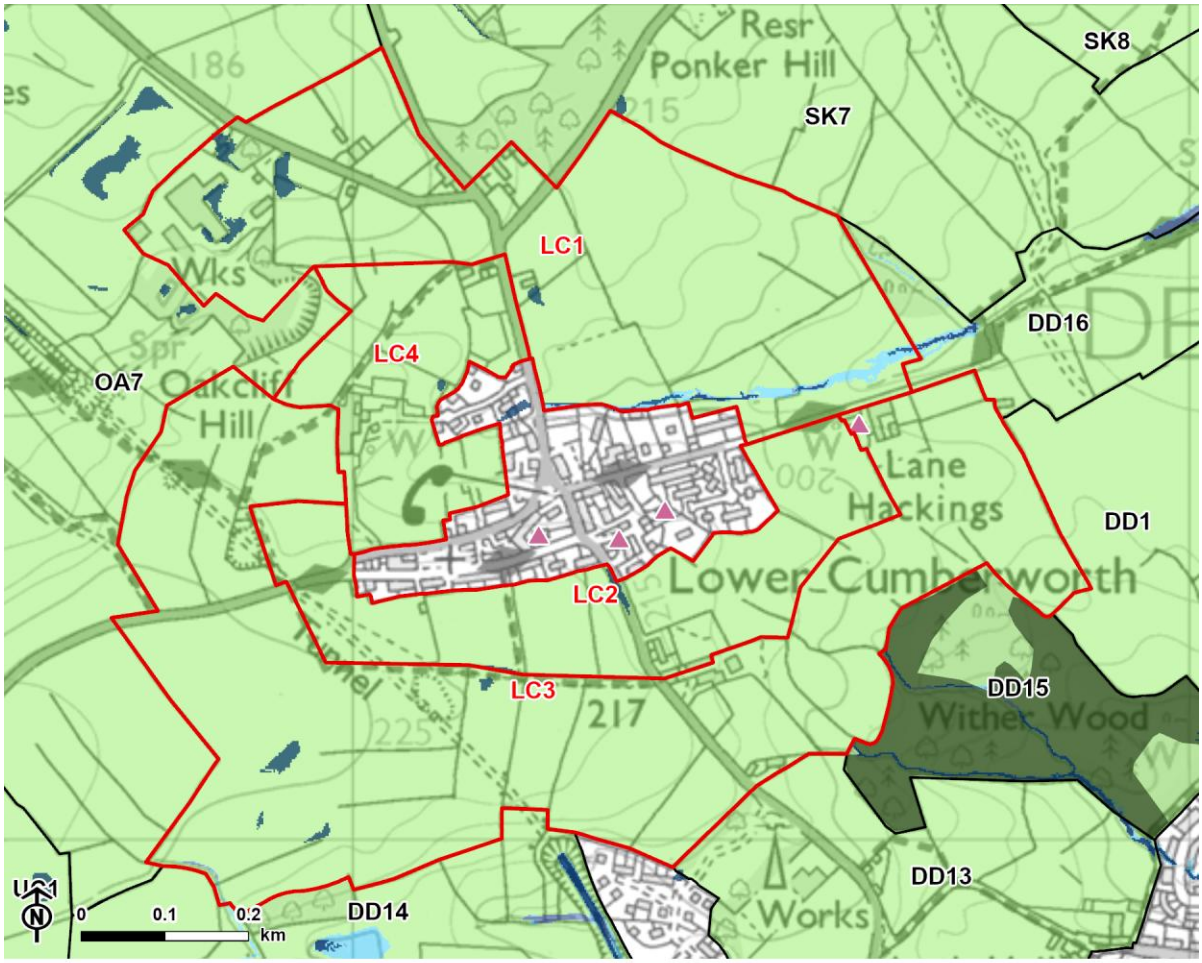
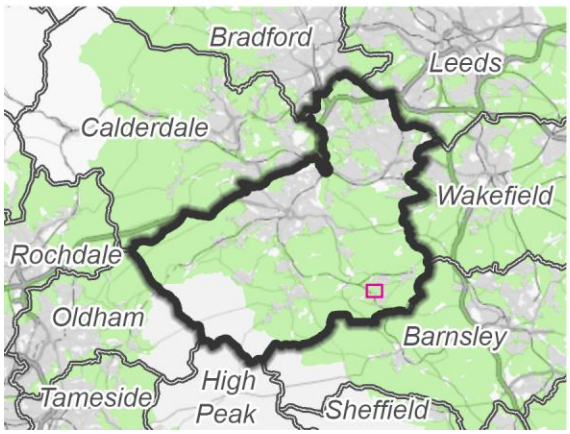
Lower Cumberworth



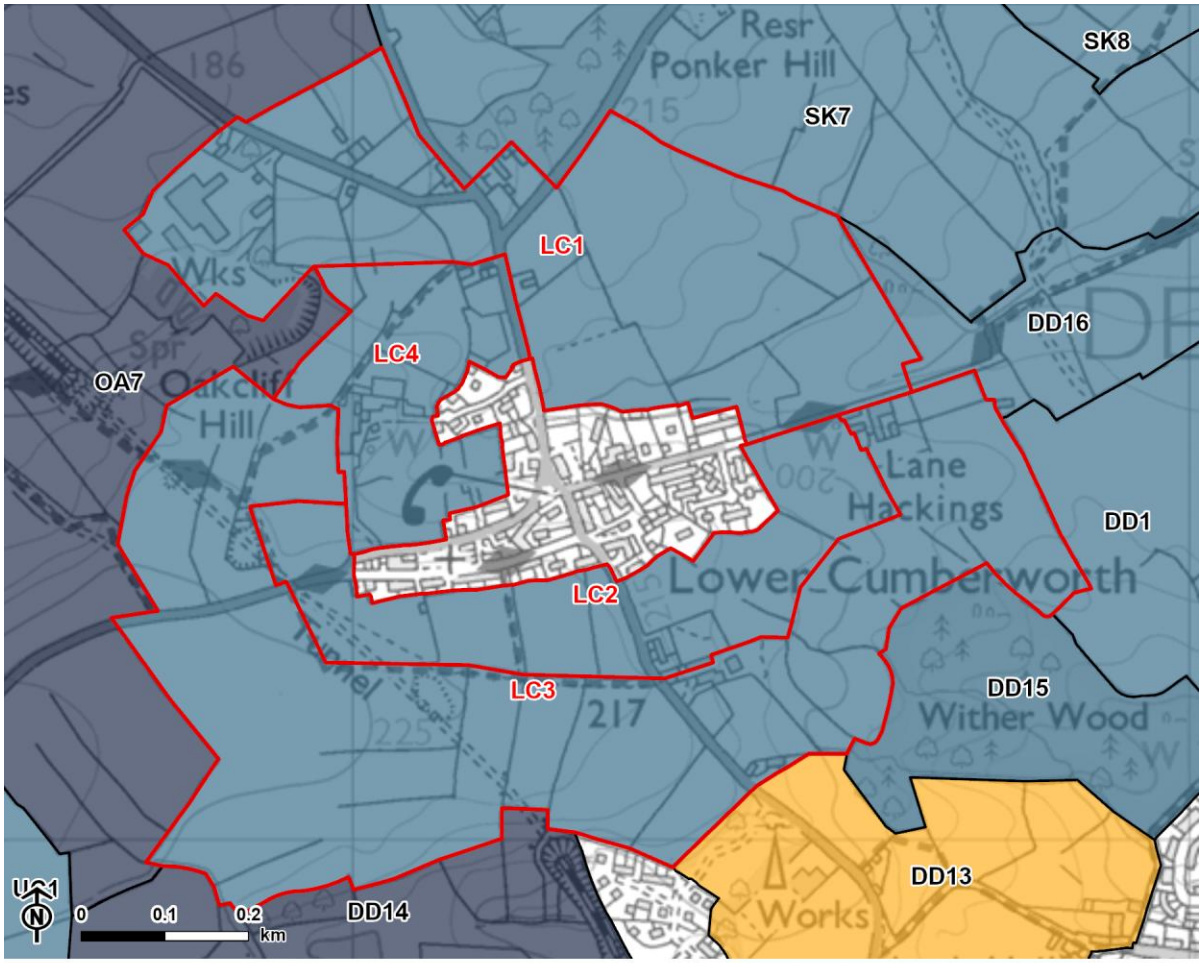
- Lower Cumberworth parcel
- Neighbouring parcel
- Kirklees
- Neighbouring authority
- Green Belt

NPPF Footnote 7 designations

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



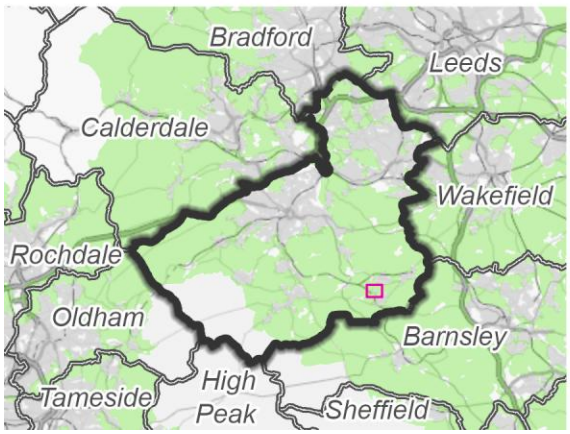
Lower Cumberworth



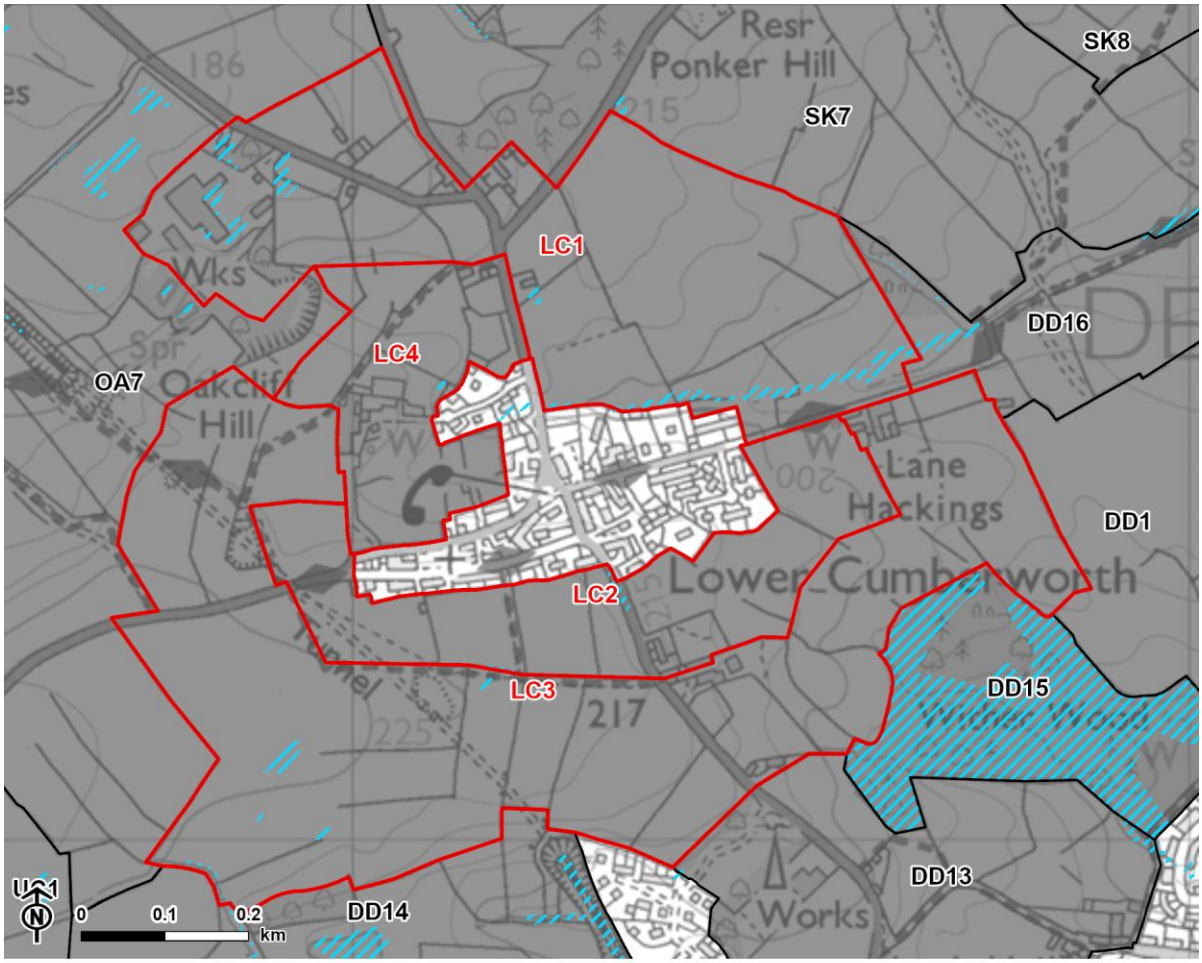
- Lower Cumberworth parcel
- Neighbouring parcel
- Kirklees
- Neighbouring authority
- Green Belt

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

- Very Strong
- Strong
- Moderate
- Weak/no



Lower Cumberworth



Lower Cumberworth parcel

Neighbouring parcel

Kirklees

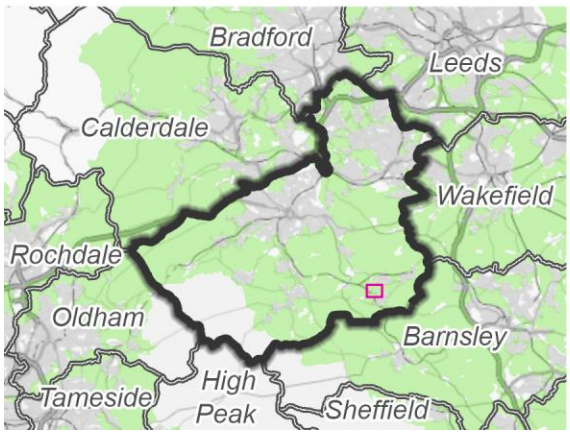
Neighbouring authority

Green Belt

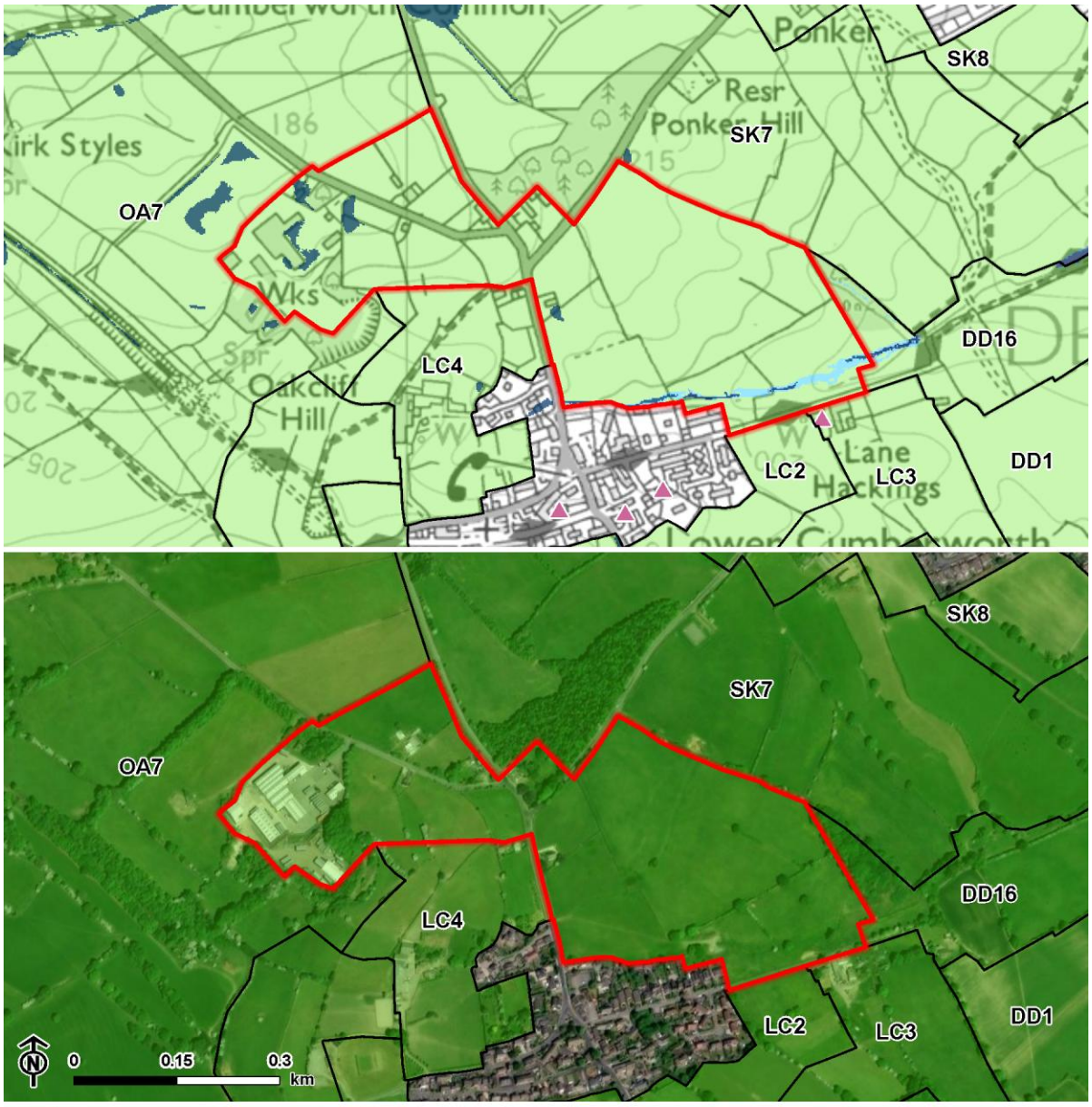
Potential grey belt

Potentially suitable for definition as grey belt land in the district

Footnote 7 designation



Parcel LC1



NPPF Footnote 7 designations

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

Parcel LC1

Contribution of land in Parcel LC1

Parcel LC1 Assessment Conclusions

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

Parcel LC1 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Lower Cumberworth. The parcel predominantly comprises agricultural fields with dry-stone wall boundaries. The parcel also contains some residential properties in the center and there are also commercial units in the northwest at the site of the old coal pit and brick yard. Parcel size: 21ha. There is a moderate boundary feature between the settlement and the parcel. The parcels inner boundary is formed by the moderate feature of Thorpe Dike with some associated tree cover. There is some change in landform which creates a sense of separation between the settlement and the parcel. Landform in the parcel rises away from the edge of Lower Cumberworth towards Ponker Hill in the north. There is a weak perception of urban development outside of the parcel. The parcels' rising landform and moderate tree-lined inner boundary allow for a weak perception of the edge of Lower Cumberworth. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside. The local undulating landform along with low field boundaries allow for a strong connection to the wider Green Belt.

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

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A

Parcel LC1

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

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. The parcel retains rural land uses and so is considered part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the north of the parcel comprises some residential properties and an area of commercial units.
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. The moderate inner boundary limits the influence from Lower Cumberworth to the south.

Parcel LC1

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Weak outer boundaries and the sloping landform could allow for significant urbanising impact from development on adjacent 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:

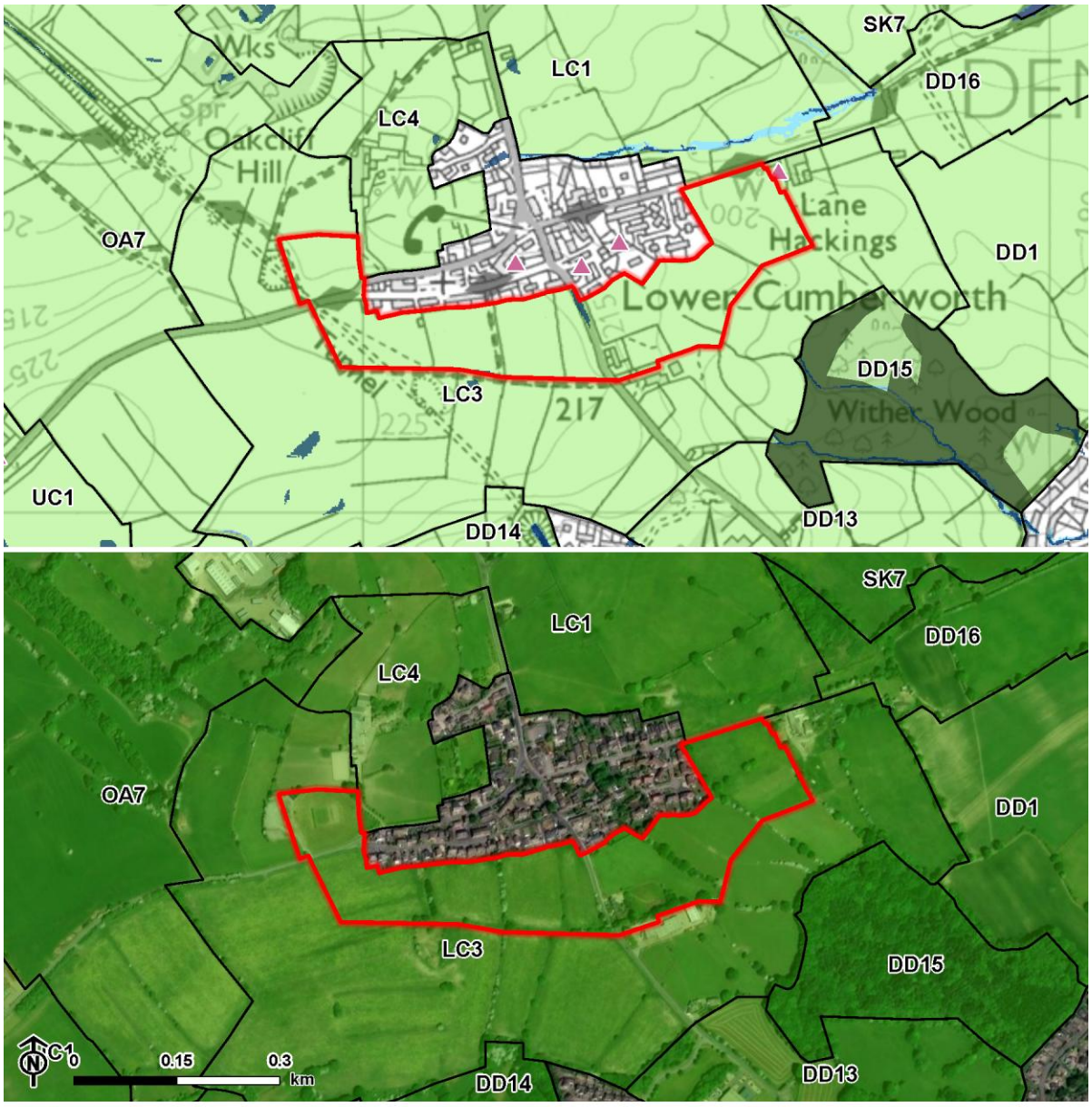
Equal contribution

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

Grey Belt

The parcel 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 LC2



Parcel LC2 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel LC2

Contribution of land in Parcel LC2

Parcel LC2 Assessment Conclusions

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

Parcel LC2 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the south of Lower Cumberworth. The parcel predominantly comprises agricultural fields with dry-stone wall boundaries, and a cricket pitch to the north of Cumberworth Lane. Parcel size: 10ha. There are no significant boundary features to separate the parcel from the settlement. The parcels inner boundaries are formed by weak residential rear gardens. 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. The parcels weak inner boundaries allow for some perception of the southern edge of Lower Cumberworth. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

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

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Parcel LC2

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

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. The parcel retains rural land uses and so is considered part of the countryside.
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. The parcels weak inner boundary and shared landform allow for some influence from the edge of the settlement to the north.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Weak outer boundaries and the sloping landform could allow

Assessment Considerations	Assessment
	for impact from development on neighbouring Green Belt 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:

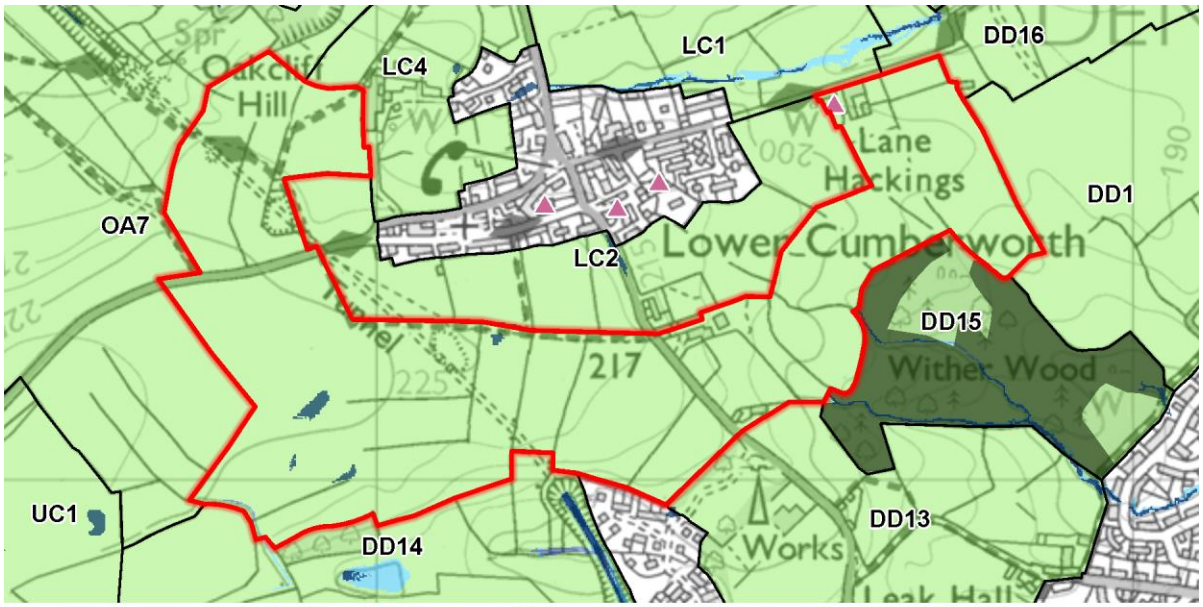
Equal contribution

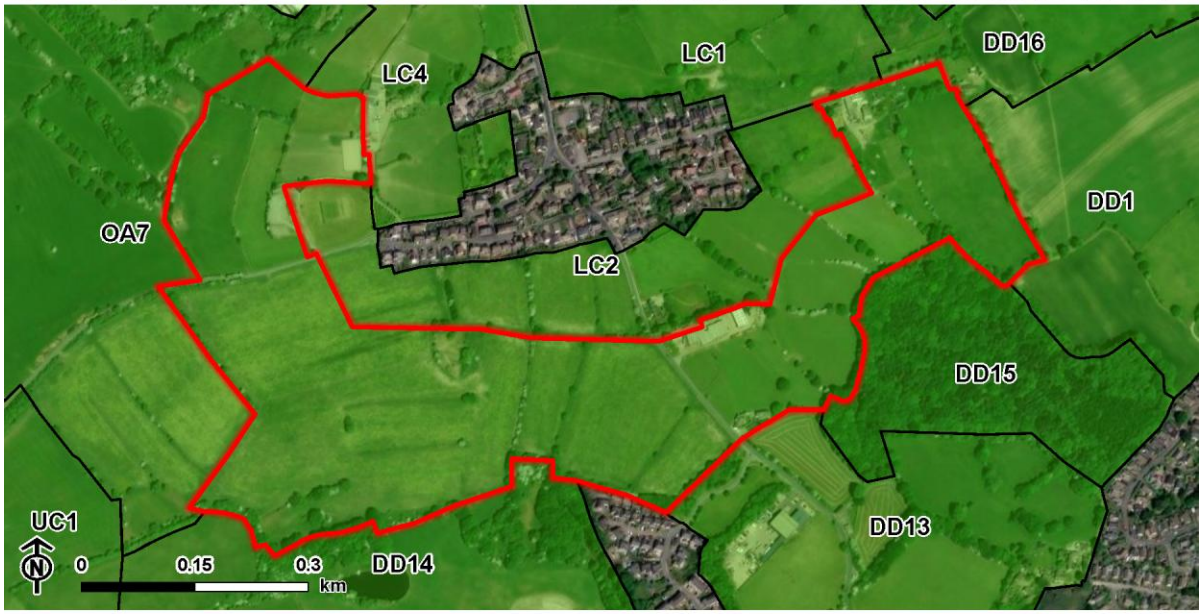
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel 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 LC3





Parcel LC3 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel LC3

Contribution of land in Parcel LC3

Parcel LC3 Assessment Conclusions

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

Parcel LC3 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the south, east, and west of Lower Cumberworth. The parcel comprises agricultural fields with dry-stone wall boundaries and occasional mature trees. Parcel size: 31ha. 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. Landform shows more variation in the east of the parcel towards Wither Wood. There is a weak perception of urban development outside of the parcel. The moderate boundary features and the gap between the parcel and Lower Cumberworth create a weak perception of the settlement edge, however, a small section of the outer boundary to the south is formed by residential garden boundaries to the north of Denby Dale. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

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

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Parcel LC3

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

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. The parcel retains rural land uses and so is considered part of the countryside.
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. There is some urbanising influence from the weak outer boundary to the south which joins the edge of Denby Dale.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Weak outer boundaries and the varied local landform could allow for an impact from development on neighbouring Green Belt areas.

Parcel LC3

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:

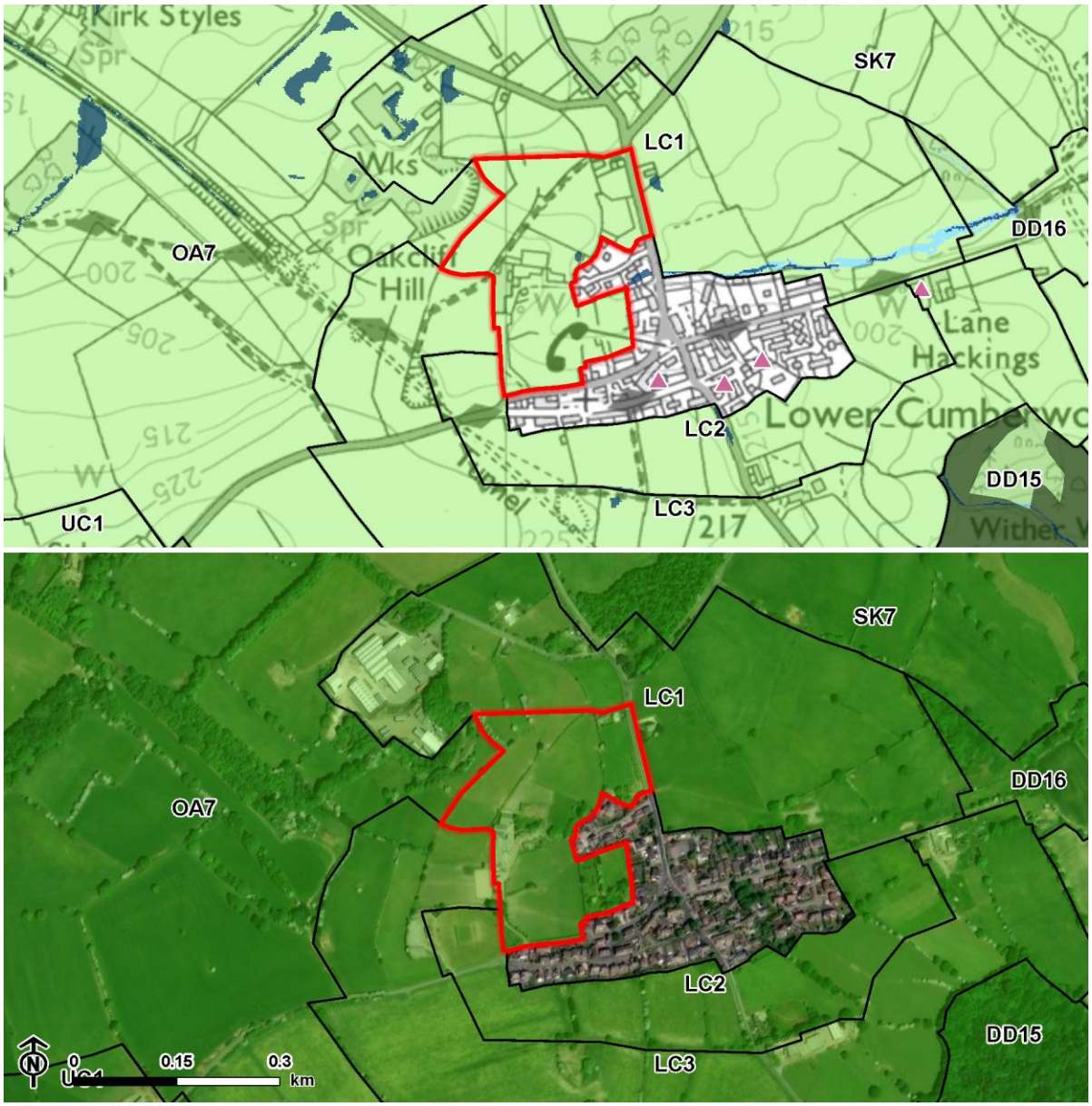
Equal contribution

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 LC4



Parcel LC4 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel LC4

Contribution of land in Parcel LC4

Parcel LC4 Assessment Conclusions

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

Parcel LC4 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north-west of Lower Cumberworth. The parcel comprises agricultural fields with dry-stone wall boundaries, mature trees, and associated farm buildings in the west. The east of the parcel includes some encroachment from residential rear gardens. Parcel size: 7ha. There are no significant boundary features to separate the parcel from the settlement. The parcels inner boundary is formed by weak residential garden boundaries. 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. The parcels weak inner boundaries allow for some perception of the northern edge of Lower Cumberworth. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider Countryside. The rising landform limits connection to the wider Green Belt.

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

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

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. The parcel retains rural land uses and so is considered part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The parcels weak inner boundaries allow for some urbanising influence from the northern edge of Lower Cumberworth.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcels weak outer boundaries and the sloping landform could allow for an impact from development on neighbouring Green Belt areas.

Parcel LC4

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.