thornhill to the south. The Calder and Hebble Navigation and associated linear tree cover forms a stronger boundary to the north.
There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel is on land sloping down towards the River Calder, although the extent to which this creates separation is limited by the presence of development on higher slopes to the west.
There is a strong perception of urban development outside of the parcel due to the extent of urban containment around 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, limiting the impact of any existing urbanising influence. The parcel is largely contained by urban areas but the slope of the parcel provides long views over the Calder Valley.

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. Dewsbury is a town and so is 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.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Tree cover and hedgerows form clear boundaries, and sloping landform would help to retain the sense of separation

Parcel DE4

Assessment Considerations	Assessment
	from the urban area for adjacent open land, were land in the parcel to be developed.
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 northern part of the parcel is largely contained by urban edges. Development in the southern part would not significantly affect separation between Dewsbury and Thornhill.

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 is largely contained by development associated with Dewsbury, such that it is not perceived as being in the gap between Dewsbury and Ossett.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

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

Parcel DE4

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

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

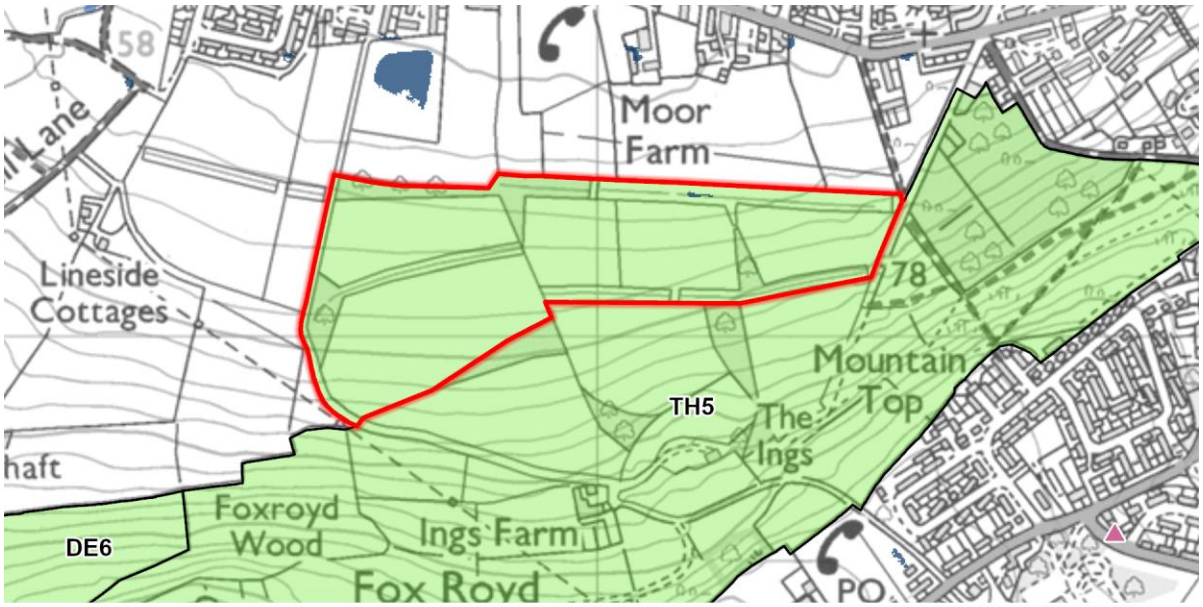
Equal contribution

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

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel DE5





Parcel DE5 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel DE5

Contribution of land in Parcel DE5

Parcel DE5 Assessment Conclusions

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

Parcel DE5 Description

Parcel Location, Land Uses and Boundaries
Land located to the south of Dewsbury, south west of Thornhill Lees. Currently open land to the north and west of parcel has been released from the Green belt for development. Parcel size: 15ha. A tree belt forms a relatively strong boundary to the north of the parcel but Ings Road, although partially edges by tree cover, is a weaker boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Land awaiting development to the west is located on the same slope. Tree cover to the north will limit perception of the urban area in this direction but there is likely to be greater visibility of development to the west. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Open land to the south, sloping uphill steeply, is very visible from 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. Dewsbury is a town and so is defined as 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.
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

Parcel DE5

Assessment Considerations	Assessment
	physical features which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features and the parcel's strong relationship with rising ground to the south mean that there is a 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. Thornhill is a village rather than a town.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open

Assessment Considerations	Assessment
	land. The more steeply sloping land to the south would retain a sense of separation from the expanded urban area.

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:

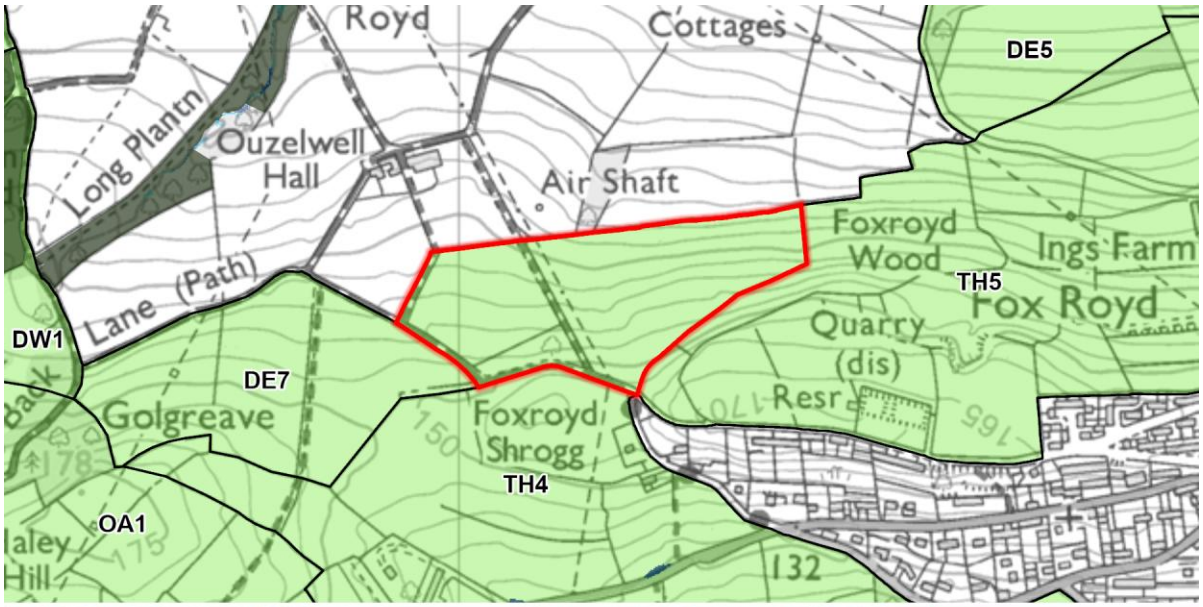
Equal contribution

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 DE6





Parcel DE6 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel DE6

Contribution of land in Parcel DE6

Parcel DE6 Assessment Conclusions

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

Parcel DE6 Description

Parcel Location, Land Uses and Boundaries
Land south west of Dewsbury - adjacent to land awaiting development following release from the Green Belt - and just adjoining the western tip of Thornhill. Parcel size: 8ha. There are no significant boundary features to separate the parcel from the forthcoming edge of Dewsbury, which is marked only by a broken line of trees/shrubs. To the south a mature tree belt adjoining Foxroyd Wood separates the parcel from all but one property (at the junction of Foxroyd Lane and Jackson's Lane). There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel slopes steeply downhill from the edge of Thornhill towards Dewsbury. There will be a strong perception of urban development outside of the parcel. The sloping topography of the parcel will provide views of the newly developed extension of Dewsbury to the north and west. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. Woodland belts contain the parcel to the east and along most of the southern boundary, although there are longer views to the south-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 adjacent to a large built-up area. Dewsbury is a town and so is defined as 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.

Parcel DE6

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 a clear boundaries but it forms the entirety of the gap between Dewsbury and the western tip of Thornhill. 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 Dewsbury and Thornhill, causing Thornhill 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. Thornhill is a village, not a town.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

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

Parcel DE6

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Containment by tree cover to the east and south-east, and the existing proximity of the as-yet unbuilt urban edge to open land west of the parcel, are limiting factors.

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:

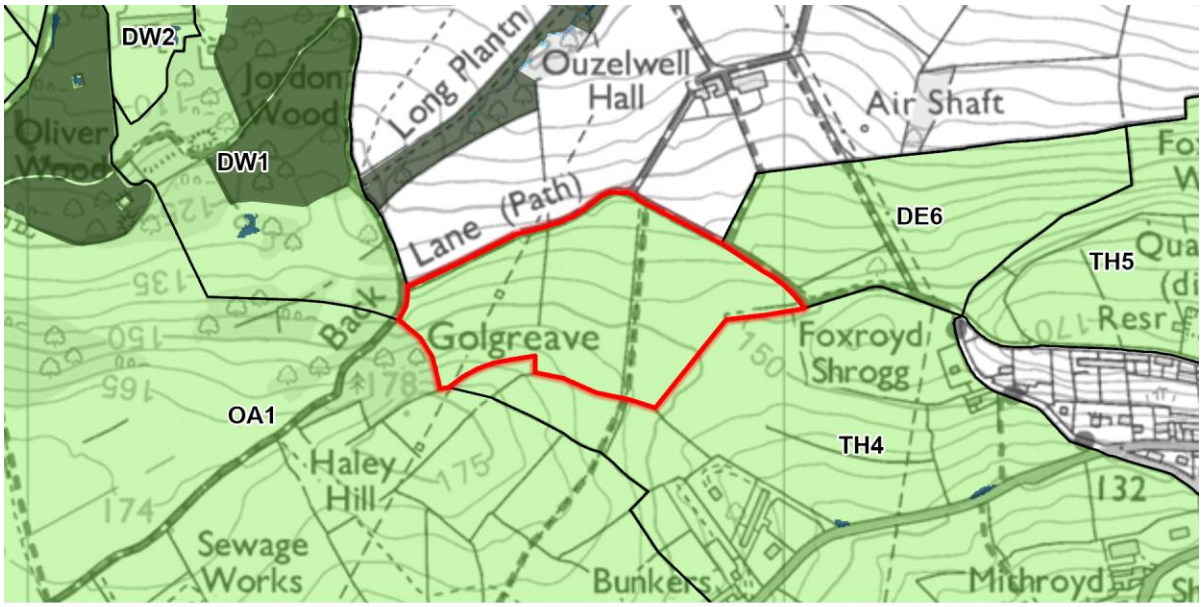
Equal contribution

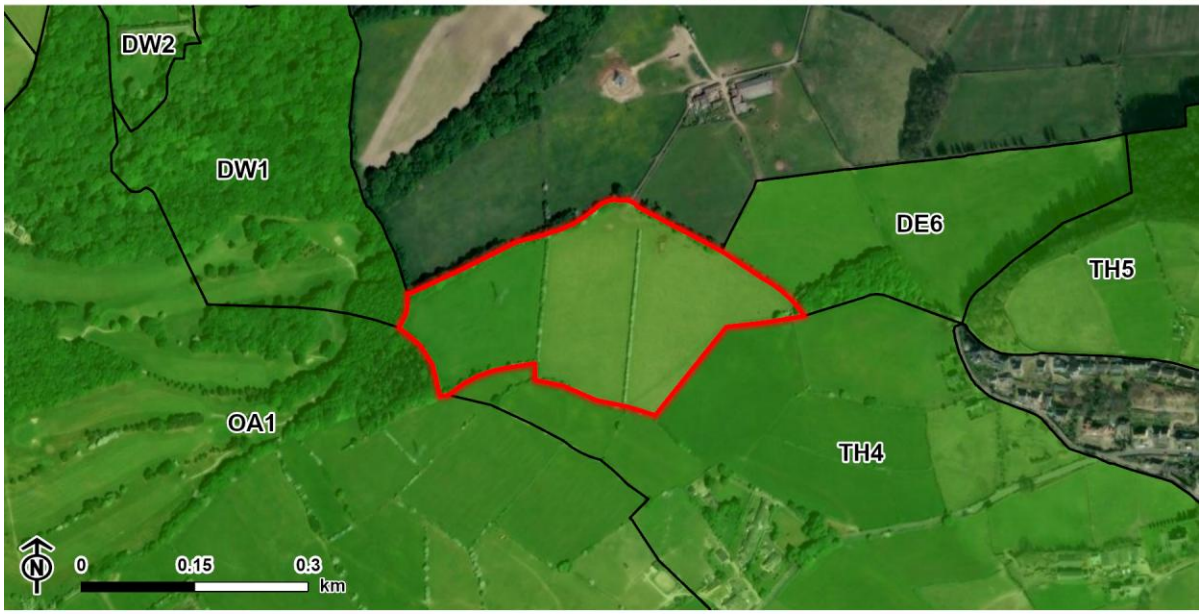
All Green Belt land plays an equal role in relation to this purpose.

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 DE7





Parcel DE7 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel DE7

Contribution of land in Parcel DE7

Parcel DE7 Assessment Conclusions

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

Parcel DE7 Description

Parcel Location, Land Uses and Boundaries
Land south west of Dewsbury, adjacent to land which is currently open but which has been released from the Green Belt for development. Parcel size: 8ha. A generally well-treed hedgerow forms a boundary of moderate strength between the parcel and the forthcoming edge of Dewsbury. There is some change in landform which creates a sense of separation between the settlement and the parcel. Although on the same sloping terrain as the urban area the parcel lies on higher ground, running up close to the crest of a ridge. There will be some perception of urban development outside of the parcel, when the area to the north is developed, although the sloping landform within the urban area is likely to limit the extent of visibility. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of the wider countryside. There are some long views over open land to the north-west, and in places to the south, but the ridge-line to the south limits views in this direction from much 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 adjacent to a large built-up area. Dewsbury is a town and so is considered to be 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.
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 hedgerow boundary features, so development within the parcel would in

Parcel DE7

Assessment Considerations	Assessment
	turn increase the urbanising impact of development on adjacent open land and would negate the role of the stronger hedgerow boundary currently forming the defined urban edge.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features and landform between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area. Development up to the ridge crest would also weaken separation from Thornhill, diminishing the extent to which Thornhill is perceived as a separate village and, in doing so, having an incongruous impact on the pattern of development.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between towns that are close enough to be considered neighbouring. Thornhill is a village.
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 DE7

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?	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 hedgerow boundary features, 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 DE8


Heath
Street
Side
Acad
Chickenley
79
Dismantled Railway
Wakefield
100
90
Wakefield
0
0.15
0.3
km
Parcel DE8
Green Belt
Kirklees
NPPF Footnote 7 designations
Flood zone 3
Flood zone 2
High risk of surface water flooding

Parcel DE8

Contribution of land in Parcel DE8

Parcel DE8 Assessment Conclusions

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

Parcel DE8 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the east of Dewsbury and north-west of Ossett. The parcel comprises of open fields with no boundary features and the outer boundary edge to the east adjoins Green Belt land within the neighbouring Wakefield Council. Parcel size: 1ha. There are no significant boundary features to separate the parcel from the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside as the landform change provides views of wider land to the south.

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. Dewsbury is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. The parcels weak inner boundaries and lack of a strong outer boundary feature allow for a strong influence from the surrounding urban area.
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 change in landform to adjacent open land but the narrowness of the gap between Dewsbury and Ossett means that development here

Assessment Considerations	Assessment
	would still weaken the integrity of Ossett as a distinct settlement from Dewsbury.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. Development in the parcel would not represent an incongruous pattern of development because of its existing containment by the urban area.

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 gap separates Dewsbury and Ossett and lacks any strong separating features. Dewsbury and Ossett have merged to the north of the parcel, along the A638, reducing the significance of the remainder of 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 does not form a substantial part of the gap. The parcel does not contain significant separating features whereas the openness and landform change in the remainder of the gap to the east does create a remnant sense of separartion between the two towns. Overall, the parcel forms a small part of the gap in this area.
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.

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 DE8

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. The parcels weak inner boundaries and lack of a strong outer boundary feature allow for a strong influence from the surrounding urban area.
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 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.