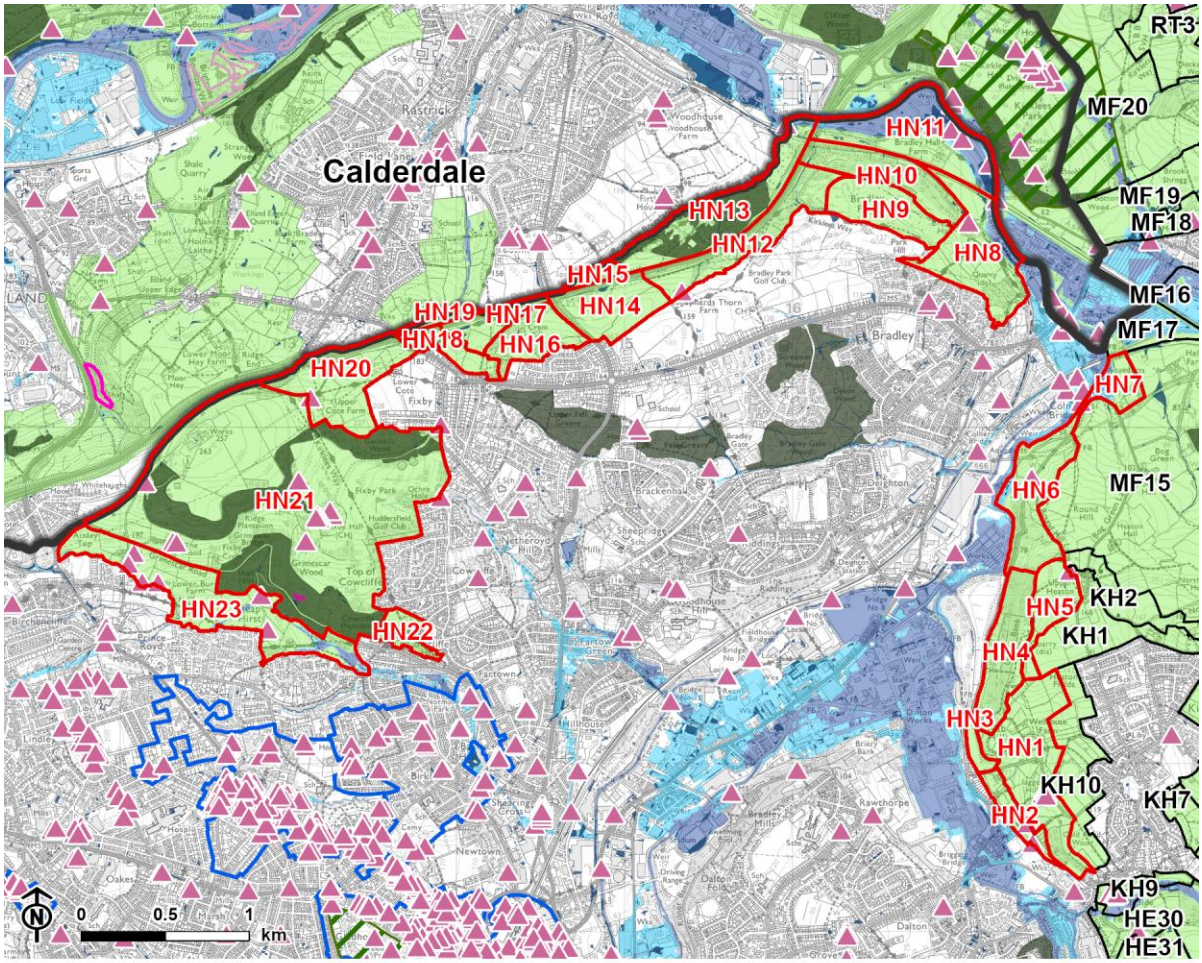
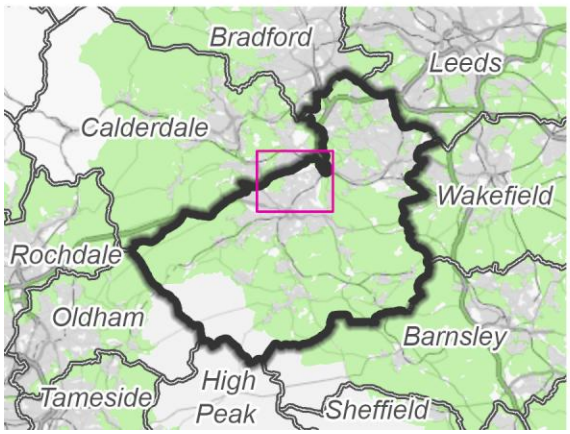
Huddersfield North



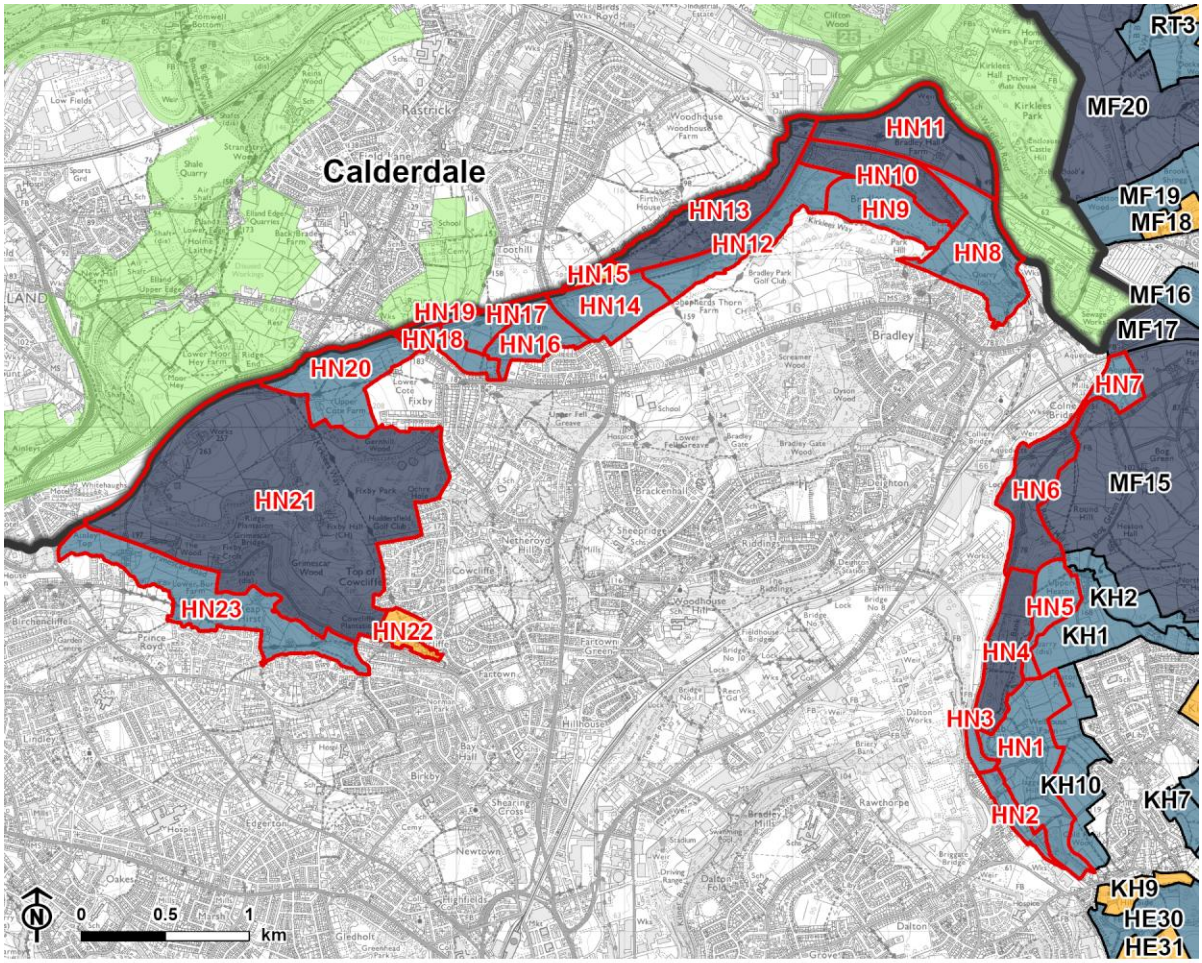
- Huddersfield North parcel
- Neighbouring parcel
- Kirklees
- Neighbouring authority
- Green Belt

NPPF Footnote 7 designations

- Listed building
- Site of Special Scientific Interest
- Ancient woodland
- Lowland fens
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens
- Local Green Space



Huddersfield North



Huddersfield North parcel

Neighbouring parcel

Kirklees

Neighbouring authority

Green Belt

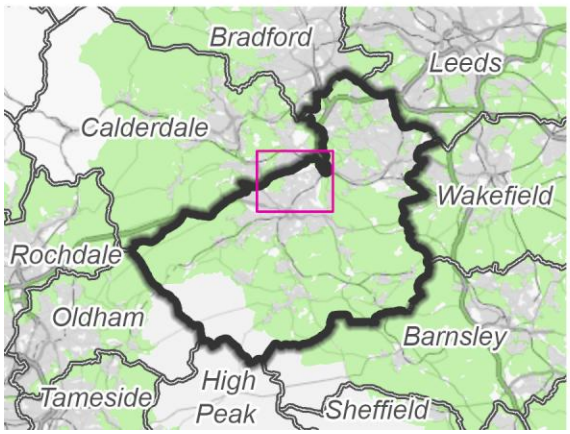
Highest Contribution to NPPF purposes A, B, C and D

Very Strong

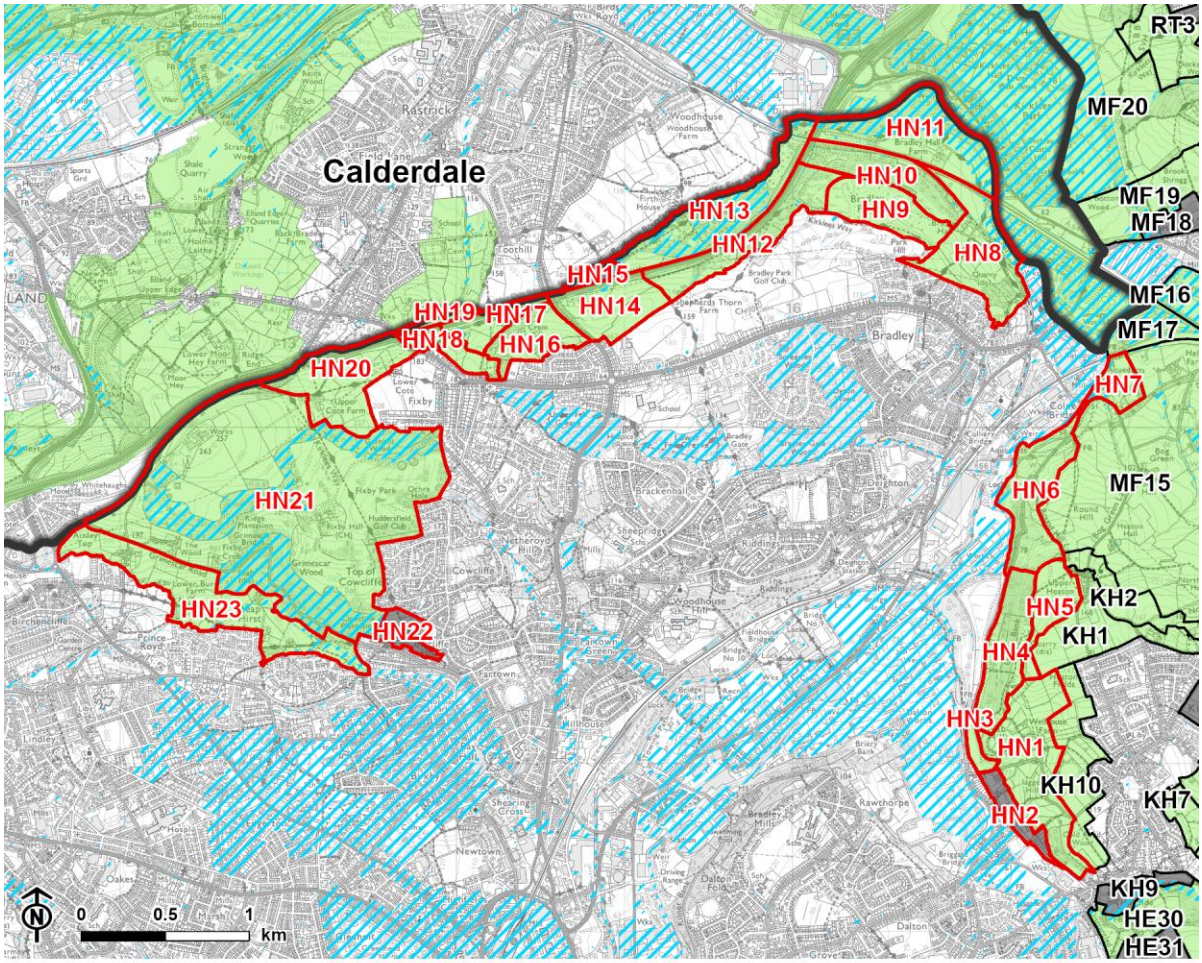
Strong

Moderate

Weak/no



Huddersfield North



Huddersfield North parcel

Neighbouring parcel

Kirklees

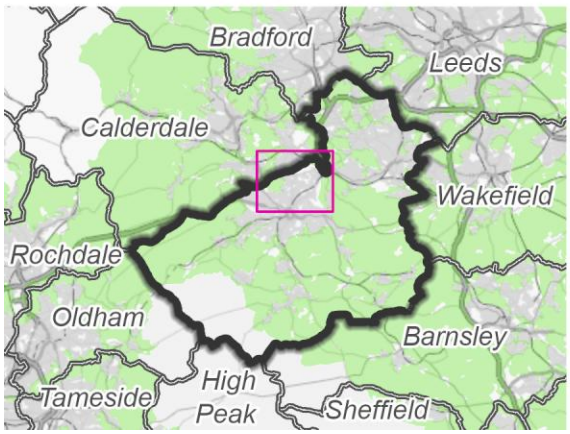
Neighbouring authority

Green Belt

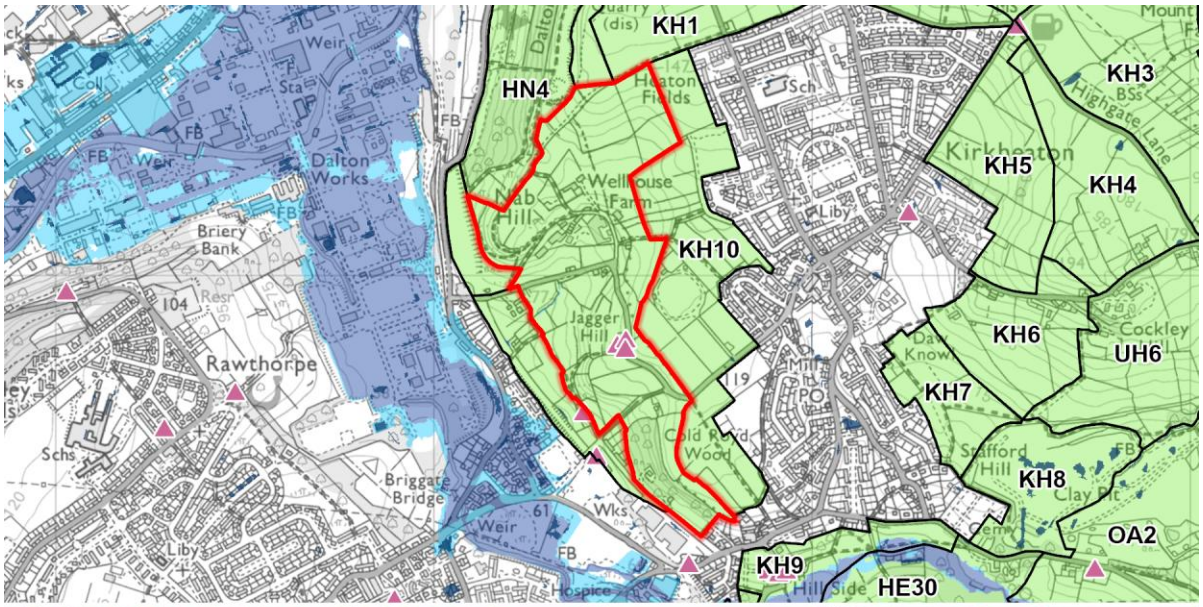
Potential grey belt

Potentially suitable for definition as grey belt land in the district

Footnote 7 designation



Parcel HN1





Parcel HN1 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel HN1

Contribution of land in Parcel HN1

Parcel HN1 Assessment Conclusions

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

Parcel HN1 Description

Parcel Location, Land Uses and Boundaries
Land located to the northeast of Huddersfield and west of Kirkheaton which runs from Upper Heaton through Wellhouse Farm and the top of Nab Hill, down to Jagger Hill and Cold Royd Wood. Parcel size: 34ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. This includes the inconsistent areas of steep wooded slopes. In the north of the parcel there is some change in landform which creates a sense of separation between the settlement and the parcel. Along the south west edge of the parcel, a significant change in landform creates a clear sense of separation between the settlement and the parcel. 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, but the surrounding urban areas and wooded boundary features limit wide views.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Huddersfield 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 no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the steep slopes and wooded areas which currently give

Parcel HN1

Assessment Considerations	Assessment
	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. The distinct landform change and wooded areas between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between towns that are close enough to be considered neighbouring.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel HN1

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:

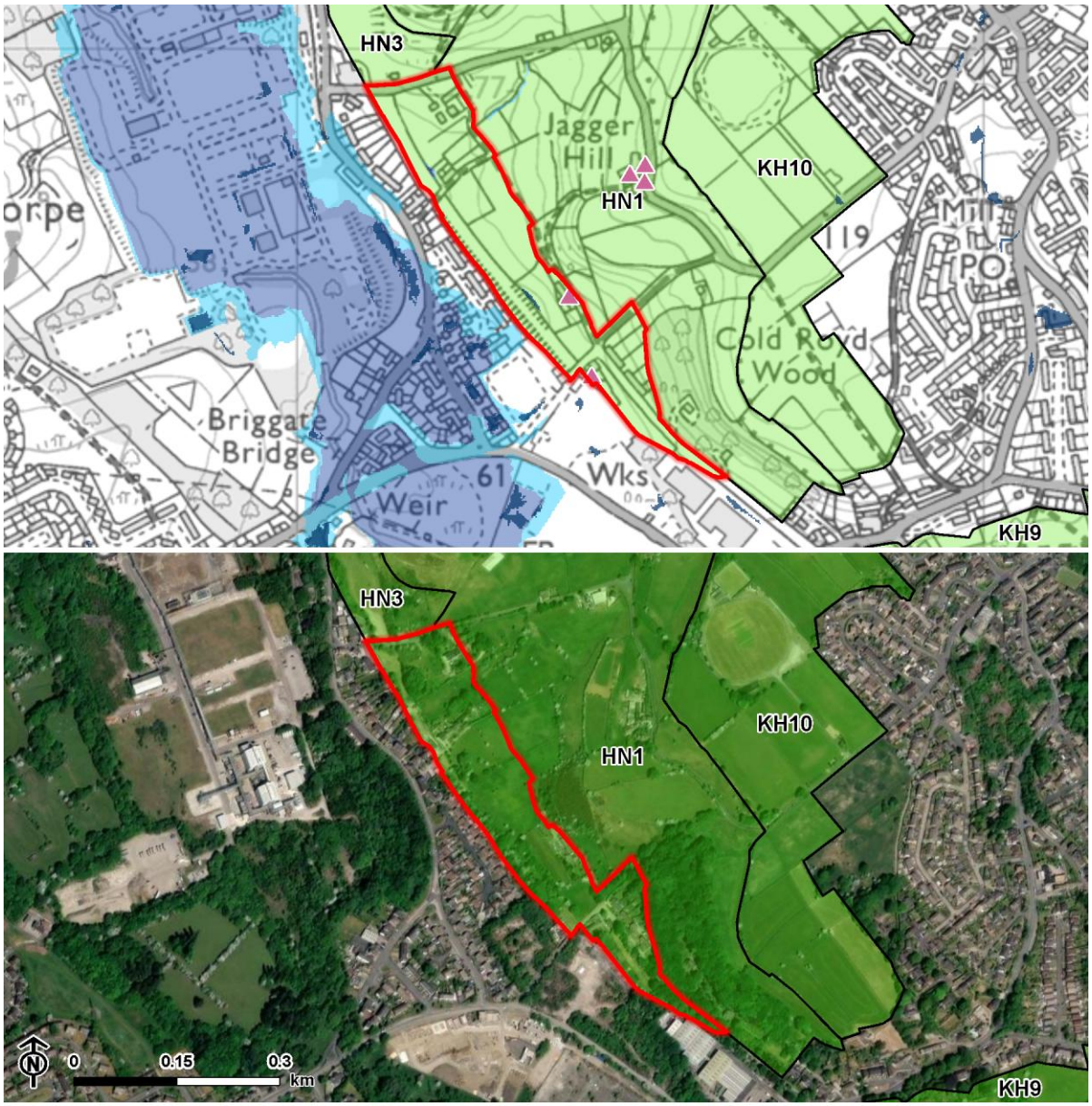
Equal contribution

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 HN2



Parcel HN2 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel HN2

Contribution of land in Parcel HN2

Parcel HN2 Assessment Conclusions

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

Parcel HN2 Description

Parcel Location, Land Uses and Boundaries
Land located to the northeast of Huddersfield and southwest of Kirkheaton. It includes open fields and some washed over development. Jagger Lane borders the parcel to the north and Cold Royd Wood and Jagger Hill borders to the east. Parcel size: 6ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Natural features limit perception of the wider countryside as Jagger Hill and Nab Hill limit wide views to the north and east.

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. Huddersfield 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?	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. Although Cold Royd Wood has containing influence in the south corner of the parcel, the majority of the parcel has only weak hedgerow boundaries with inconsistent trees, so development within the parcel

Assessment Considerations	Assessment
	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 not have an incongruous impact on the urban pattern. Although development in the parcel would have some urbanising influence on adjacent open land it would still be contained by higher slopes, consistent with adjacent edges of Huddersfield in this area.

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.
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 has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The

Parcel HN2

Assessment Considerations	Assessment
	parcel has only weak hedgerow boundaries in the northern part of the parcel, so development here would in turn increase the urbanising impact of development on adjacent open land up to Jagger Hill and to HN3.

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:

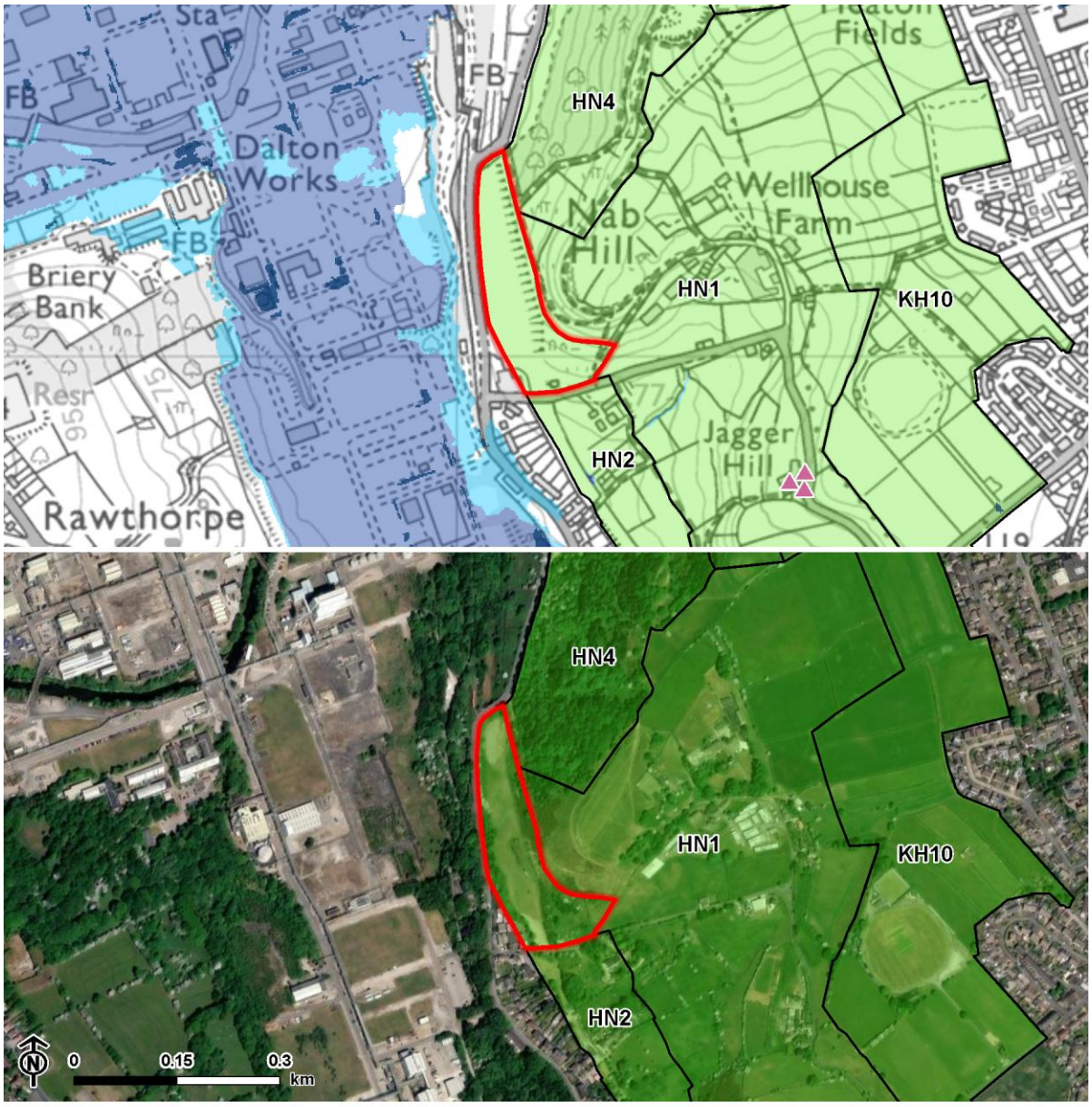
Equal contribution

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 HN3



Parcel HN3 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Contribution of land in Parcel HN3

Parcel HN3 Assessment Conclusions

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

Parcel HN3 Description

Parcel Location, Land Uses and Boundaries
Land located to the northeast of Huddersfield and west of Kirkheaton. It includes a steep area of sparsely wooded land associated with Nab Hill, and has Dalton Bank Road bordering it to the west. Parcel size: 3ha. There is a moderate boundary feature between the settlement and the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. 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. Natural features limit perception of the wider countryside.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Huddersfield 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 no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of steepening and wooded slope which currently gives the parcel a strong sense of separation from urbanising influences.

Parcel HN3

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 wooded slope between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between towns that are close enough to be considered neighbouring.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
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. Nab Hill forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Parcel HN3

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:

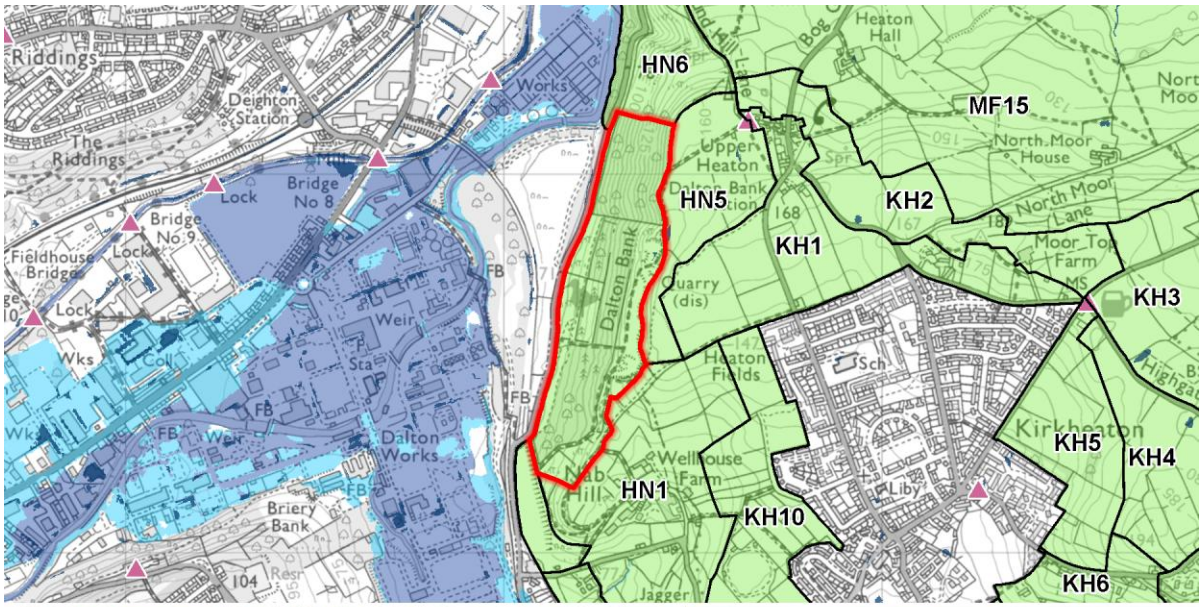
Equal contribution

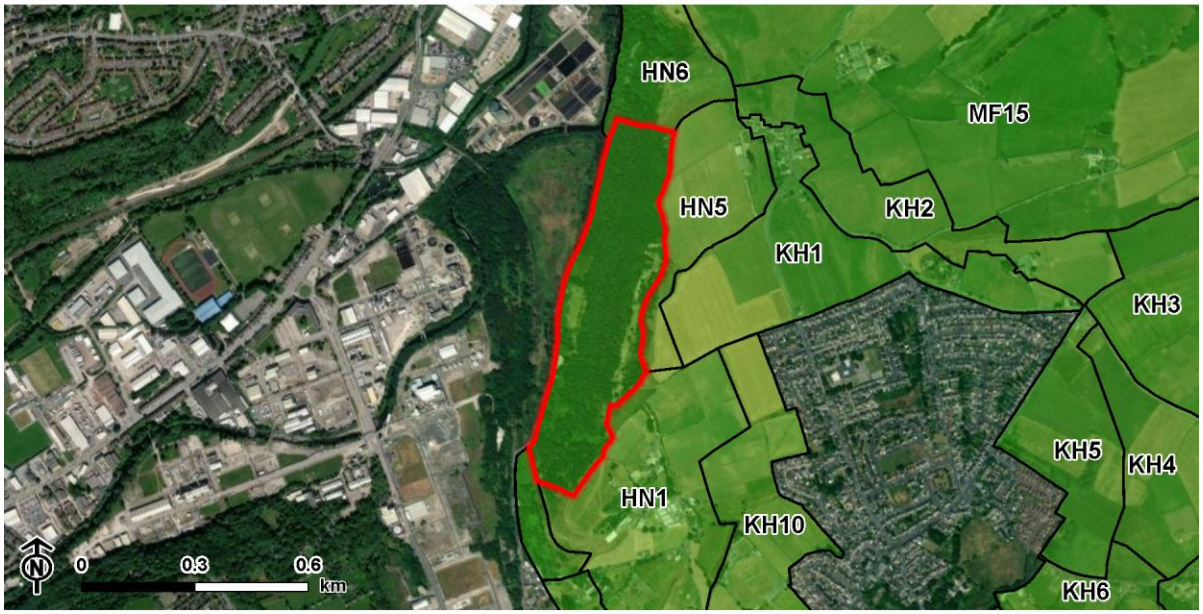
All Green Belt land plays an equal role in relation to this purpose.

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 HN4





Parcel HN4 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel HN4

Contribution of land in Parcel HN4

Parcel HN4 Assessment Conclusions

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

Parcel HN4 Description

Parcel Location, Land Uses and Boundaries
Land located to the east of Huddersfield and west of Kirkheaton. It includes a steep wooded slope associated with the Dalton Bank Nature Reserve and has Dalton Bank Road running along the western border. Parcel size: 19ha. There is a consistent strong boundary feature between the settlement and the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside.

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

Very Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Huddersfield 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 Dalton Bank nature reserve which currently give the parcel a strong sense of separation from urbanising influences.

Parcel HN4

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 Dalton Bank nature reserve 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 Huddersfield and Kirkheaton would also weaken 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 robust gap between towns. The gap between Huddersfield and Mirfield in this location is approximately 2.2km and includes significant separating features such as the Dalton Bank, Heaton Hall Wood, the railway line and steep slopes.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. Dalton Bank forms a significant separating feature within the robust gap. Development within the parcel would remove this key separating feature and have urbanising impact on the adjacent land in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. 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:

Very Strong contribution

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

Parcel HN4

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. Development in the parcel would remove the strong separating feature that Dalton Bank forms thereby significantly increasing urbanising influence on wider Green Belt land to the east.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

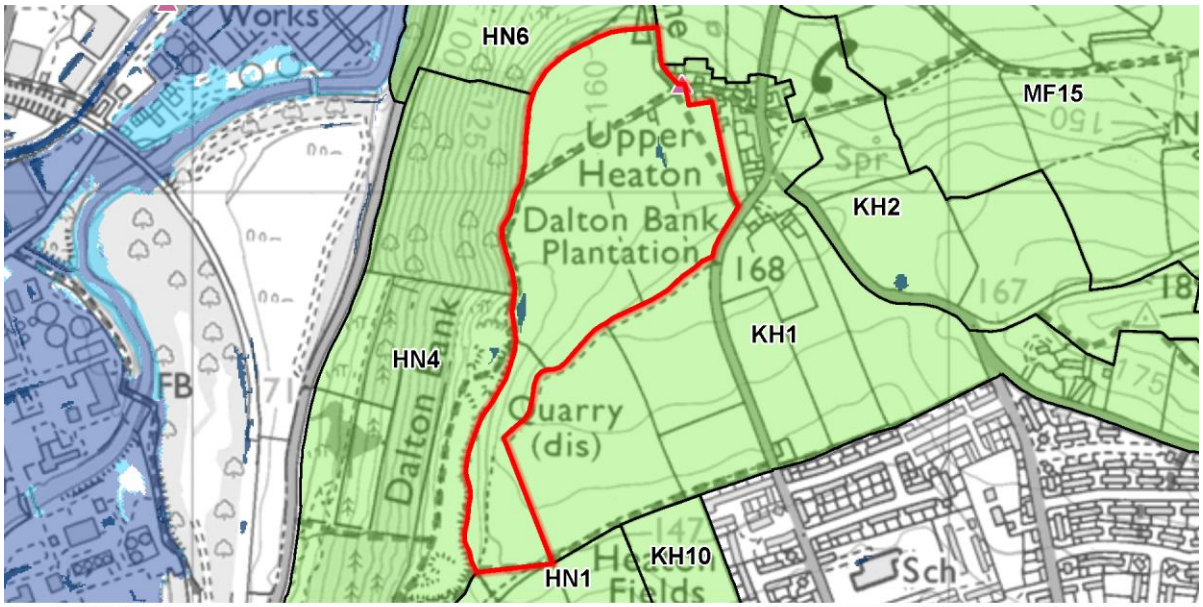
Equal contribution

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

Grey Belt

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

Parcel HN5





Parcel HN5 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Contribution of land in Parcel HN5

Parcel HN5 Assessment Conclusions

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

Parcel HN5 Description

Parcel Location, Land Uses and Boundaries
Land located to the northeast of Huddersfield and northwest of Kirkheaton. It includes sloping open fields which lie adjacent to the Dalton Bank wooded slope to the west and Upper Heaton village to the east. Parcel size: 11ha. While Dalton Bank forms a strong boundary between the parcel and Huddersfield, there are no significant boundary features to separate the parcel from Kirkheaton. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside.

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. Kirkheaton does not have very strong separation from Huddersfield which therefore means the parcel is near to 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?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the landform change, the distance and the open countryside views which currently give the parcel a strong sense of separation from urbanising influences.

Parcel HN5

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. Landform change and distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The gap between Huddersfield and Mirfield in this location is approximately 1.9km and includes significant separating features such as the Dalton Bank, Heaton Hall Wood, the railway line and steep slopes.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. This is due to the distance of the parcel from both Huddersfield and Kirkheaton, plus its notable size.
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.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel HN5

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. This is due to the containing impact that development in the parcel would have on Dalton Bank.

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:

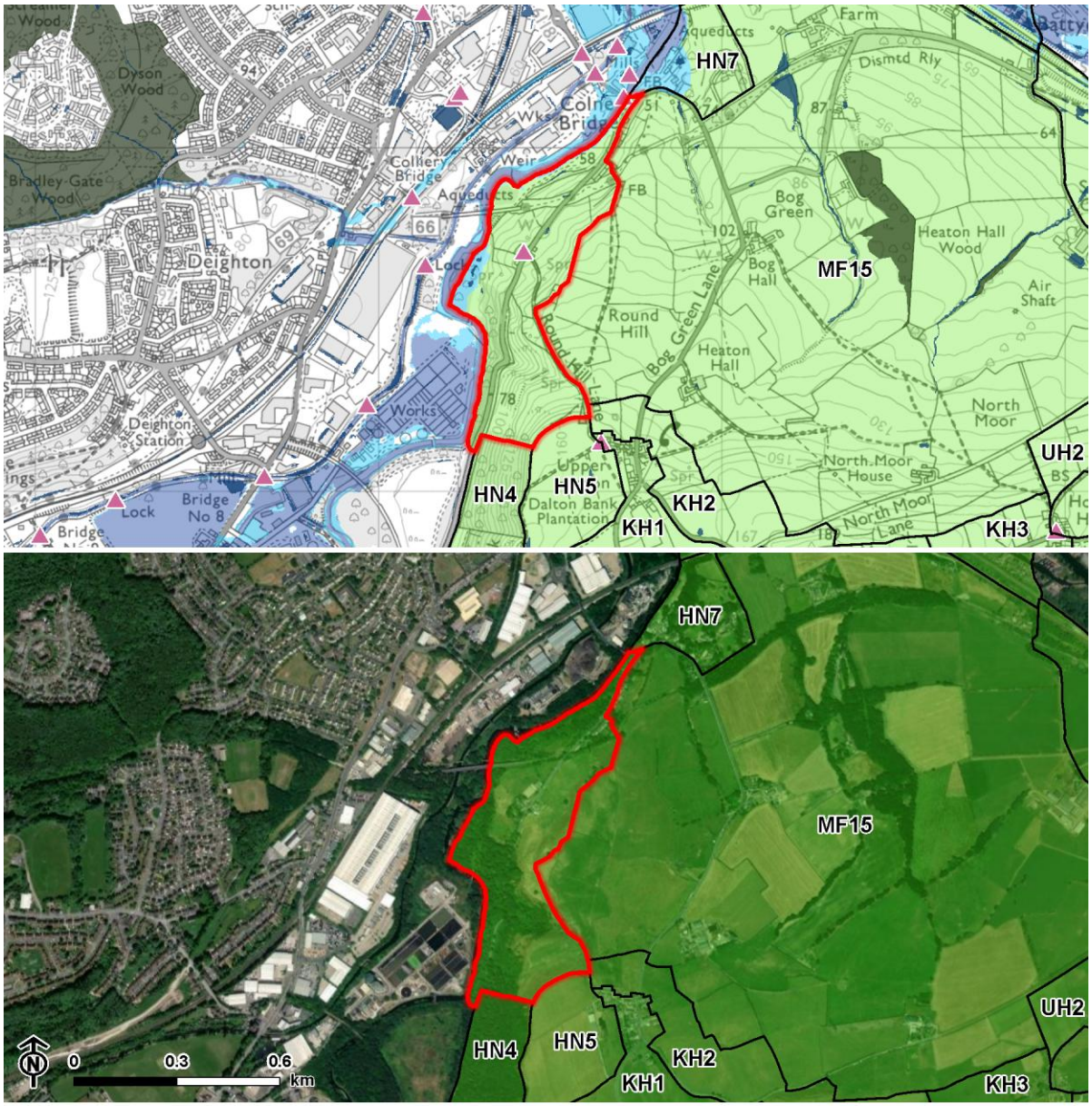
Equal contribution

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 HN6


HN7
MF15
HN4
HN5
KH1
KH2
KH3
UH2
Deighton
Bog Green
Heaton Hall
Heaton Hall Wood
Round Hill
Bog Green Lane
North Moor
North Moor House
Dalton Bank Plantation
Colliery Bridge
Deighton Station
Bridge No 8
Lock
Works
Dismtd Rly
Air Shaft
0
0.3
0.6
km
Parcel HN6
Neighbouring parcel
Green Belt
Kirklees
NPPF Footnote 7 designations
Listed building
Flood zone 2
Ancient woodland
High risk of surface water flooding
Flood zone 3

Contribution of land in Parcel HN6

Parcel HN6 Assessment Conclusions

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

Parcel HN6 Description

Parcel Location, Land Uses and Boundaries
Land located to the northeast of Huddersfield. It includes Dalton Bank Road which runs through the parcel from north to south, and the steep slopes of Dalton Bank with associated woodland areas. The River Colne borders the parcel along the western edge and the Bradley Viaduct is in the north part of the parcel. Parcel size: 23ha. There is a consistent strong boundary feature between the settlement and the parcel, the River Colne and its associated woodland areas. There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. 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.

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

Very Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Huddersfield 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 no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the steep and wooded land and the River Colne which currently give the parcel a strong sense of separation from urbanising influences.

Parcel HN6

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 River Colne and the wooded slopes between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The gap separates Huddersfield and Mirfield and includes significant separating features such as Heaton Hall Wood, railway lines and steep slopes.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. Although the parcel comprises steep slopes severed by the Colne River, the orientation of the landform is such that development within the parcel would be contained from the wider area of the gap. Therefore, the strength of the gap would not be weakened.
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:

Very Strong contribution

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

Parcel HN6

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 significantly increase the urbanising influence on adjacent open land. Although Round Hill Lane and the change in landform form an eastern outer boundary, development in the parcel would still have a significant urbanising impact of the wider area of open land.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

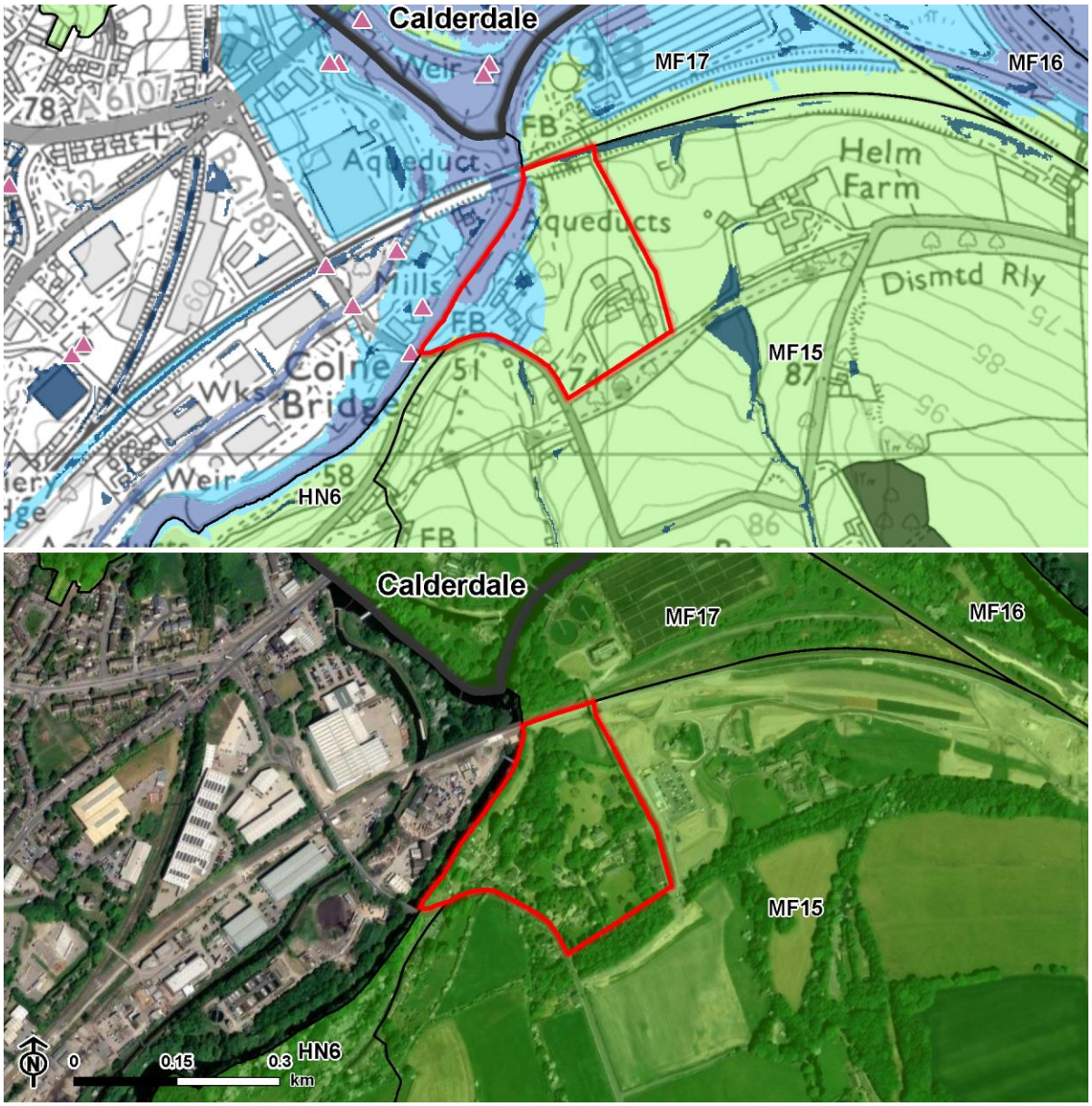
Equal contribution

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

Grey Belt

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

Parcel HN7



Parcel HN7

Neighbouring parcel

Green Belt

Kirklees

NPPF Footnote 7 designations

Listed building

Flood zone 2

Ancient woodland

High risk of surface water flooding

Flood zone 3

Contribution of land in Parcel HN7

Parcel HN7 Assessment Conclusions

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

Parcel HN7 Description

Parcel Location, Land Uses and Boundaries
Land located to the northeast of Huddersfield including washed over residential development and water works. The River Calder runs to the north, Bog Green Lane to the south and the railway line to the north. Parcel size: 7ha. There is a consistent strong boundary feature between the settlement and the parcel. This includes the River Colne, the River Calder and the wooded areas. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Existing development in the Green Belt has some urbanising influence. Natural features limit perception of the wider countryside.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Huddersfield 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. Development in the parcel would negate the role of the River Colne and the River Calder which currently give the parcel a strong sense of separation from urbanising influences.

Parcel HN7

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 strong boundary features between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern

Purpose B: Preventing neighbouring towns from merging:

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 Huddersfield and Mirfield is at its narrowest in the north of the parcel, approximately 400m wide. The River Calder and River Colne and railway lines establish significant separating features however these do not consistently delineate the 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 parcel's position within the narrow gap, and its tree cover and physical separating features make it a key part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. 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.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.

Parcel HN7

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only moderate tree lined hedgerow 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:

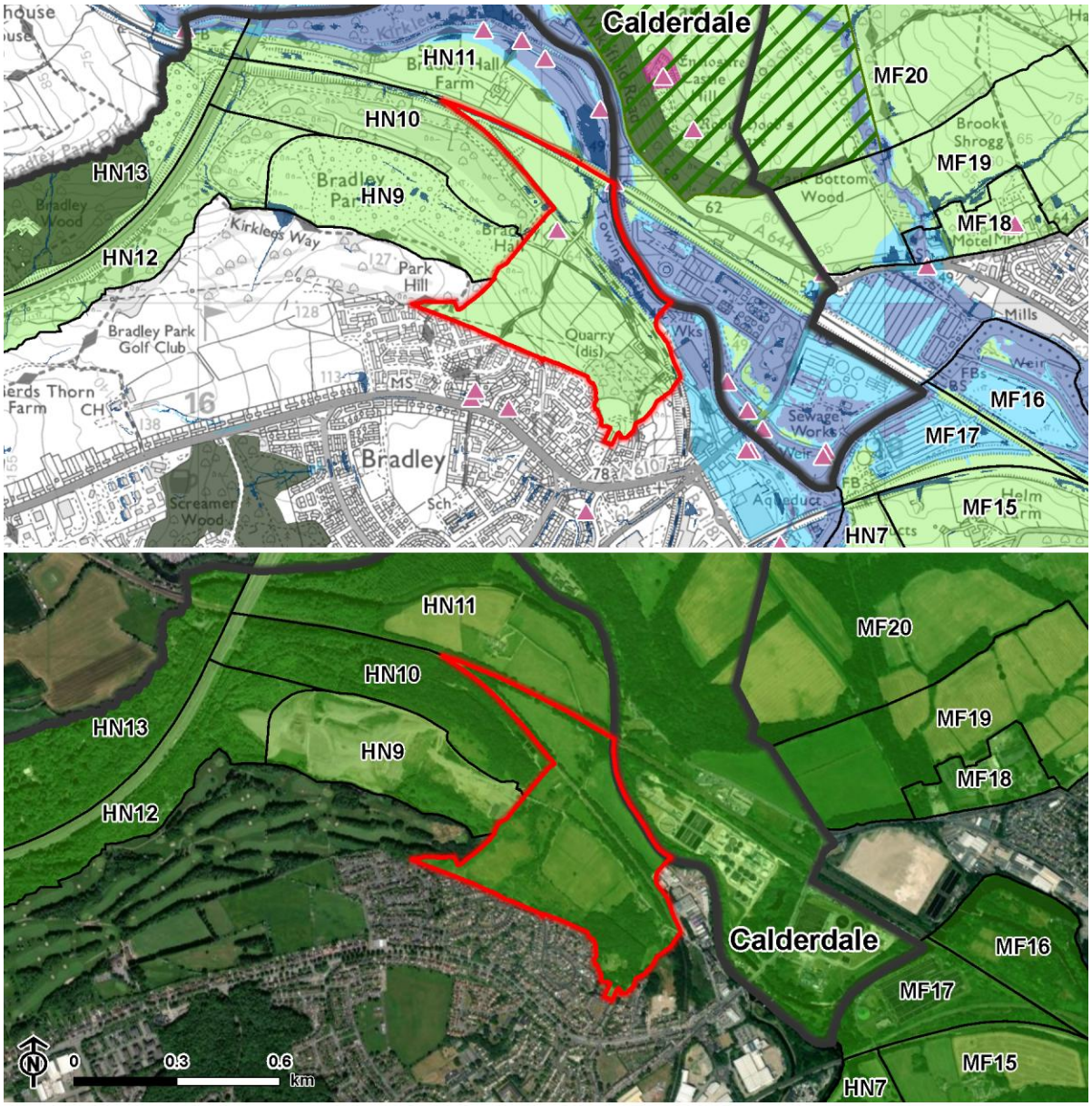
Equal contribution

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 HN8



Parcel HN8
Neighbouring parcel
Green Belt
Kirklees

NPPF Footnote 7 designations

- Listed building
- Ancient woodland
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Registered Parks and Gardens
- Scheduled monument

Contribution of land in Parcel HN8

Parcel HN8 Assessment Conclusions

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

Parcel HN8 Description

Parcel Location, Land Uses and Boundaries
Land located to the northeast of Huddersfield, adjacent to Bradley, including wooded areas and open fields. A railway line passes through the parcel and railway lines and the River Calder form the parcel's northern boundaries. Parcel size: 28ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel, but the falling landform limits views of the residential urban edge to the south and tree cover reduces perception of industrial development on the valley floor to the east. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Dwellings are isolated and have little urbanising influence. Natural features limit perception of the wider countryside.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Huddersfield 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 no physical features in reasonable proximity strong enough to restrict and contain development. Although the railway line establishes a containing feature, development in the parcel would negate the role of the slope and wooded areas which currently

Assessment Considerations	Assessment
	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 landform change between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. It lies approximately 1km from the Brighouse urban edge and is separated by Bradley Park, the M62 and HN9. The parcels to the northwest form the narrower part of the gap while this parcel is located to the side of the gap.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. It forms a very small part of the gap as it lies to the side of the main gap. Strong separating features elsewhere in the gap maintain its strength.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible 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.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel HN8

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 railway line and associated wooded areas form a strong outer boundary which 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:

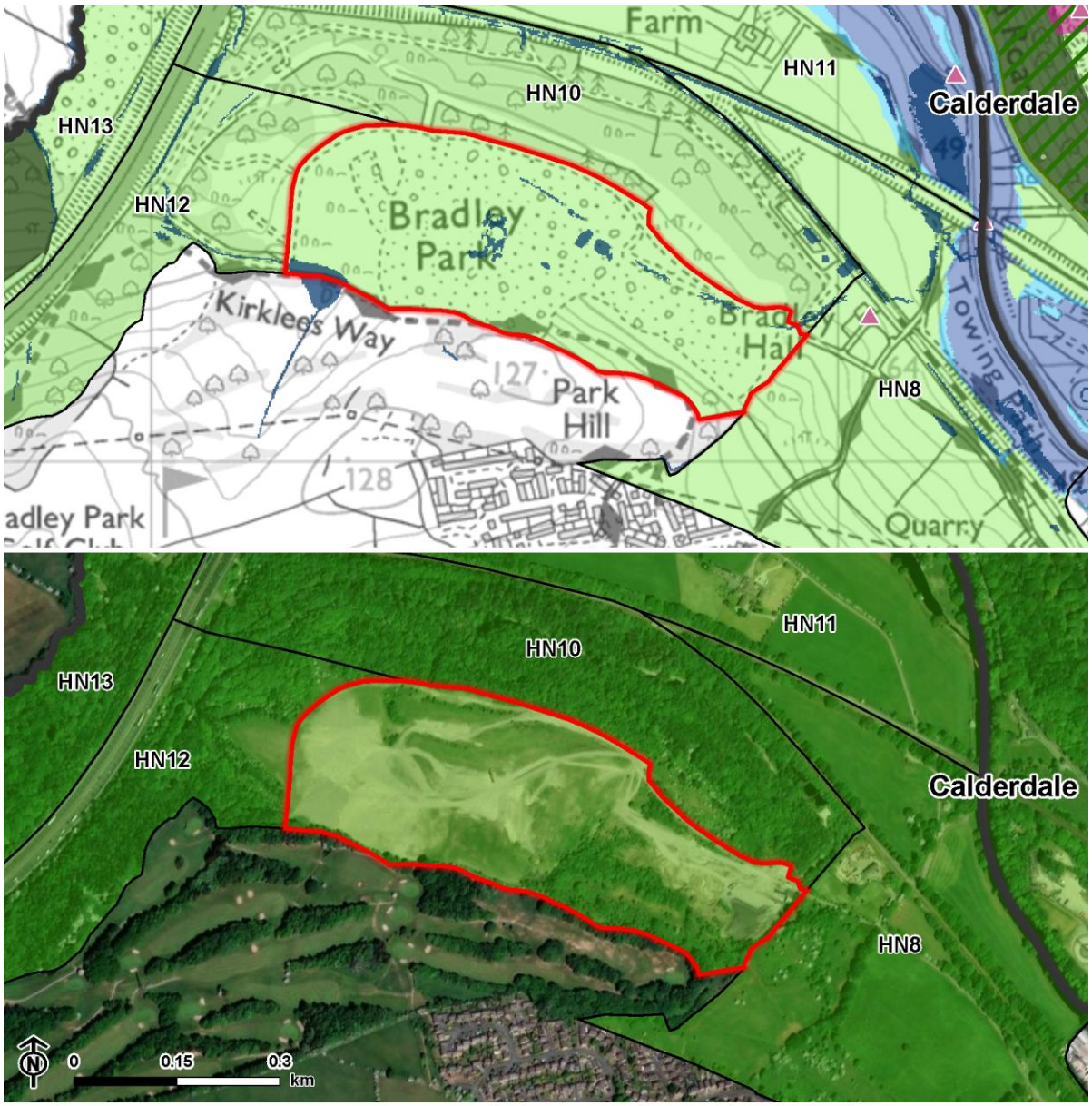
Equal contribution

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

Grey Belt

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

Parcel HN9



Parcel HN9
Neighbouring parcel
Green Belt
Kirklees

NPPF Footnote 7 designations

Listed building
Ancient woodland
Flood zone 3
Flood zone 2
High risk of surface water flooding
Registered Parks and Gardens
Scheduled monument

Parcel HN9

Contribution of land in Parcel HN9

Parcel HN9 Assessment Conclusions

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

Parcel HN9 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of Huddersfield, which primarily includes Bradley Park Landfill Site. Woodland areas border the parcel's northern and western outer edges and the Bradley Park Golf Course borders the parcel to the south. Parcel size: 17ha. There is a moderate boundary feature between the settlement and the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel due to the landform change and the surrounding woodland areas. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Huddersfield 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?	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. Although the parcel's strong outer boundaries prevent wider urbanising impact of development on adjacent open land, development in the parcel would negate the role of the wooded area and landform change which currently give the parcel a strong sense of separation from urbanising influences.

Parcel HN9

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The boundary features and landform change between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. Multiple strong separating features separate Huddersfield and Brighouse, including the M62, Bradley Wood and Bradley Park Dike.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap and strong separating features elsewhere in the gap maintain the strength of it.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel HN9

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Bradley Wood forms a strong outer boundary which 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:

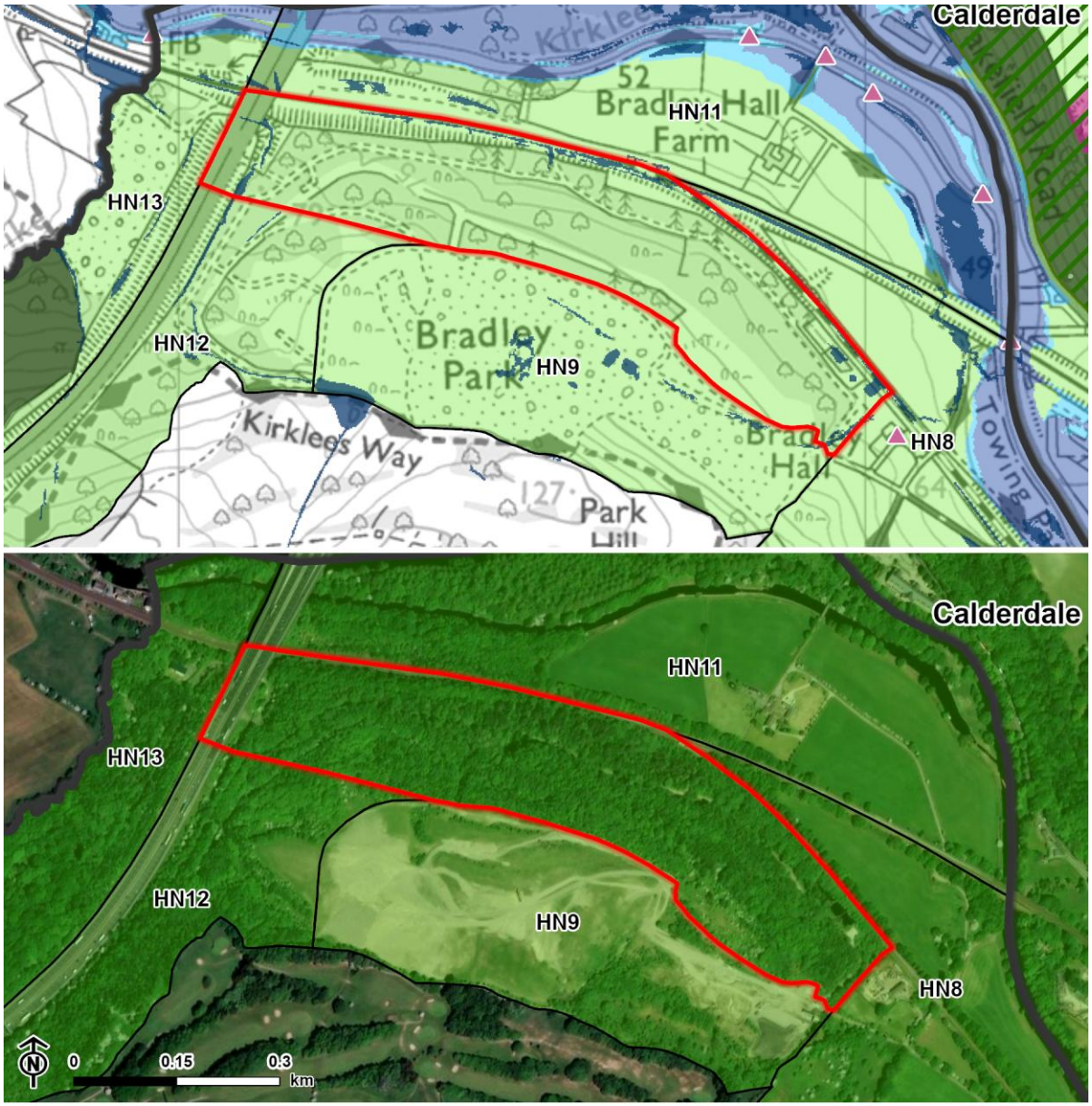
Equal contribution

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

Grey Belt

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

Parcel HN10



Parcel HN10
Neighbouring parcel
Green Belt
Kirklees

NPPF Footnote 7 designations

Listed building
Ancient woodland
Flood zone 3
Flood zone 2
High risk of surface water flooding
Registered Parks and Gardens
Scheduled monument

Contribution of land in Parcel HN10

Parcel HN10 Assessment Conclusions

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

Parcel HN10 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of Huddersfield which primarily includes Bradley Wood. The railway line forms the outer border to the north. Parcel size: 18ha. There is a strong boundary feature between the settlement and the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel as the strong boundary features and Bradley Park Golf Course create strong visual separation from the urban edges. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside

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

Very Strong contribution

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

Parcel HN10

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. Boundary features, distance and landform change between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The gap separating Huddersfield and the urban edge of Brighouse consists of strong separating boundary features including the M62 and Bradley Wood.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The woodland within the parcel forms a significant separating feature between both urban edges.
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:

Very Strong contribution

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

Parcel HN10

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The remainder of Bradley Wood to the west would be impacted by development in the parcel, particularly as development would breach Bradley Wood Golf Course which currently creates an open, natural separating feature between the edge of urban development in Huddersfield.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

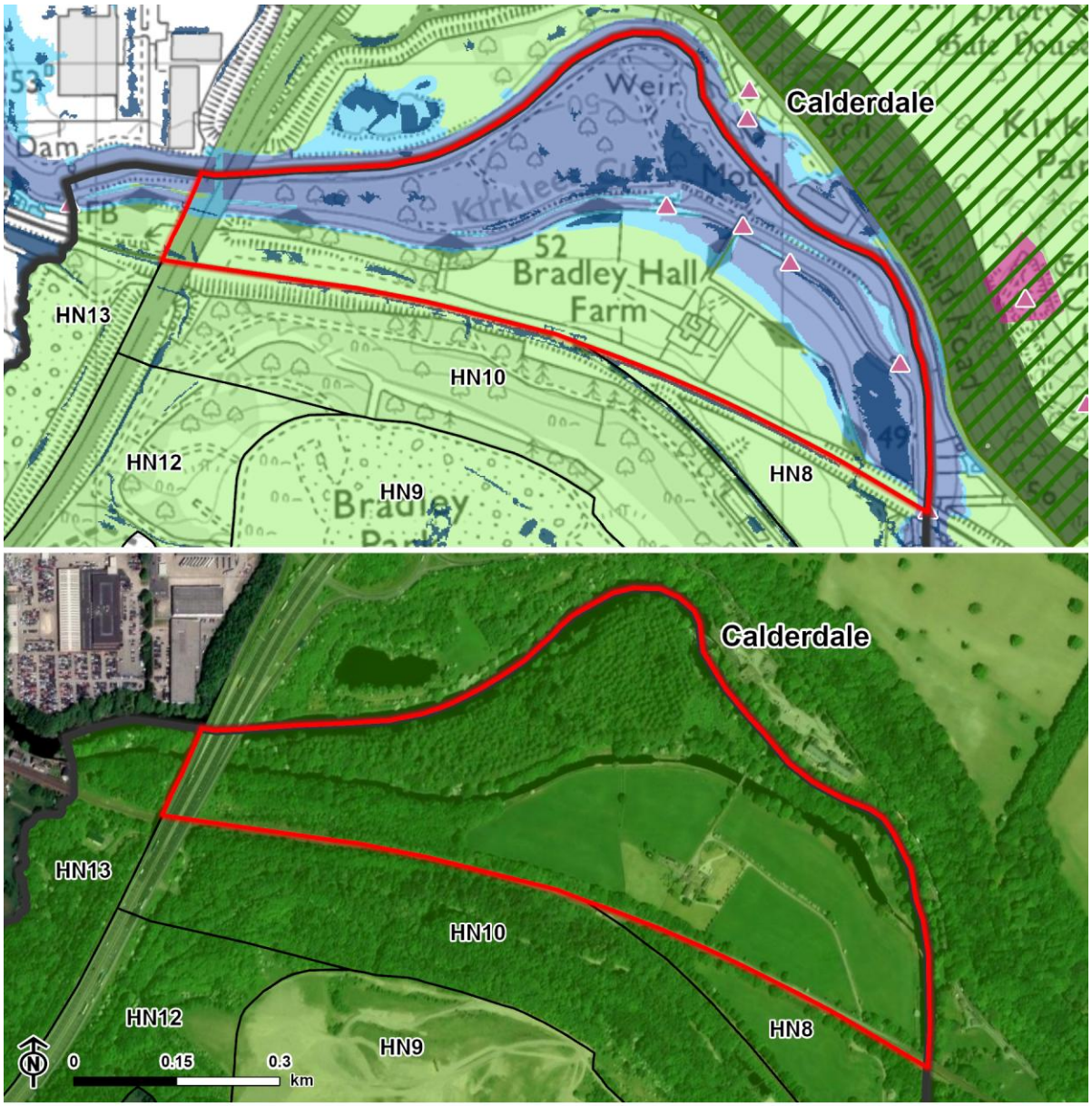
Equal contribution

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

Grey Belt

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

Parcel HN11



Parcel HN11
Neighbouring parcel
Green Belt
Kirklees

NPPF Footnote 7 designations

Listed building
Ancient woodland
Flood zone 3
Flood zone 2
High risk of surface water flooding
Registered Parks and Gardens
Scheduled monument

Contribution of land in Parcel HN11

Parcel HN11 Assessment Conclusions

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

Parcel HN11 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of Huddersfield and southeast of Brighouse. It comprises Bradley Hall Farm, Calder and Hebble Navigation channel, woodland areas and a section of the railway line. The railway line forms a consistent boundary along the south border of the parcel and the River Calder follows the northern border. Parcel size: 32ha. There is a combination of features creating a strong boundary between the settlement and the parcel. This includes the M62 and woodland to the west, the railway line to the south and the River Calder to the north. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel due to the woodland areas and landform change. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside.

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

Very Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Huddersfield and Brighouse are towns and so are defined as large built-up areas. The parcel has a strong enough relationship with both Huddersfield and Brighouse for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel HN11

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the strong boundary features which currently give the parcel a strong sense of separation from urbanising influences. Furthermore, development here would weaken the integrity of Huddersfield as a settlement distinct from Brighouse.
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 distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The strong boundary features within the parcel including the rivers, woodland areas, railways and the M62, establish significant separating features. The narrowest part of the gap within the parcel is in the west part.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The strong boundary features within the parcel create a strong sense of separation.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel HN11

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The parcel's strong outer boundary features would limit significant urbanising influence on surrounding Green Belt land.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

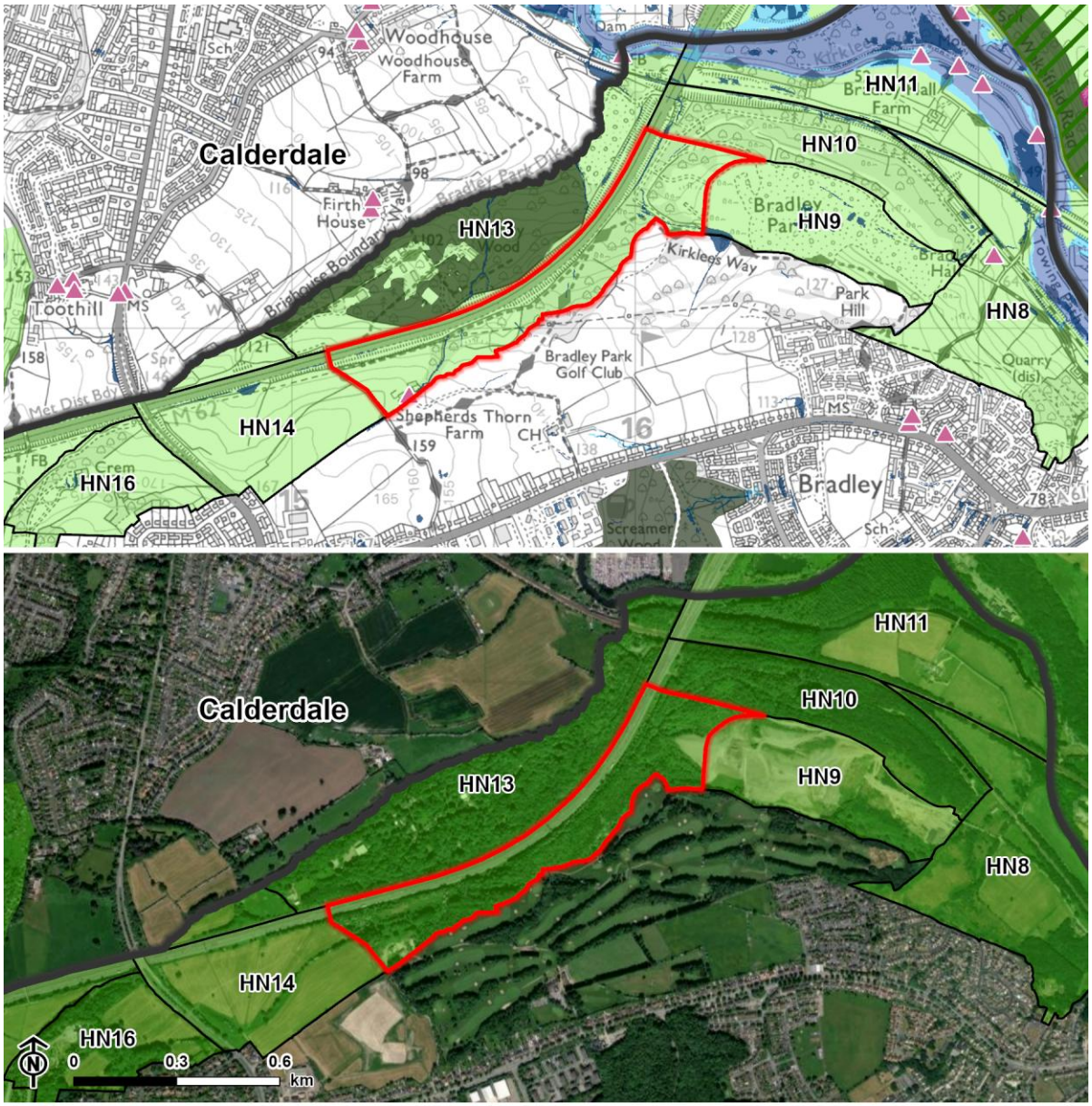
Equal contribution

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

Grey Belt

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

Parcel HN12



Parcel HN12

Neighbouring parcel

Green Belt

Kirklees

NPPF Footnote 7 designations

- Listed building
- Ancient woodland
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Registered Parks and Gardens
- Scheduled monument

Contribution of land in Parcel HN12

Parcel HN12 Assessment Conclusions

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

Parcel HN12 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of Huddersfield which primarily includes Bradley Wood. The railway line forms the outer border to the north and the M62 forms the outer boundary to the west. Parcel size: 22ha. There is a strong boundary feature between the settlement and the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel as the strong boundary features and the Bradley Park Golf Course create strong visual separation from the urban edges. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside

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

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. Huddersfield 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?	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. While the M62 to the north restricts development overall, any development in the parcel would negate the role of Bradley Wood which currently gives the parcel a strong sense of separation from urbanising influences at the urban edge.

Parcel HN12

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. Bradley Wood and the landform change between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

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 Huddersfield and Brighouse with Bradley Wood and M62 establishing strong separating features within the gap.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. Although the parcel contains strong separating features, the Bradley Wood and M62 to the north form strong separating features elsewhere in the gap. The M62 is such that development in the parcel would not impact these remaining strong separating features.
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.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel HN12

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would 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:

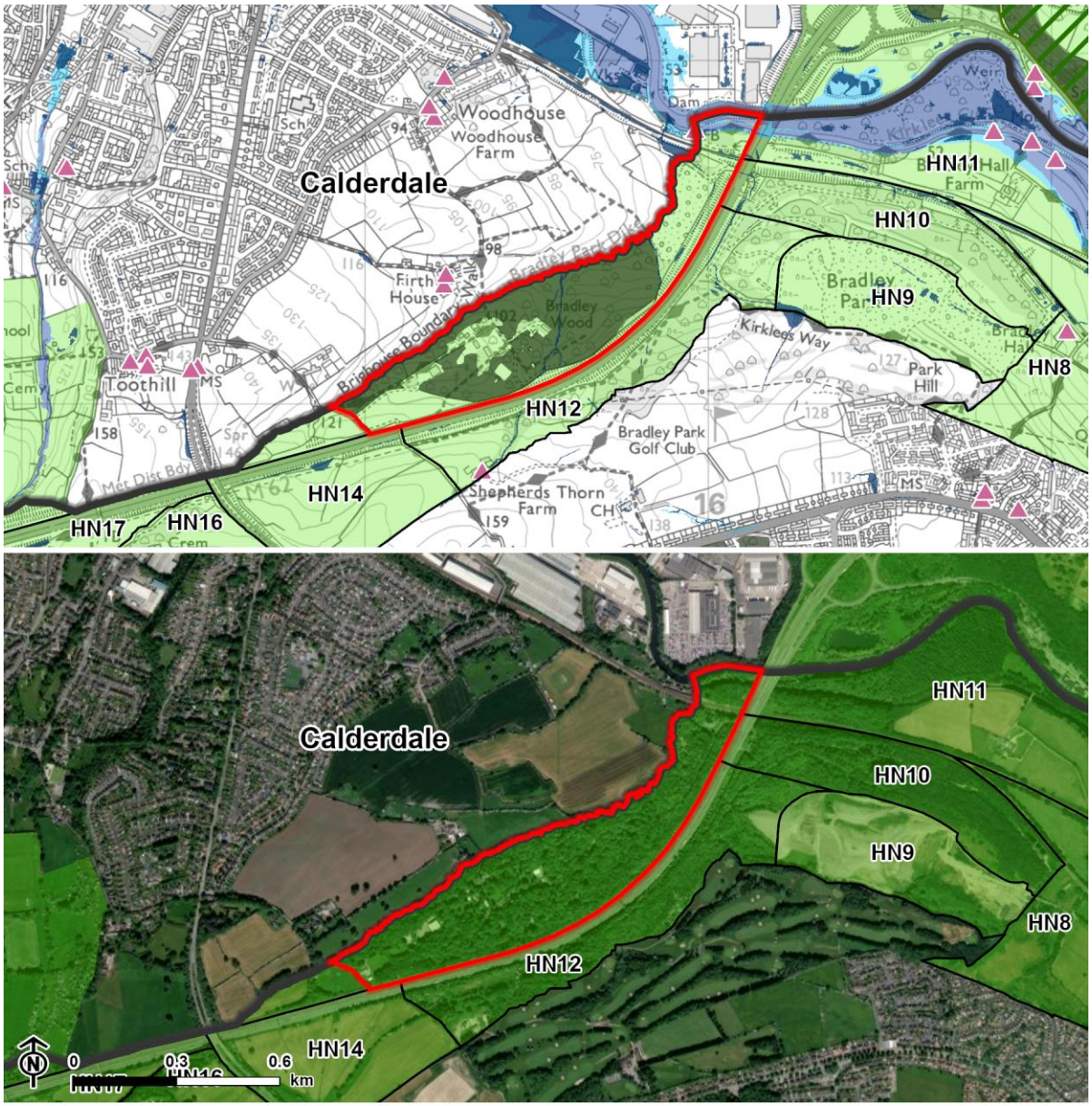
Equal contribution

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 HN13



Parcel HN13
Neighbouring parcel
Green Belt
Kirklees

NPPF Footnote 7 designations

Listed building
Ancient woodland
Flood zone 3
Flood zone 2
High risk of surface water flooding
Registered Parks and Gardens

Parcel HN13

Contribution of land in Parcel HN13

Parcel HN13 Assessment Conclusions

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

Parcel HN13 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of Huddersfield. It primarily includes Bradley Wood and the associated activity centre. The southern boundary of the parcel is defined by the M62 and the northern boundary follows Bradley Park Dike, which defines Brighouse's urban edge. Parcel size: 30ha. There is a consistent strong boundary feature between the settlement and the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside.

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

Very Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Brighouse 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?	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 Bradley Wood which currently gives the parcel a strong sense of separation from urbanising influences.

Parcel HN13

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 strong boundary features and landform change between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. There are strong boundary features and landform changes separating the towns within this narrow gap of approximately 450m.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel's strong separating features are significant in forming a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Assessment Considerations	Assessment
	land. The Bradley Park Dike, the M62 and associated woodland cover form strong outer boundaries which 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:

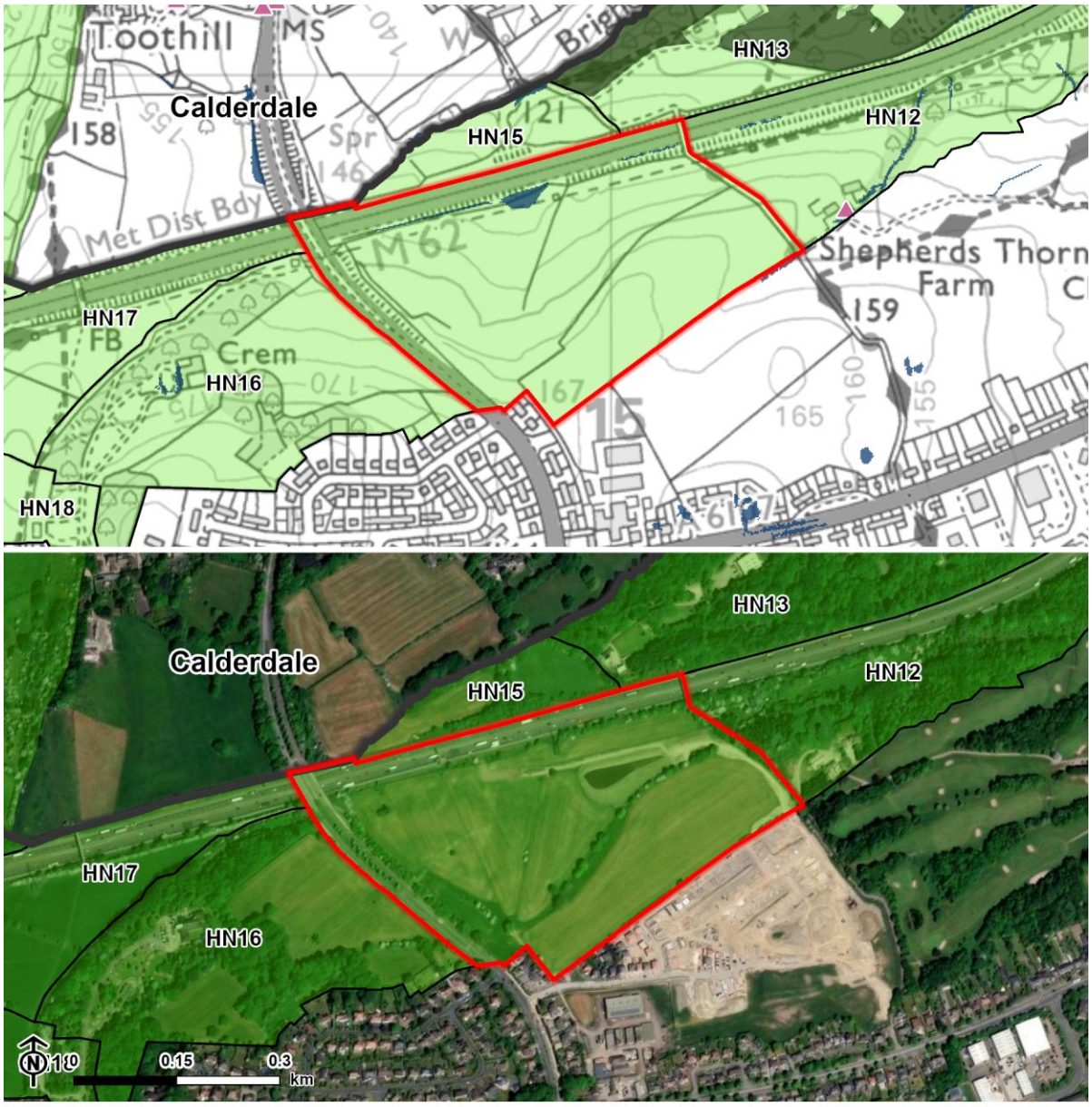
Equal contribution

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

Grey Belt

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

Parcel HN14



Parcel HN14 | Neighbouring parcel | Green Belt | Kirklees

NPPF Footnote 7 designations

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

Parcel HN14

Contribution of land in Parcel HN14

Parcel HN14 Assessment Conclusions

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

Parcel HN14 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of Huddersfield. It comprises an open field and has the M62 bordering it to the north and the A641 to the west. Parcel size: 18ha. 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. 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.

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. Huddersfield 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 no physical features in reasonable proximity strong enough to restrict and contain development. Although the parcel has strong outer boundary features (the M62 and A641) the narrowness of the gap between Huddersfield and Brighouse means that development here would weaken the integrity of Brighouse as a settlement distinct from Huddersfield.

Parcel HN14

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 Huddersfield and Brighouse, causing the two to become a single large built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. Although the M62 which follows the northern edge of the parcel establishes a strong separating feature within the gap, development in the gap would largely merge the neighbouring towns of Huddersfield and Brighouse. Also, the A641 directly links the neighbouring towns, with no open Green Belt land establishing a gap.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel characterises the most narrow part of the gap, approximately 400m wide. Despite having the M62 bordering it to the north as a strong separating feature, the parcel itself does not comprise significant separating features and as such its release would substantially merge the two urban areas.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

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 HN14

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	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 M62 and A641 form strong outer boundaries which 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:

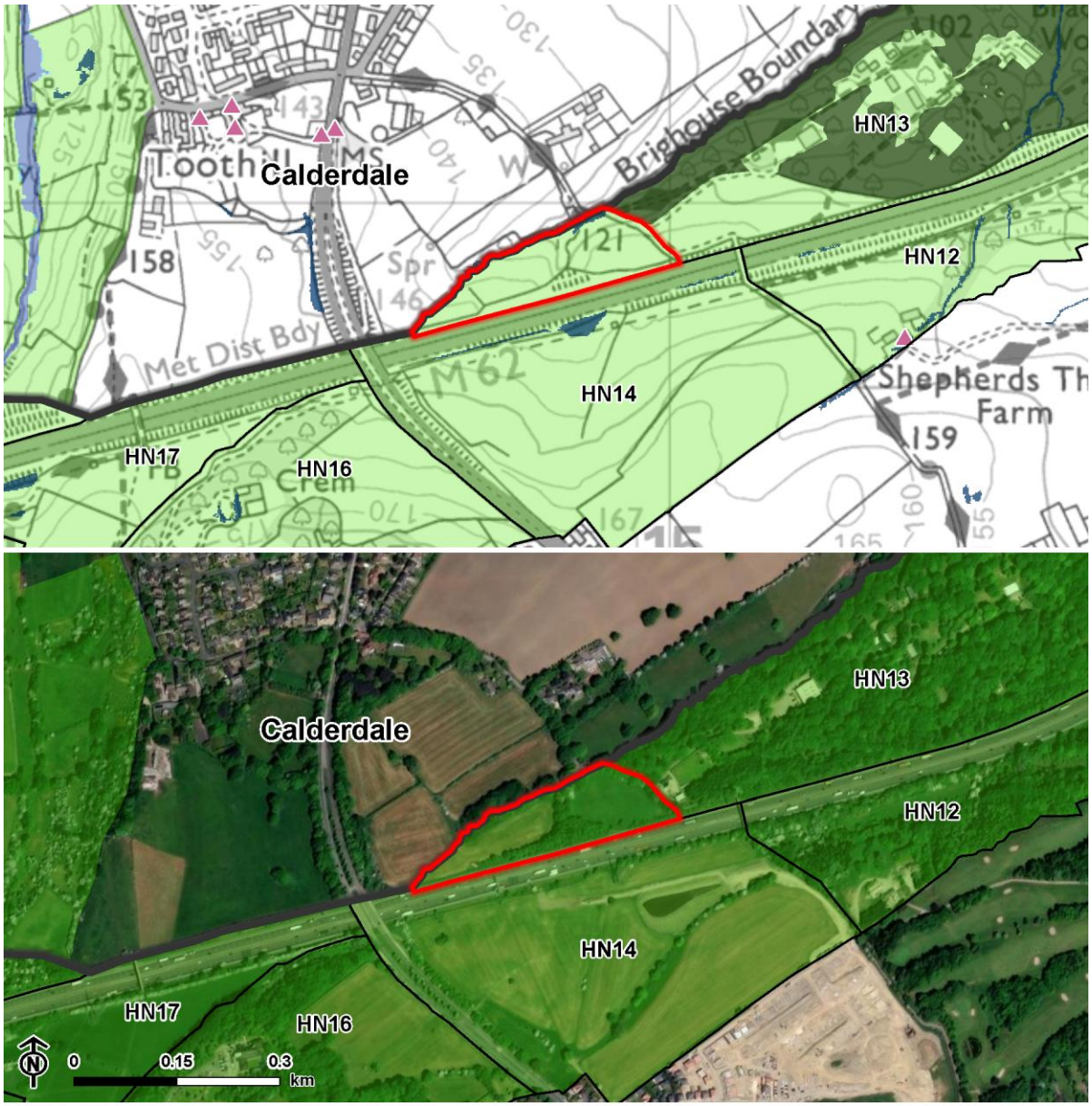
Equal contribution

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

Grey Belt

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

Parcel HN15



Parcel HN15
Neighbouring parcel
Green Belt
Kirklees

NPPF Footnote 7 designations

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

Parcel HN15

Contribution of land in Parcel HN15

Parcel HN15 Assessment Conclusions

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

Parcel HN15 Description

Parcel Location, Land Uses and Boundaries
Land located to the south of Brighouse and north of Huddersfield . It comprises open fields with the M62 bordering to the south and Bradley Park Dike and associated wooded areas along the northern boundary. Parcel size: 3ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. This includes Bradley Park Dike and the associated tree cover. There is some change in landform which creates a sense of separation between the settlement and the parcel. 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. Urbanising development limits perception of the wider countryside. The M62 limits views to the south and the released Green Belt land and existing development limits views to the north and west.

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. Brighouse 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. The M62 to the south and wooded areas to the east form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Parcel HN15

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

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. Although the M62 which follows the southern edge of the parcel establishes a strong separating feature within the gap, development in the gap would largely merge the neighbouring towns of Huddersfield and Brighouse. Also, the A641 directly links the neighbouring towns, with no open Green Belt land establishing a gap.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. Although the parcel lies within a fragile gap, it forms a small part of it and includes significant outer boundary features which mean that development within the parcel would not impact the adjacent land in 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. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

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

Parcel HN15

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	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 M62 and wooded areas forms a strong outer boundary which 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:

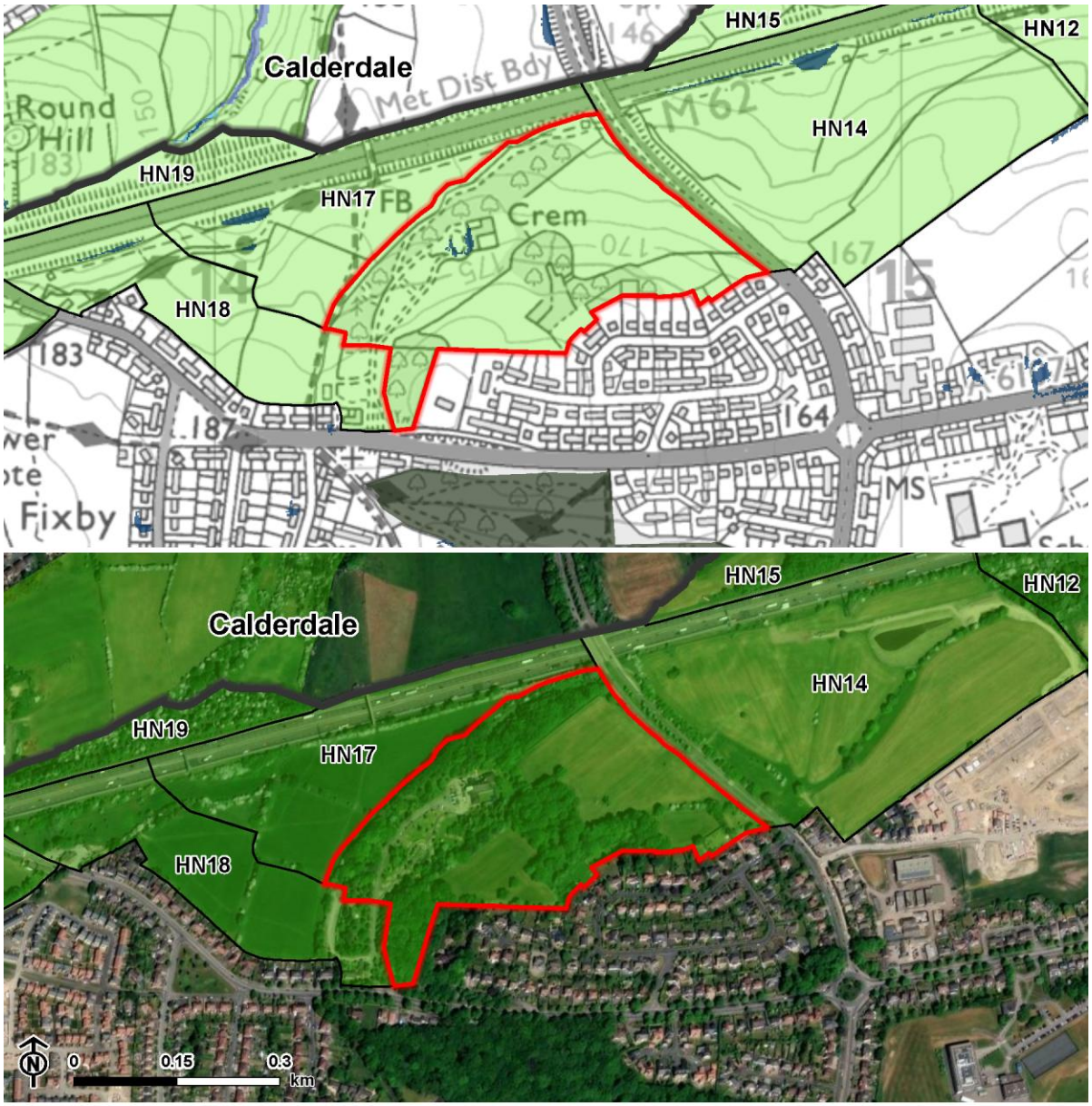
Equal contribution

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 HN16



Parcel HN16

Neighbouring parcel

Green Belt

Kirklees

NPPF Footnote 7 designations

Ancient woodland

Flood zone 2

Flood zone 3

High risk of surface water flooding

Contribution of land in Parcel HN16

Parcel HN16 Assessment Conclusions

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

Parcel HN16 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of Huddersfield and south of Brighouse. It includes Huddersfield Crematorium, open fields and wooded areas. The Bradley Park Dike and associated woodland borders the parcel to the north and the A641 borders it to the east. Parcel size: 13ha. There is a combination of features creating a strong boundary between the settlement and the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. 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 a strong perception of the wider countryside.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Huddersfield 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 no physical features in reasonable proximity strong enough to restrict and contain development. Although the parcel has strong outer boundary features (The Bradley Park Die and associated woodland, the M62 and the A641) the narrowness of the gap between Huddersfield and Brighouse means that development

Parcel HN16

Assessment Considerations	Assessment
	here would weaken the integrity of Brighouse as a settlement distinct from Huddersfield.
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 strong boundary features and landform change between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. The reduction in separation between Huddersfield and Brighouse would also weaken 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. Although the M62 which borders the parcel to the north establishes a significant separating feature within the gap, development in the parcel would largely merge the two urban areas. In particular the A641 would directly link the areas, with no open Green Belt land establishing a gap.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel characterises the most narrow part of the gap, approximately 400m wide. With the M62 bordering it to the north as well as the strong boundary features within the parcel itself, it comprises significant separating features and the majority of the gap width. As such its release would substantially merge the two urban areas.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns.

Parcel HN16

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	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 parcel's boundary features form a strong outer boundary which 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:

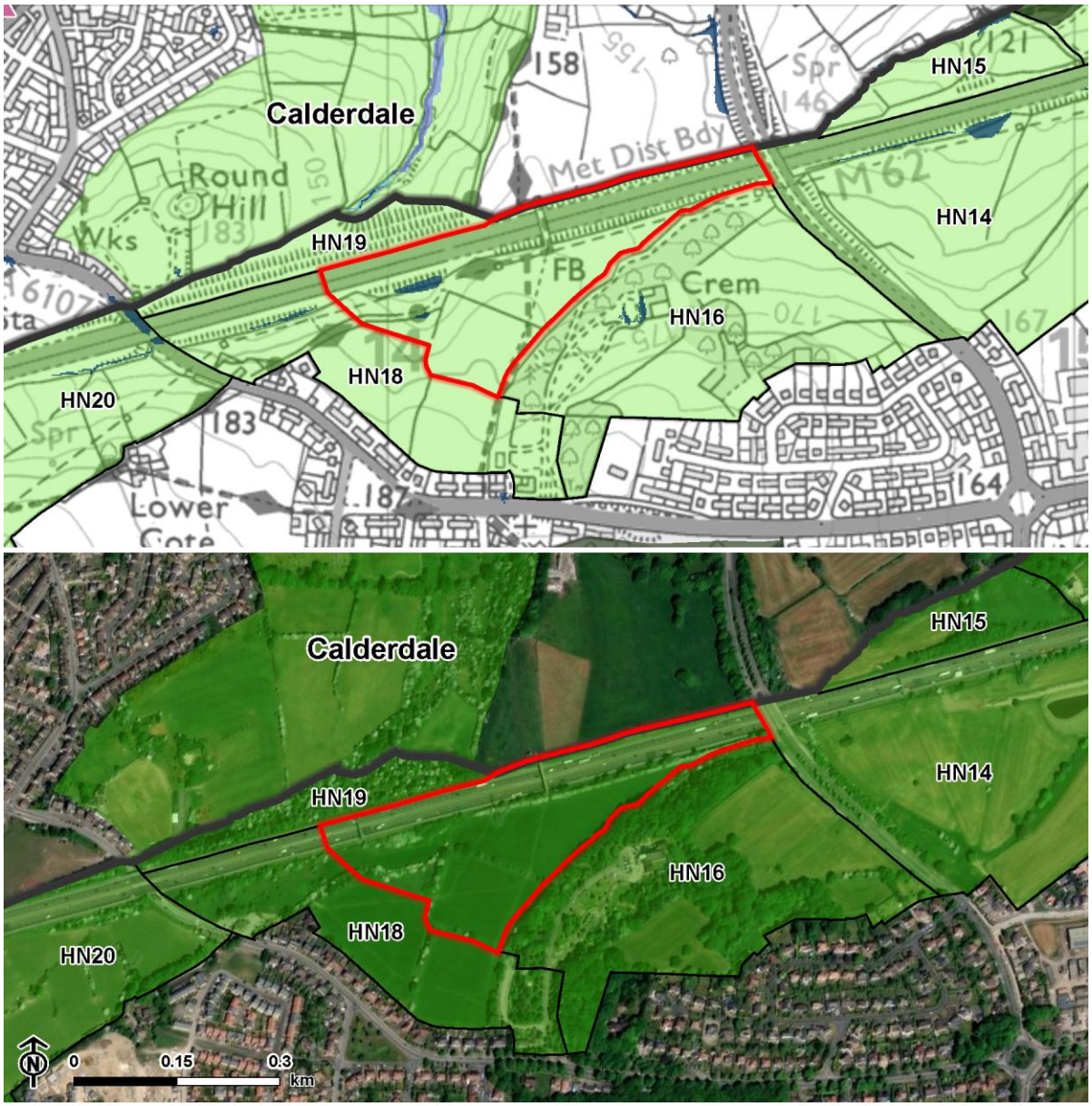
Equal contribution

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

Grey Belt

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

Parcel HN17



Parcel HN17
Neighbouring parcel
Green Belt
Kirklees

NPPF Footnote 7 designations

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

Contribution of land in Parcel HN17

Parcel HN17 Assessment Conclusions

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

Parcel HN17 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of Huddersfield and south of Brighouse. It primarily contains open fields and the M62 which runs along the northern edge of the parcel. The Bradley Park Dike and its associated woodland border the southeast parcel boundary. Parcel size: 8ha. Boundary features within the gap between the settlement and the parcel combine to create moderate separation. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside.

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. Huddersfield and Brighouse are towns and so are defined as large built-up areas.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the M62 and open sloping fields which currently give the parcel a strong sense of separation from urbanising influences.

Parcel HN17

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. Boundary features and change in 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 Huddersfield and Brighouse would also weaken 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. This part of the gap is relatively narrow and the parcel forms the strongest area of separation within it. The M62, sloping land and the tree lined hedgerows create strong separating features.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel comprises strong separating features whilst also making up the main part of the narrow, fragile gap such that development in the parcel would largely marge the two urban areas.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel HN17

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The Bradley Park Dike boundary and the M62 form a strong outer boundaries which 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:

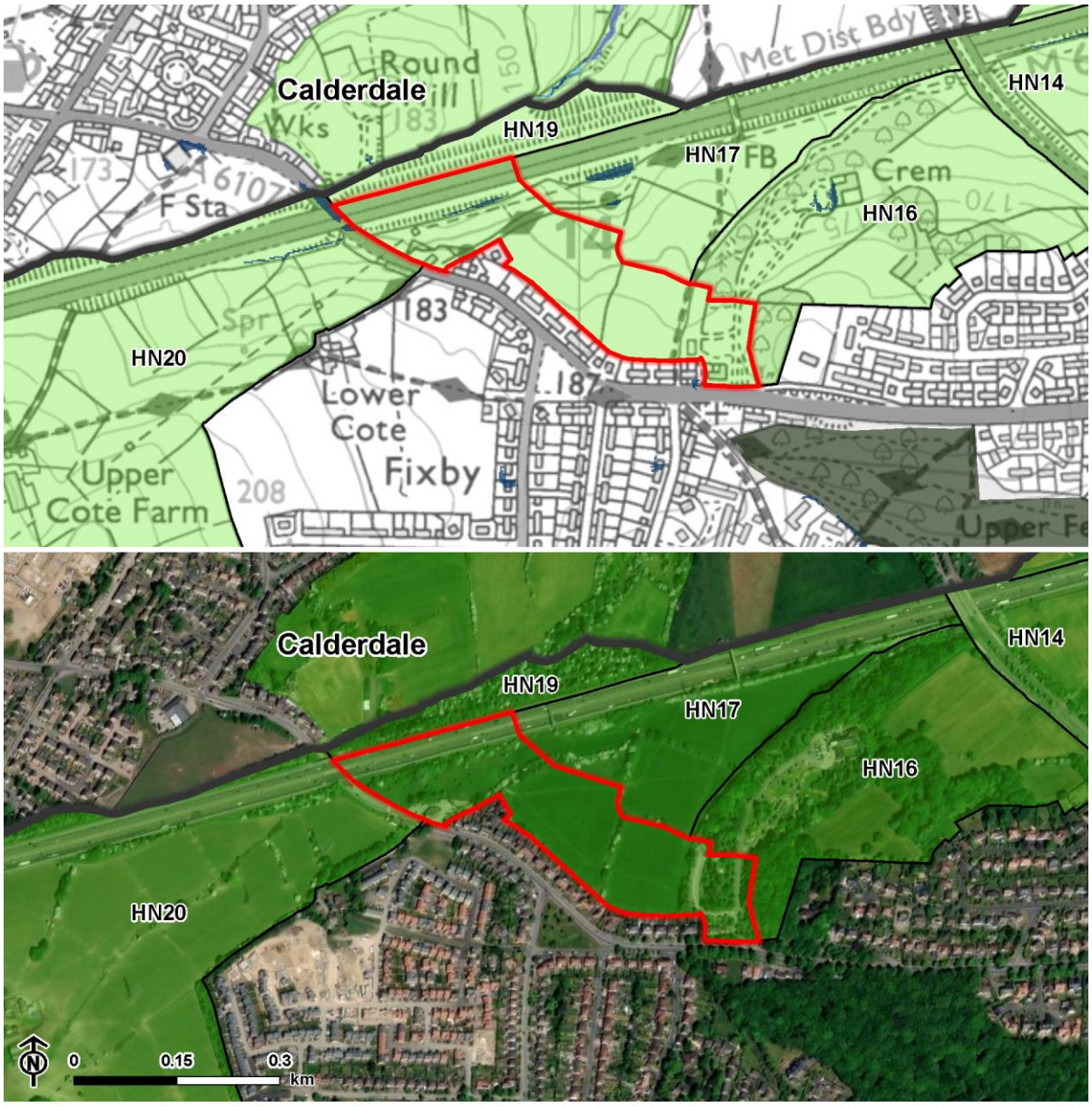
Equal contribution

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

Grey Belt

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

Parcel HN18


Calderdale
HN19
HN17
HN14
HN16
HN20
Lower Cote
Fixby
Upper Cote Farm
Met Dist Bdy
Round
Wks
F Sta
Crem
FB
183
187
208
Spr
Calderdale
HN19
HN17
HN14
HN16
HN20
0
0.15
0.3
km
Parcel HN18
Neighbouring parcel
Green Belt
Kirklees
NPPF Footnote 7 designations
Ancient woodland
Flood zone 2
Flood zone 3
High risk of surface water flooding

Contribution of land in Parcel HN18

Parcel HN18 Assessment Conclusions

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

Parcel HN18 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of Huddersfield and south of Brighouse which primarily includes open fields. The M62 borders the parcel to the north, the A6107 runs along the western edge and weak hedgerow boundary separate the adjacent Green Belt land to the northeast. 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. 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.

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. Huddersfield 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 no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only weak hedgerow boundaries along the sortheastern edge, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land. Furthermore, any partial development in the west part of the parcel, along the A6107 would weaken the gap between

Parcel HN18

Assessment Considerations	Assessment
	Huddersfield and Brighouse, leaving only the M62 to serve as the separating feature.
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 and the potential for merging of urban areas through development in the west of the parcel 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:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a very fragile gap between towns. The land in the west part of the parcel forms the narrowest part of the gap between Huddersfield and Brighouse, approximately 250m wide.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. Although the M62 forms a strong separating feature within this narrow part of the gap, the open fields in the west part of the parcel do not comprise any significant separating features. Development here would lead to the merging of the two urban areas, particularly as the A6107 would establish a strong connecting feature.
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.

Parcel HN18

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	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 hedgerow boundary features along the northeast outer boundary, 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:

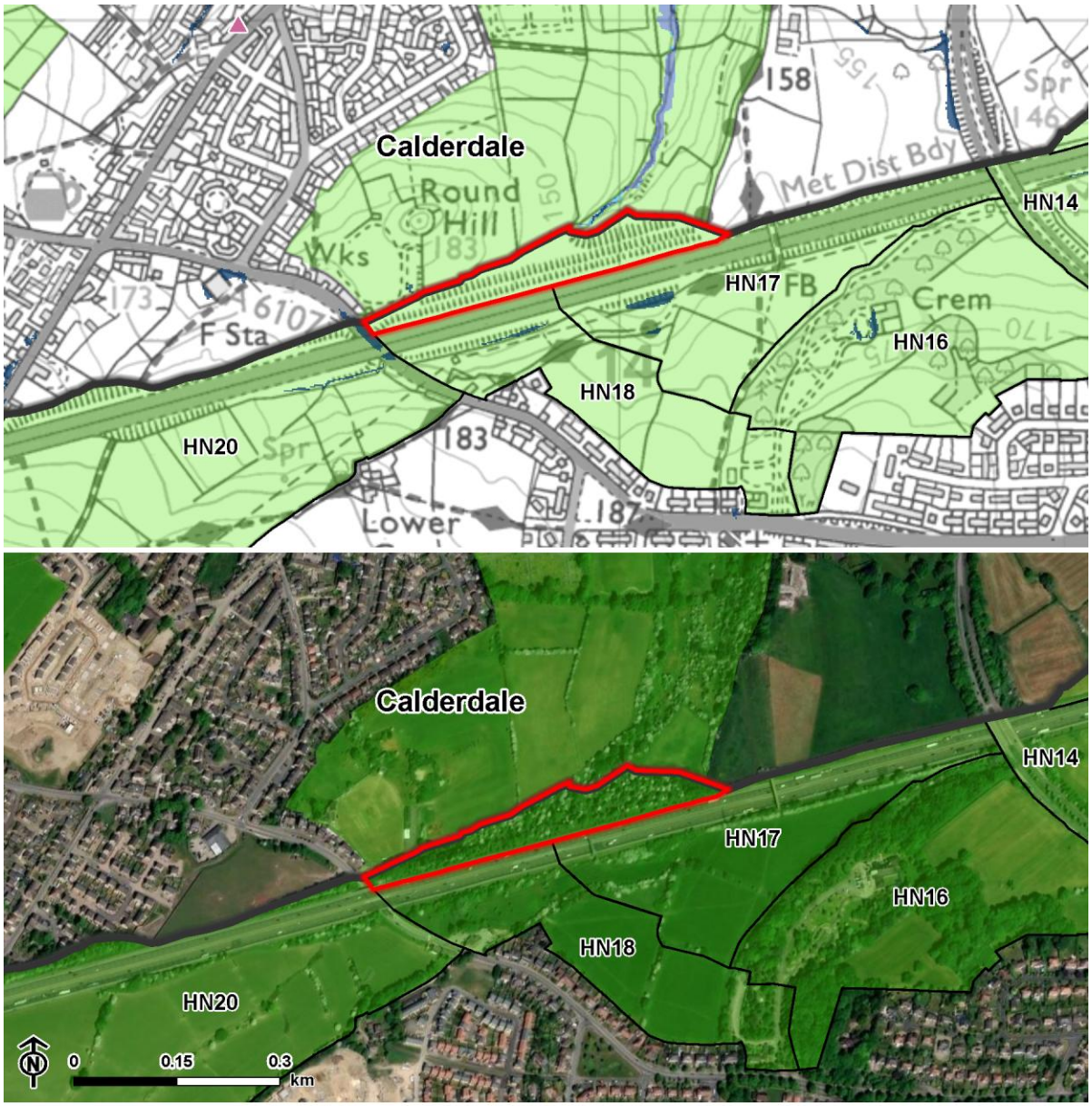
Equal contribution

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 HN19


Calderdale
Round Hill
Wks
F Sta
Met Dist Bdy
Crem
HN14
HN17
HN16
HN18
HN20
Lower
158
183
187
Spr
Calderdale
HN14
HN17
HN16
HN18
HN20
0
0.15
0.3
km
Parcel HN19
Neighbouring parcel
Green Belt
Kirklees
NPPF Footnote 7 designations
Listed building
Flood zone 2
Flood zone 3
High risk of surface water flooding

Parcel HN19

Contribution of land in Parcel HN19

Parcel HN19 Assessment Conclusions

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

Parcel HN19 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of Huddersfield and south of Brighouse. It comprises a wooded area which is bordered by the M62 to the south and Round Hill to the north. Parcel size: 3ha. There is a strong boundary feature between the settlement and the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. 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.

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. Brighouse 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?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the strong physical features which currently give the parcel a strong sense of separation from urbanising influences.

Parcel HN19

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. Strong boundary features and change in landform between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. It forms a small part of the narrow gap between Brighouse and Huddersfield.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The M62 and the wooded area form strong separating features within this narrow part of the gap. Loss of the parcel would reduce the already very narrow gap and also increase the fragility of the open fields in the remainder of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. Although the parcel forms a small part of the gap, the gap's narrowness means that development in this parcel would have a significant impact of the visual separation of settlements.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel HN19

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would 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:

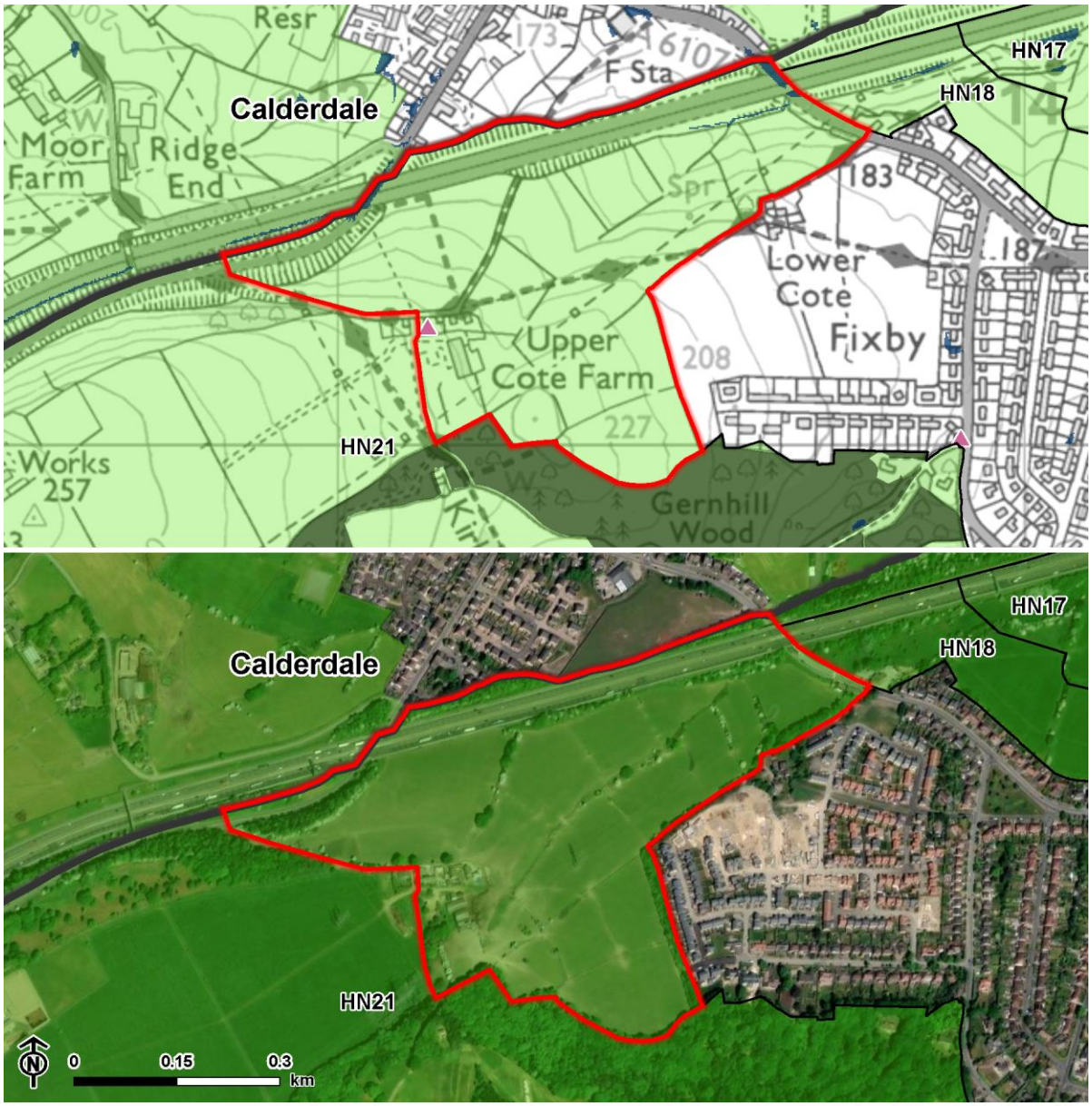
Equal contribution

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

Grey Belt

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

Parcel HN20


Resr
Calderdale
Moor Farm
Ridge End
F Sta
HN17
HN18
183
187
Lower Cote
Fixby
Upper Cote Farm
208
227
HN21
Works
257
Gernhill Wood
Calderdale
HN17
HN18
HN21
0
0.15
0.3
km
Parcel HN20
Neighbouring parcel
Green Belt
Kirklees
NPPF Footnote 7 designations
Listed building
Flood zone 2
Ancient woodland
High risk of surface water flooding
Flood zone 3

Parcel HN20

Contribution of land in Parcel HN20

Parcel HN20 Assessment Conclusions

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

Parcel HN20 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of Huddersfield and south of Brighouse which primarily includes open fields associated with Upper Cote Farm. The northern parcel border is characterised by the M62 and some of the parcel boundaries to the south and west are characterised by Gernhill Wood and wooded areas along Cote Lane. Parcel size: 26ha. A mature tree line to the north of the urban edge and a belt of trees along the western edge form a boundary of moderate strength between the settlement and the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the north of the parcel slopes downhill northwards from the urban edge and land in the south of parcel slopes uphill westwards. 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 a strong perception of the wider countryside.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Huddersfield 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?	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. While there are some significant physical features at the outer parcel boundaries, development in the parcel would negate the role of landform and of tree cover along the current urban edge in giving the parcel a

Assessment Considerations	Assessment
	strong sense of separation from urbanising influences. Furthermore, narrowness of the gap between Huddersfield and Brighouse means that development here would weaken the distinctiveness of the settlements.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features and change in landform between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The land in the east of the parcel forms the narrowest part of the gap between Huddersfield and Brighouse, approximately 250m wide, with the A6107 establishing a connecting feature.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. Although the M62 forms a strong separating feature within this narrow part of the gap, development particularly in the northern part of the parcel could lead to the merging of the two urban areas, particularly as the A6107 is a strong connecting feature.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. Any narrowing of the gap would reduce visual separation. Development in the southern part of the parcel would not narrow the gap but would, in the absence of any significant boundary feature, increase the frontage along which development would be intervisible across the narrow gap.

Parcel HN20

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel is relatively contained by physical features but any partial development of it would in turn increase urbanising influence on the remainder.

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:

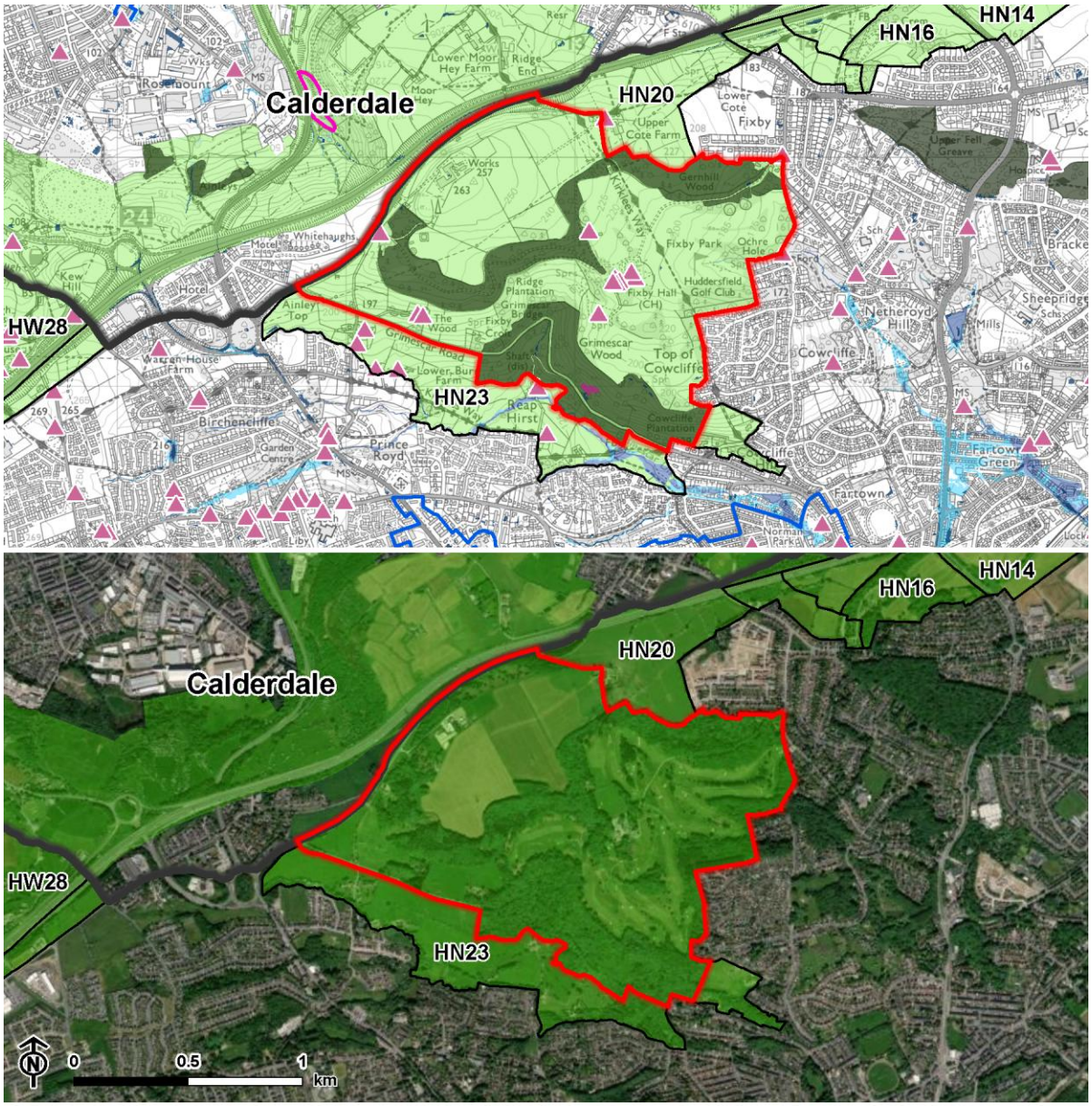
Equal contribution

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 HN21


Calderdale
HN20
HN16
HN14
HW28
HN23
0
0.5
1
km
Parcel HN21
Neighbouring parcel
Green Belt
Kirklees
NPPF Footnote 7 designations
Listed building
Flood zone 2
Site of Special Scientific Interest
High risk of surface water flooding
Ancient woodland
Conservation area
Flood zone 3
Scheduled monument

Parcel HN21

Contribution of land in Parcel HN21

Parcel HN21 Assessment Conclusions

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

Parcel HN21 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of Huddersfield and southwest of Brighouse. The parcel includes the Huddersfield Golf Club, the woodland area along Grimescar Road, open fields associated with Upper Cote Farm and Gernhill Wood. The A643 borders the parcel's western edge, with the M62 bordering it to the north. Parcel size: 184ha. Woodland forms a strong boundary between the parcel and urban edges to the east, south and west. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land generally slopes uphill towards the western side of the parcel (before dropping sharply down to the M62), and slopes steeply downhill southwards in the southern part of the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside in the majority of the parcel. In some areas, such as the Huddersfield Golf Club, the woodland features limit perception of the wider countryside.

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

Very Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Huddersfield 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?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel HN21

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the strong 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. The strong boundary features and significant landform changes between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a fragile gap between towns. The land in the north part of the parcel to the west of HN20 forms a peripheral part of the narrow gap between Huddersfield and Brighouse. The landform change and wooded areas establish strong separating features. In the south part of the parcel, the significant change in landform and orientation of the land and distance from the gap decreases the extent to which the land is associated with the gap between towns.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The northern area of the parcel is peripheral to the main gap with the sloping landform and woodland cover between the parcel and the gap creating a separating feature. Also, the M62 forms strong separation from Brighouse to the north.
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. Development in the north of the parcel would have a minor effect on visual separation by enclosing the gap and reducing the oppenness land along the connecting A643 road.

Parcel HN21

Purpose C: Assisting in safeguarding the countryside from encroachment:

Very Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Although the parcel has strong boundary features within it, partial development of more open areas such as the Huddersfield Golf Club would likely have a significant urbanising influence on adjacent areas.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

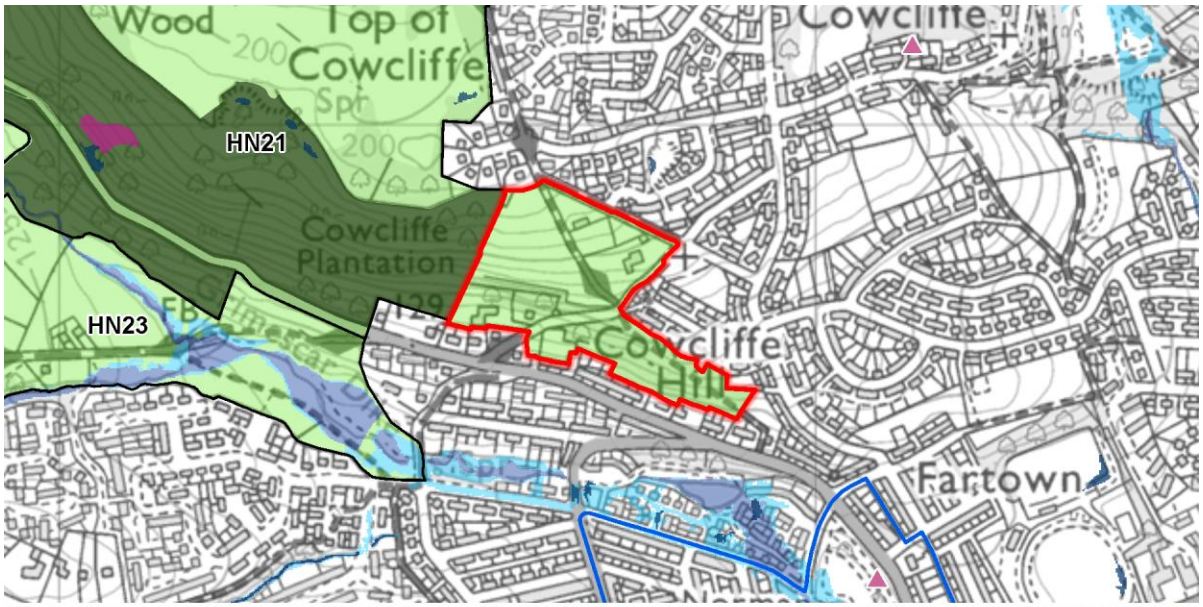
Equal contribution

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

Grey Belt

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

Parcel HN22





Parcel HN22 | Neighbouring parcel | 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

Contribution of land in Parcel HN22

Parcel HN22 Assessment Conclusions

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

Parcel HN22 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of Huddersfield which includes open fields to the south of Coach Road and wooded areas associated with Cowcliffe Hill. Parcel size: 5ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. Although the urban area is also located on Cowcliffe Hill, there is a change in steepness and orientation of slope to create distinction. There is some perception of urban development outside of the parcel. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. There is some perception of connectivity with the wider 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. Huddersfield is a city 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?	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. The woodland associated with Cowcliffe Plantation to the west of the parcel clearly marks the parcel boundary. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A.

Parcel HN22

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

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.
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?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The woodland area to the west of the parcel forms a strong outer boundary which would limit the

Assessment Considerations	Assessment
	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:

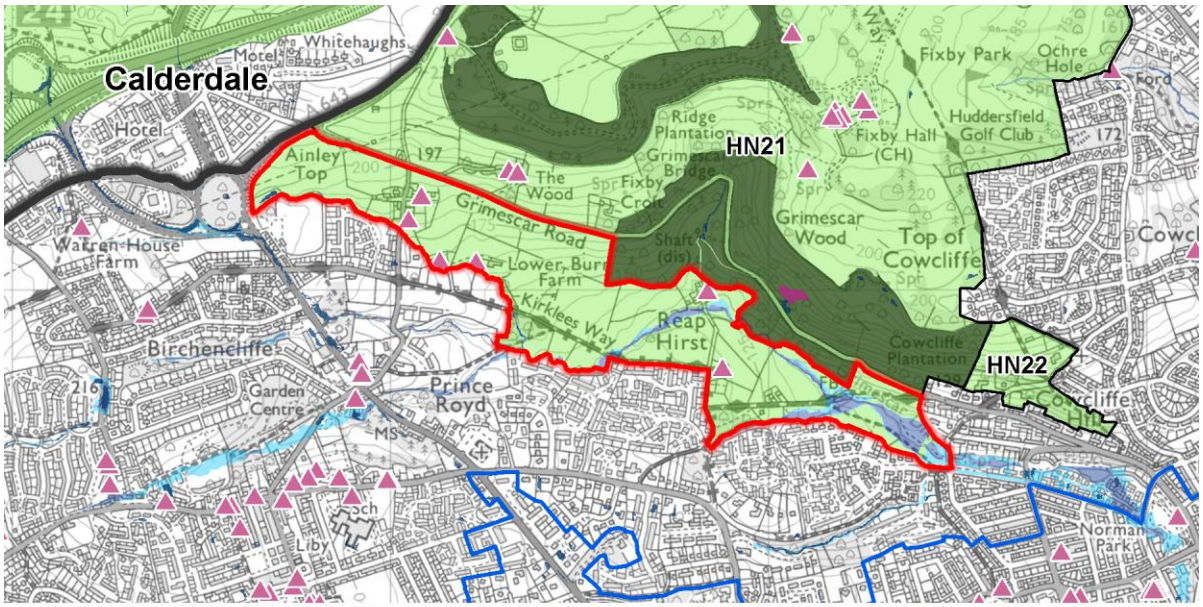
Equal contribution

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 HN23





Parcel HN23
Neighbouring parcel
Green Belt
Kirklees

NPPF Footnote 7 designations

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

Parcel HN23

Contribution of land in Parcel HN23

Parcel HN23 Assessment Conclusions

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

Parcel HN23 Description

Parcel Location, Land Uses and Boundaries
Land located to the northwest of Huddersfield. It primarily includes open fields associated with Lower Burn Farm. Part of Grimescar Dike flows through the parcel and Grimescar Road and Grimescar Wood border the parcel along the outer northern boundary. Parcel size: 40ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. This includes the dikes and the areas of mature tree lines which vary in consistency along the urban edge. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Although there is some existing washed over residential development along Burn Road, overall, there is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside.

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

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. Huddersfield 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 no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the landform change and boundary features which currently give the parcel a strong sense of separation

Assessment Considerations	Assessment
	from urbanising influences. Also development up to Grimescar Road 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. The boundary features and landform change between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between towns that are close enough to be considered neighbouring.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel HN23

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel largely has only weak outer boundaries including Grimescar Road, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land to the northwest.

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.