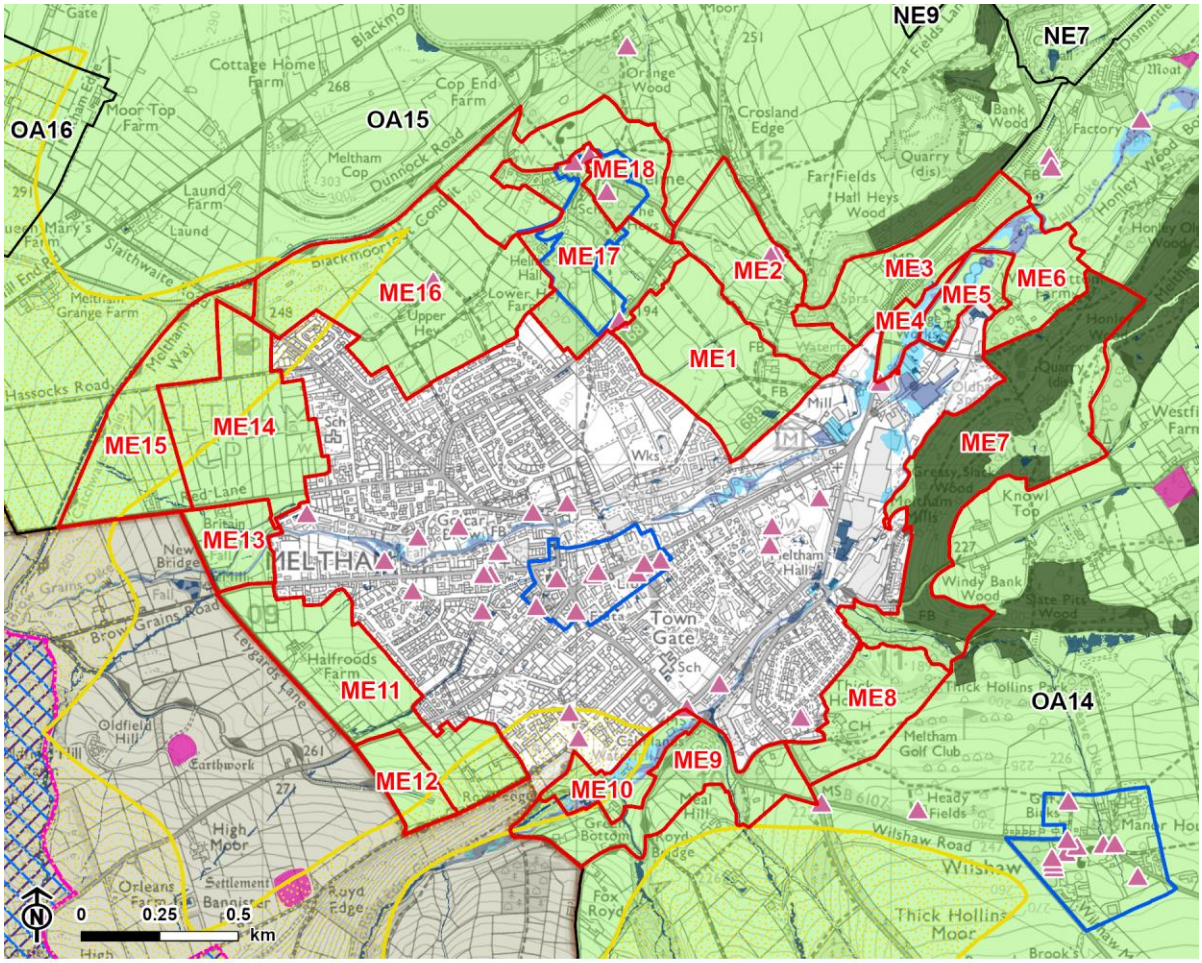
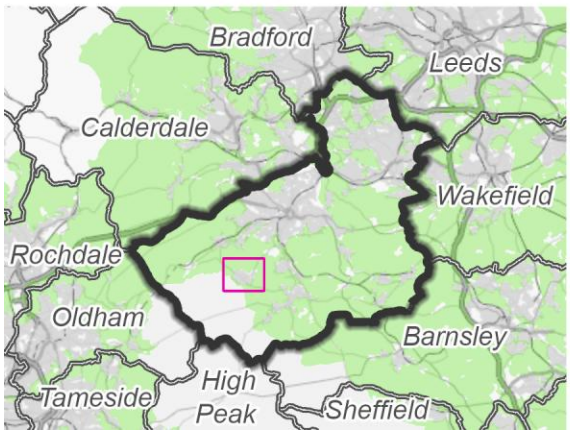
Meltham



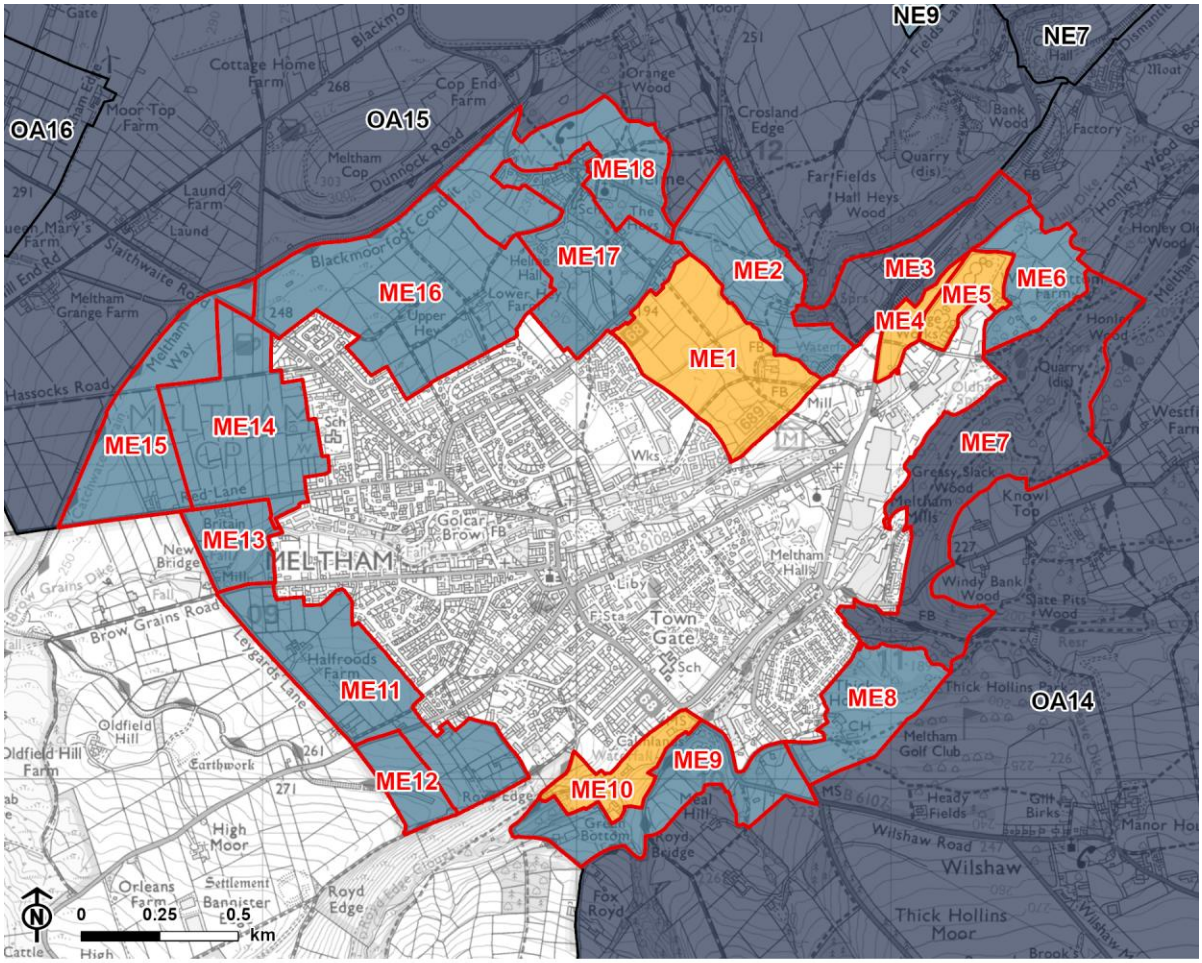
Meltham parcel
Neighbouring parcel
Kirklees
Neighbouring authority
Green Belt



NPPF Footnote 7 designations

Listed building
Special Area of Conservation
Special Protection Area
Site of Special Scientific Interest
Ancient woodland
Blanket bog
Peaty soil
National Park
Flood zone 3
Flood zone 2
High risk of surface water flooding
Conservation area
Scheduled monument

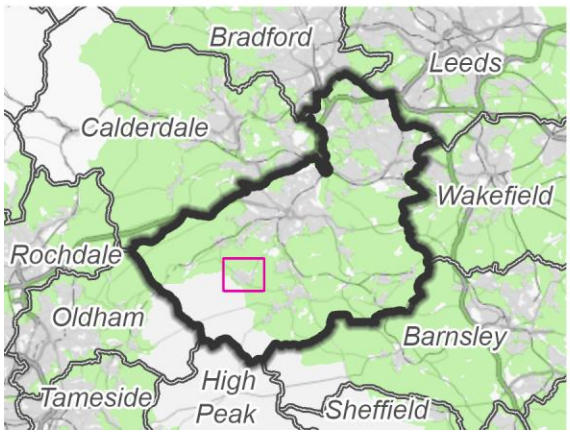
Meltham



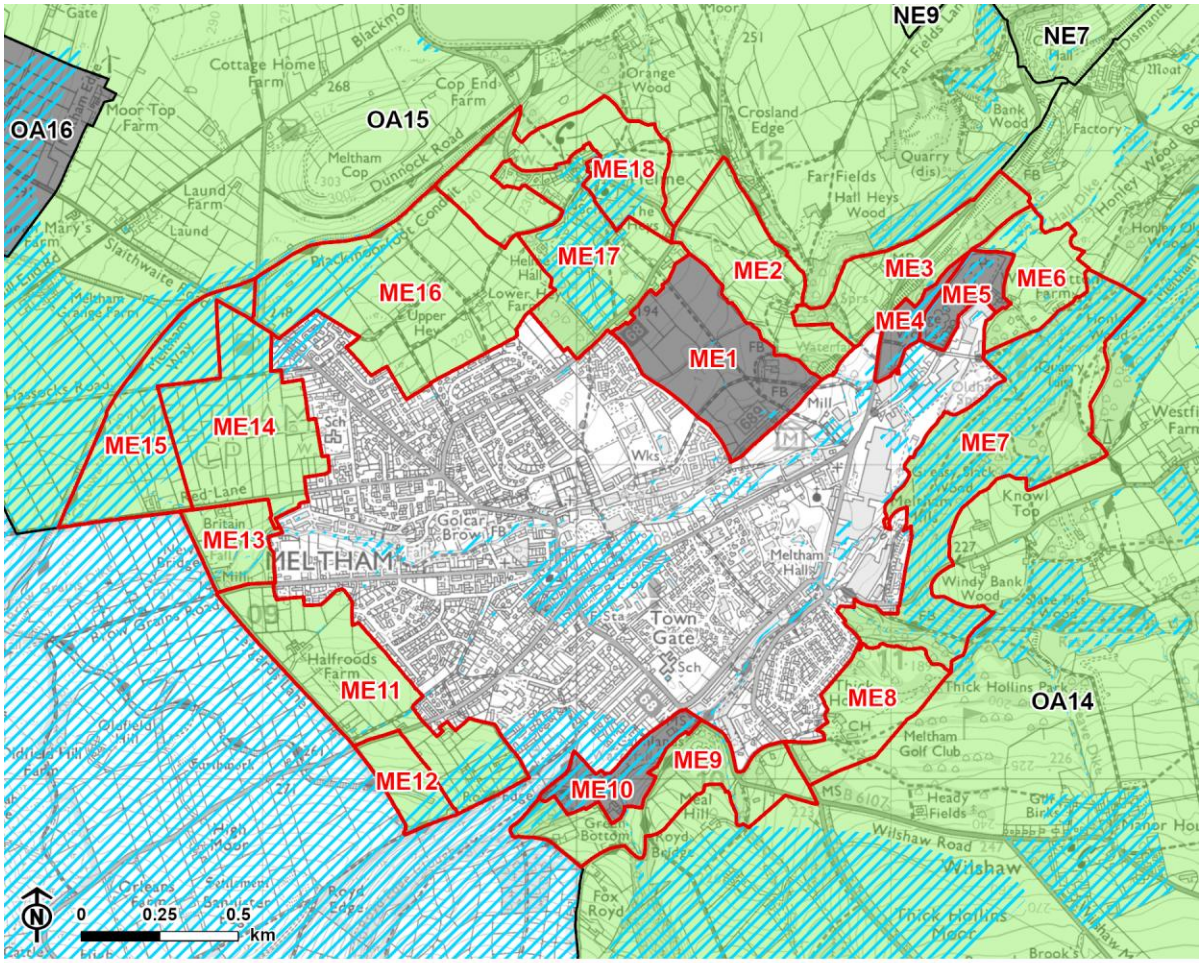
Meltham parcel
Neighbouring parcel
Kirklees
Neighbouring authority
Green Belt

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

Very Strong
Strong
Moderate
Weak/no



Meltham



Meltham parcel

Neighbouring parcel

Kirklees

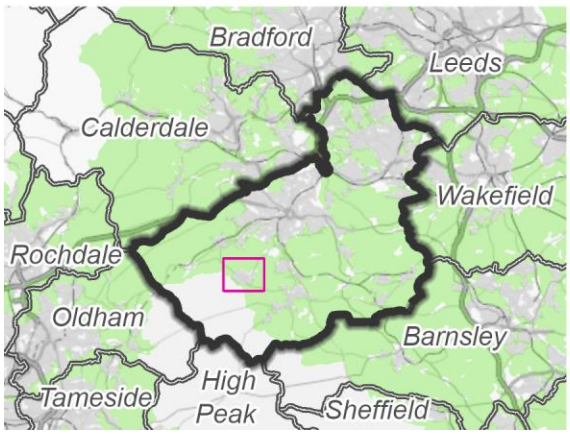
Neighbouring authority

Green Belt

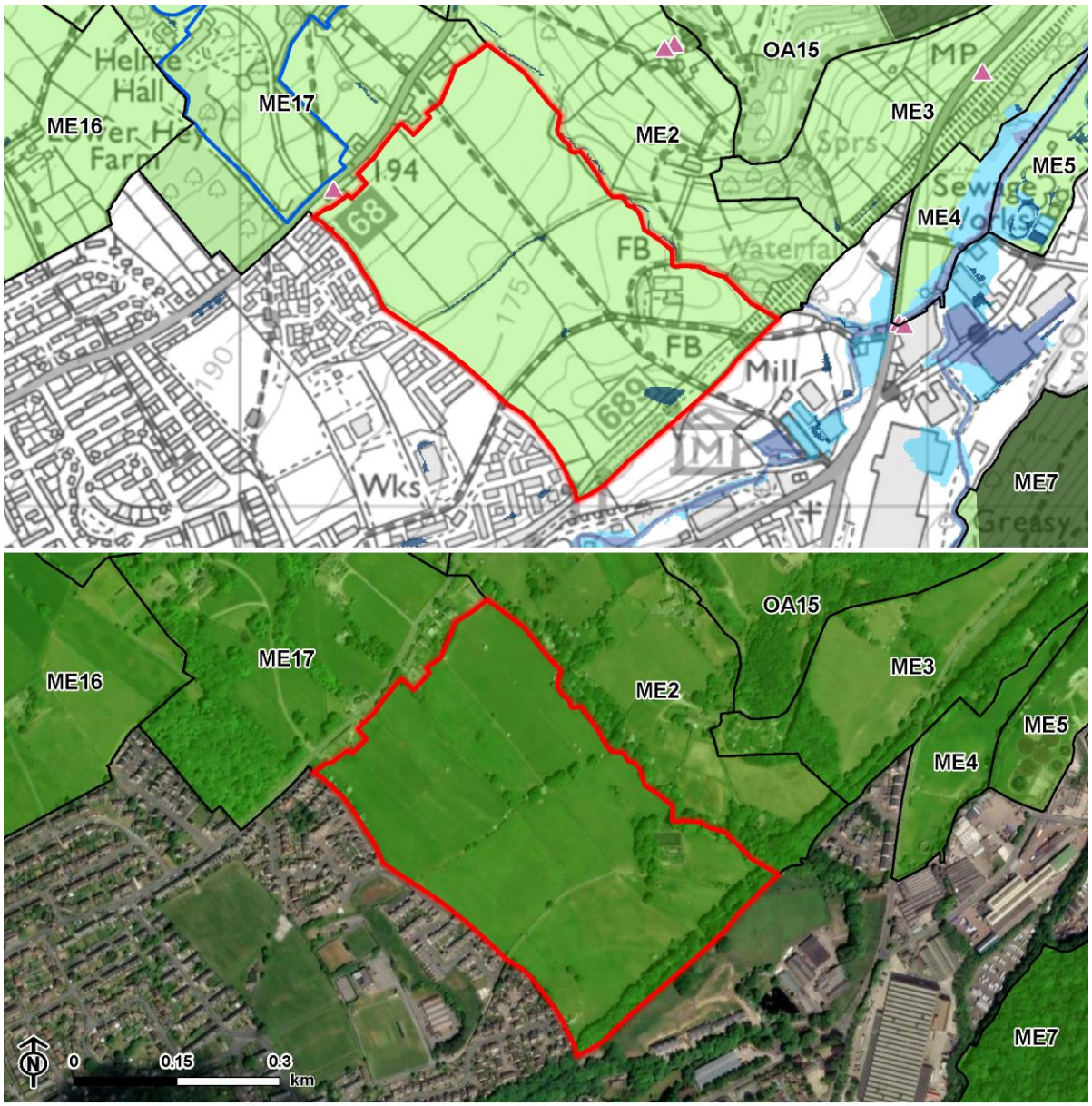
Potential grey belt

Potentially suitable for definition as grey belt land in the district

Footnote 7 designation



Parcel ME1



Parcel ME1 | 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

Parcel ME1

Contribution of land in Parcel ME1

Parcel ME1 Assessment Conclusions

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

Parcel ME1 Description

Parcel Location, Land Uses and Boundaries
Land located to the north east of Meltham which primarily includes open fields that slope to the southeast. The southeast area of the parcel comprises a dismantled railway line. A tree lined dike forms the outer parcel boundary to the northeast. Helme Lane is located to the northwest of the northwest outer boundary. Parcel size: 20ha. 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 a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

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. Meltham 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 change in landform, spring and linear wooded areas along the outer boundary edge forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land to the northeast.

Parcel ME1

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 lies in a robust gap between towns. The gap separates Meltham and Huddersfield. It contains strong separating features including the Blackmoorfoot Reservoir, landform changes and intervening woodland blocks.
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 very small part of the gap. There are no strong separating features within the parcel itself, but there are strong separating features elsewhere in the gap including the Blackmoorfoot Reservoir and intervening woodland and changes in the landform.
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:

Moderate contribution

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

Parcel ME1

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 parcel has strong outer boundary features to the northeast so development within the parcel would not increase the urbanising impact of development on adjacent open land in this direction. To the northwest, development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

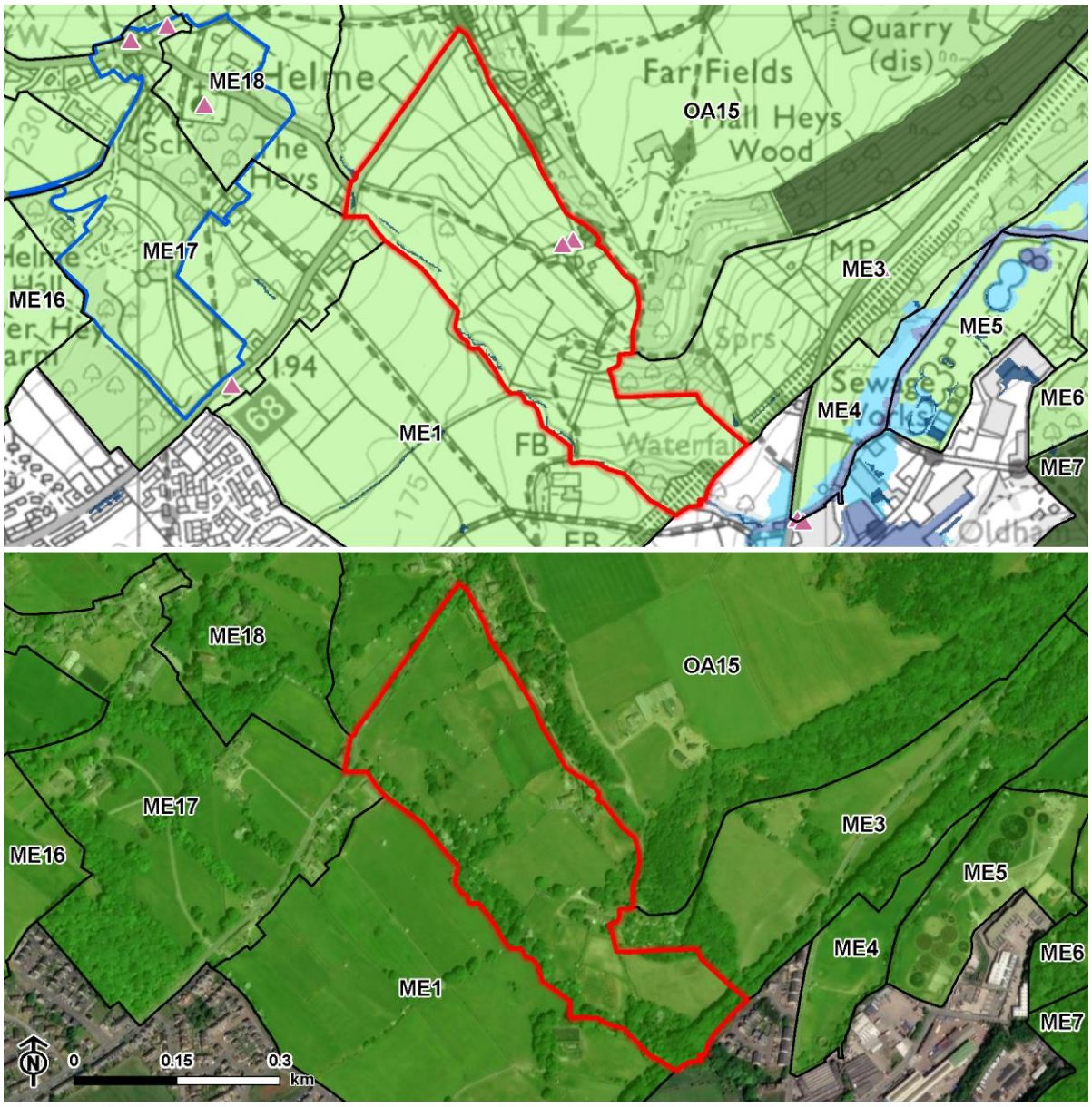
Equal contribution

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

Grey Belt

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

Parcel ME2



NPPF Footnote 7 designations

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

Parcel ME2

Contribution of land in Parcel ME2

Parcel ME2 Assessment Conclusions

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

Parcel ME2 Description

Parcel Location, Land Uses and Boundaries
Land located north-east of Meltham. It primarily comprises steep south-western sloping open fields. The outer boundary to the south-east comprises a woodland block, with a dismantled railway running along the south-eastern boundary, and Harrison Lane running to the north-west. Parcel size: 15ha. 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 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:

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. Meltham 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 distance and change in landform which currently give the parcel a strong sense of separation from urbanising influences.

Parcel ME2

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 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:

Weak/No 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 Meltham and Huddersfield. It contains strong separating features including the Blackmoorfoot reservoir, landform changes and intervening woodland blocks.
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 very small part of the gap. As aforementioned, the Blackmoorfoot reservoir, changes in landform and the blocks of woodland create significant separating features elsewhere in the gap.
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.
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 ME2

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 has only low stone walls along Harrison Lane forming the outer boundary to the northwest, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

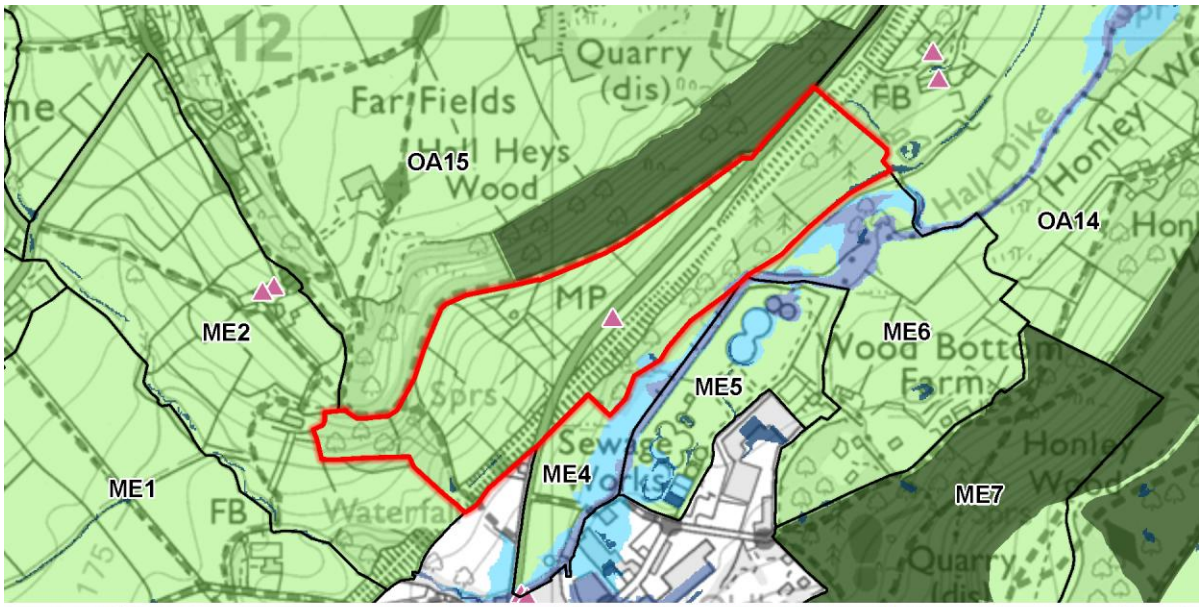
Equal contribution

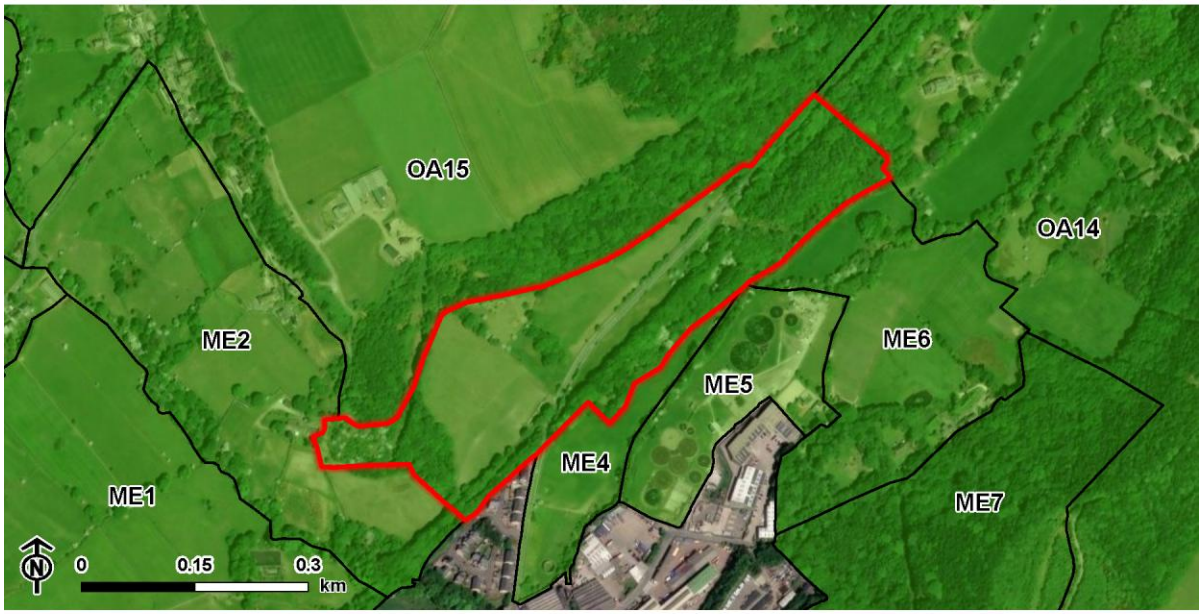
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel ME3





Parcel ME3 | 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 ME3

Contribution of land in Parcel ME3

Parcel ME3 Assessment Conclusions

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

Parcel ME3 Description

Parcel Location, Land Uses and Boundaries
Land located north-east of Meltham. It primarily comprises open fields which slope to the south-east. Woodland forms the western and south-western outer boundary of the parcel, with the B6108 and the dismantled railway located to the east and south of the parcel. Parcel size: 12ha. There is a consistent, well- defined 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 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:

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. Meltham is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Meltham for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	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 railway to the east, the woodland to the west and south-west, and the B6108 to the east which currently give the parcel a strong sense of separation from urbanising influences.

Parcel ME3

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 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:

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 Meltham and Huddersfield. It contains strong separating features including the Blackmoorfoot reservoir, changes in landform, and intervening woodland blocks.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap. The Blackmoorfoot reservoir, changes in landform and the blocks of woodland elsewhere in the gap create significant 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 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 ME3

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The wooded ridge to the northwest of the parcel 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:

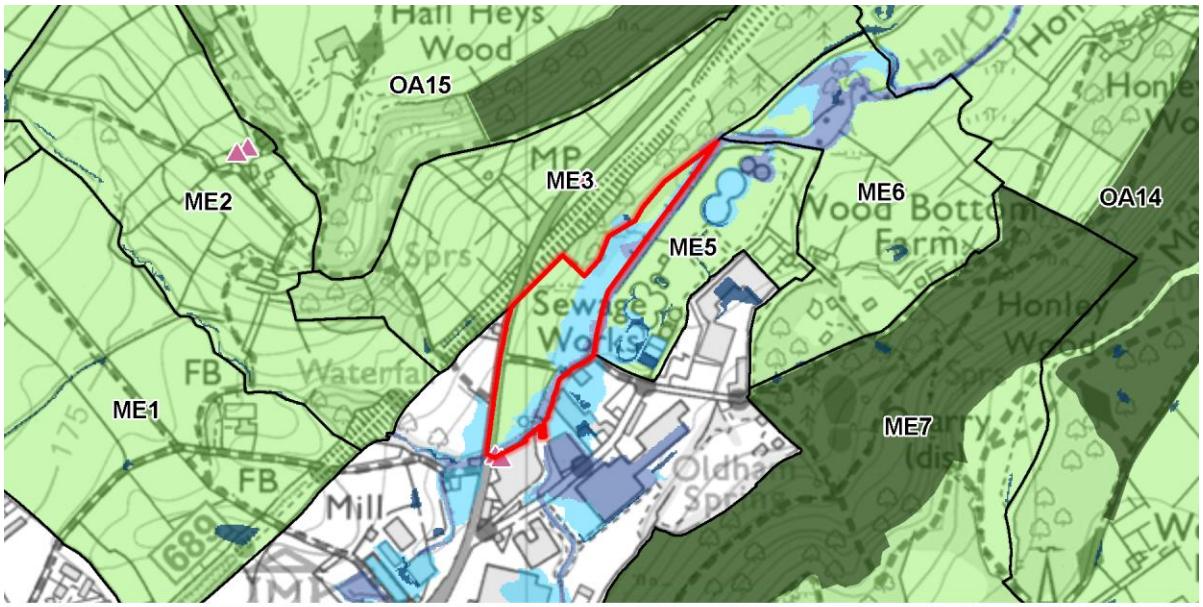
Equal contribution

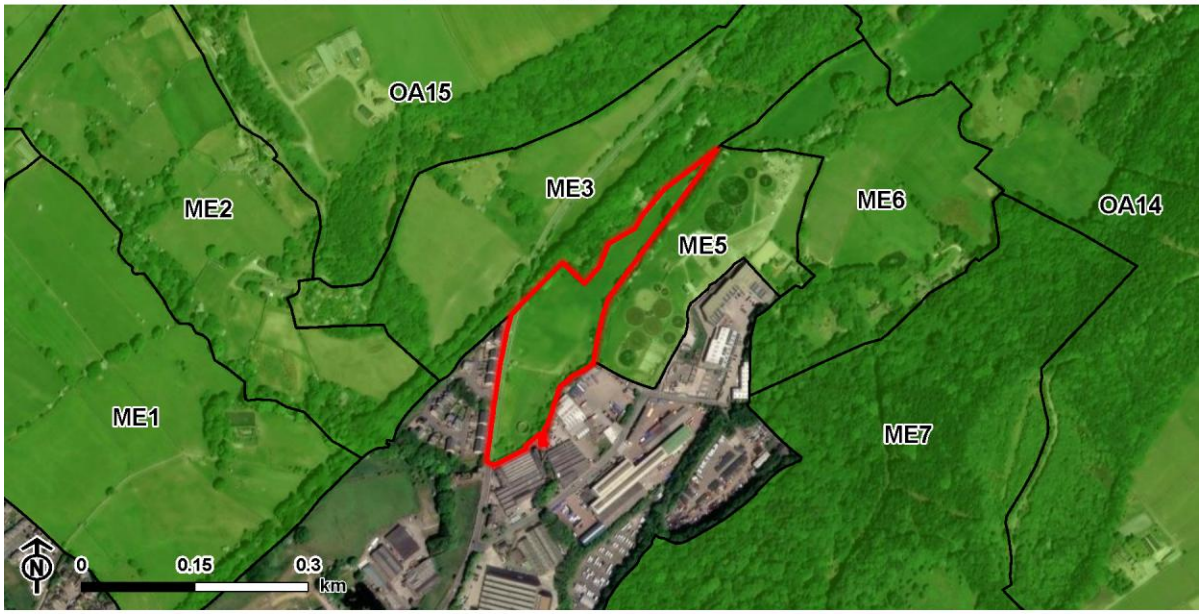
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel ME4





Parcel ME4 | 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 ME4

Contribution of land in Parcel ME4

Parcel ME4 Assessment Conclusions

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

Parcel ME4 Description

Parcel Location, Land Uses and Boundaries
Land located to the northeast of Meltham. It comprises open fields which are bound to the west by Huddersfield Road and a disused railway line, and to the east by Meltham Dike and tree cover. Parcel size: 3ha. There is a combination of features creating a moderate boundary between the settlement and the parcel. 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. Natural features limit perception of 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. Meltham 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. Meltham Dike, Huddersfield Road, disused railway line and woodland slope form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Parcel ME4

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 lies in a robust 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 parcel forms a very small part of the gap and the remaining land in the gap consists of strong separating features
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:

Moderate contribution

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

Parcel ME4

Assessment Considerations	Assessment
	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:

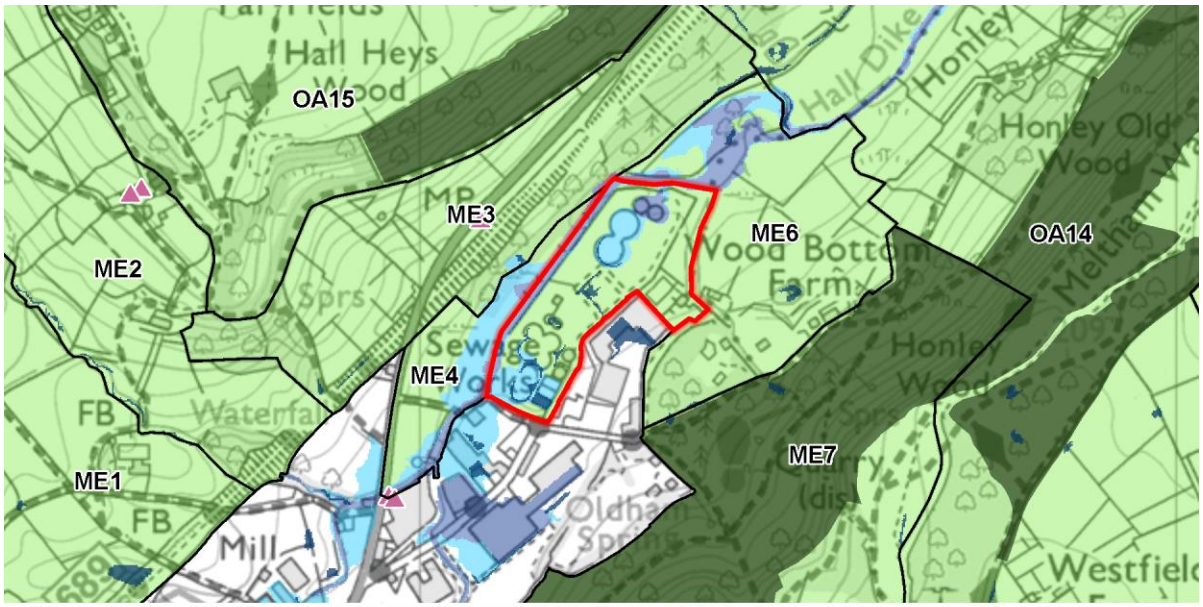
Equal contribution

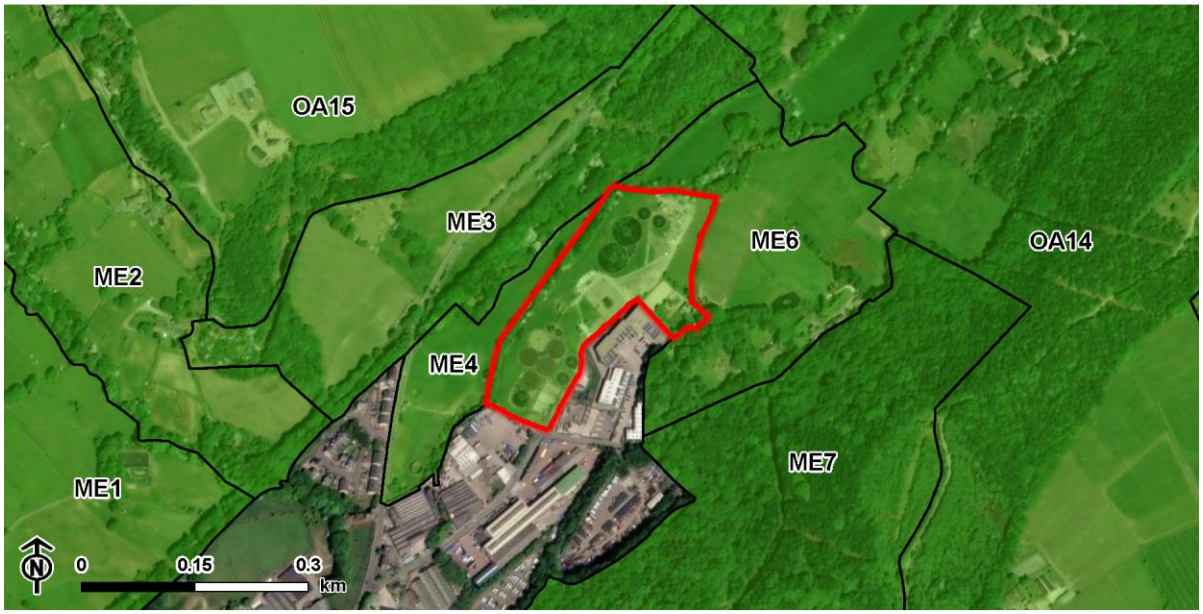
All Green Belt land plays an equal role in relation to this purpose.

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 ME5





Parcel ME5 | 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 ME5

Contribution of land in Parcel ME5

Parcel ME5 Assessment Conclusions

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

Parcel ME5 Description

Parcel Location, Land Uses and Boundaries
Land located to the north-east of Meltham. Land comprises a sewage treatment works, and is bound by Meltham Dike along the western boundary that wraps round to the north of the parcel. An access track to access the sewage works is located to the south-eastern boundary. Parcel size: 5ha. 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. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Natural features limit perception of 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. Meltham 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. There is some urbanising influence associated with adjacent industrial development in Meltham.
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. Meltham Dike and the woodland to the north clearly mark 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 ME5

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 lies in a robust gap between towns. The gap separates Meltham and Huddersfield. It contains strong separating features including a dismantled railway, mature woodland blocks and changes in landform.
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 does not form a substantial part of the gap. The parcel forms a very small part of the gap. As aforementioned, the intervening woodland and changes in landform create significant separating features elsewhere in the gap.
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:

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. There is some

Parcel ME5

Assessment Considerations	Assessment
	urbanising influence associated with adjacent industrial development in Meltham.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Meltham Dike and the woodland 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:

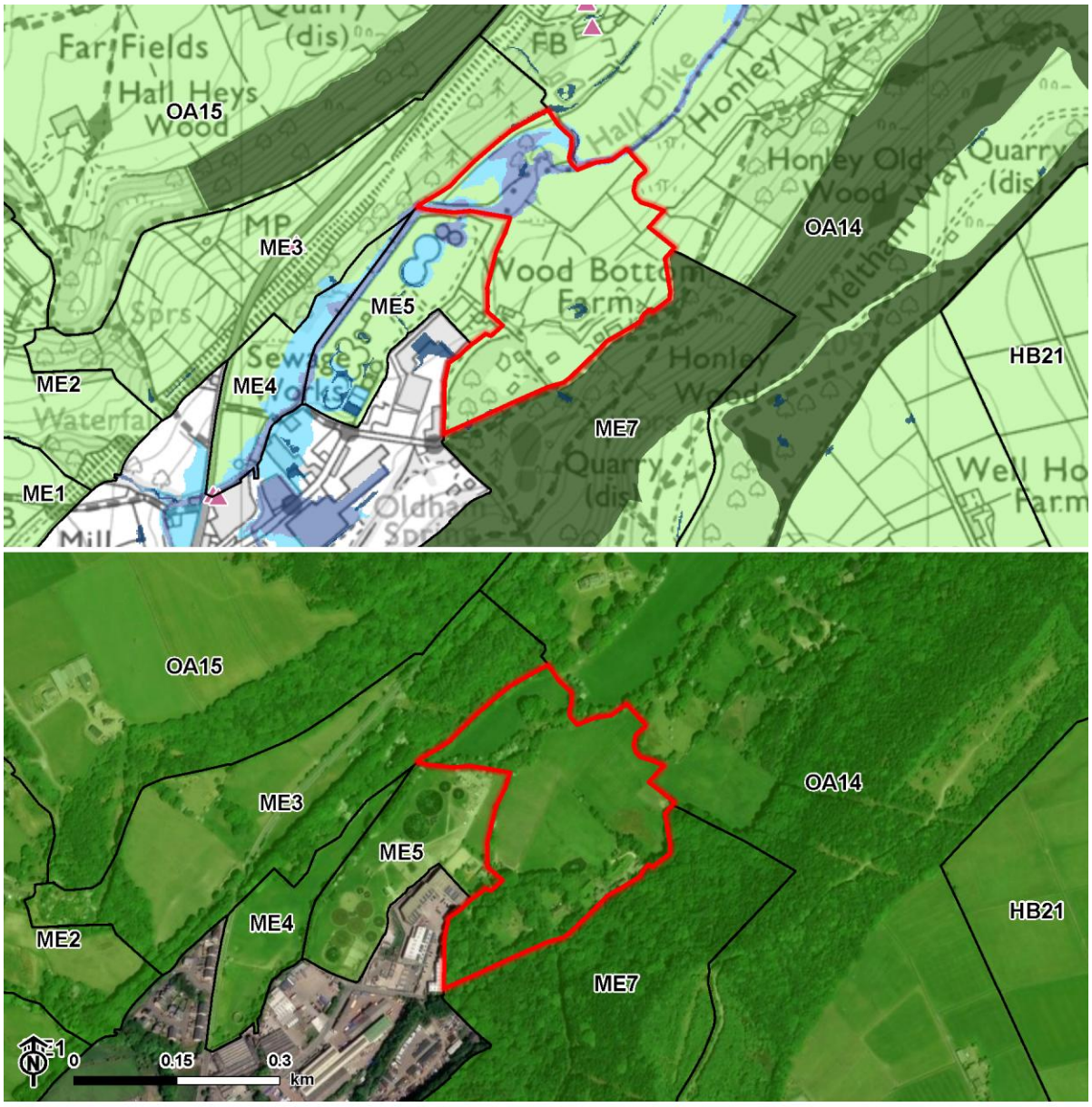
Equal contribution

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

Grey Belt

The parcel 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 ME6



NPPF Footnote 7 designations

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

Parcel ME6

Contribution of land in Parcel ME6

Parcel ME6 Assessment Conclusions

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

Parcel ME6 Description

Parcel Location, Land Uses and Boundaries
Land located to the northeast of Meltham. It primarily comprises south-eastward sloping open fields, as well as an area of tree cover in the south-west. The parcel is bound by Hall Dike to the north and west, and Bent Ley Road and steep wooded slopes to the south and east. The outer boundary to the north-east comprises scattered hedgerow and tree field boundaries. Parcel size: 9ha. 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 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. 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 near to a large built-up area. Meltham 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 dike and woodland which currently give the parcel a strong sense of separation from urbanising influences.

Parcel ME6

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 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 Meltham and Huddersfield. It contains strong separating features including a dismantled railway, changes in landform, and woodland blocks.
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 there are strong separating features elsewhere 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.

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 has only weak outer boundary features to the

Parcel ME6

Assessment Considerations	Assessment
	north, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

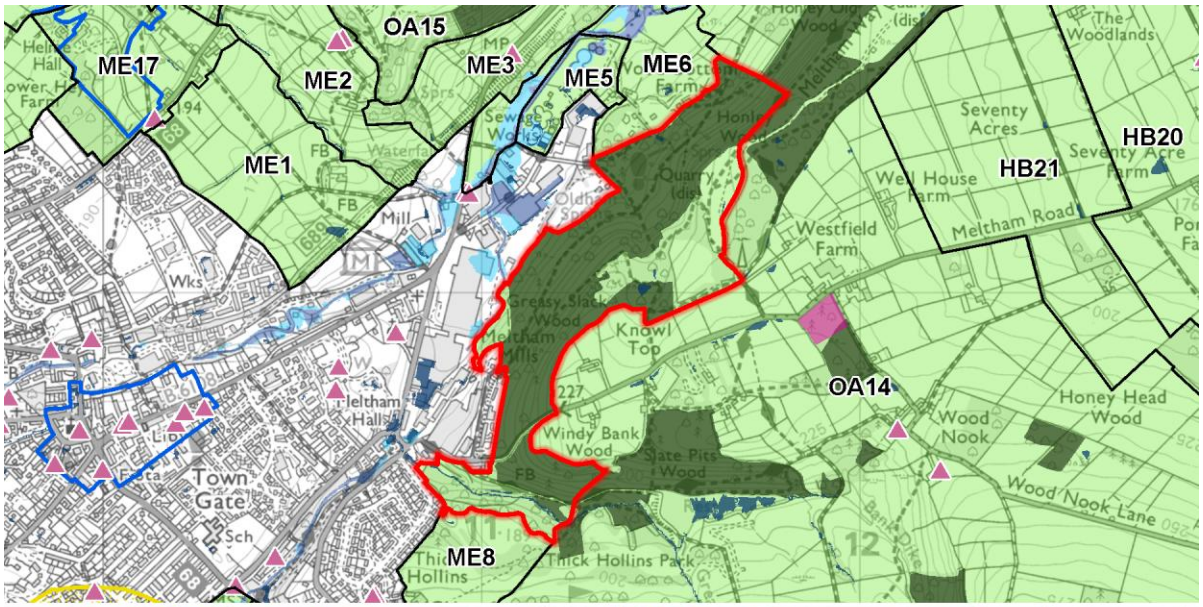
Equal contribution

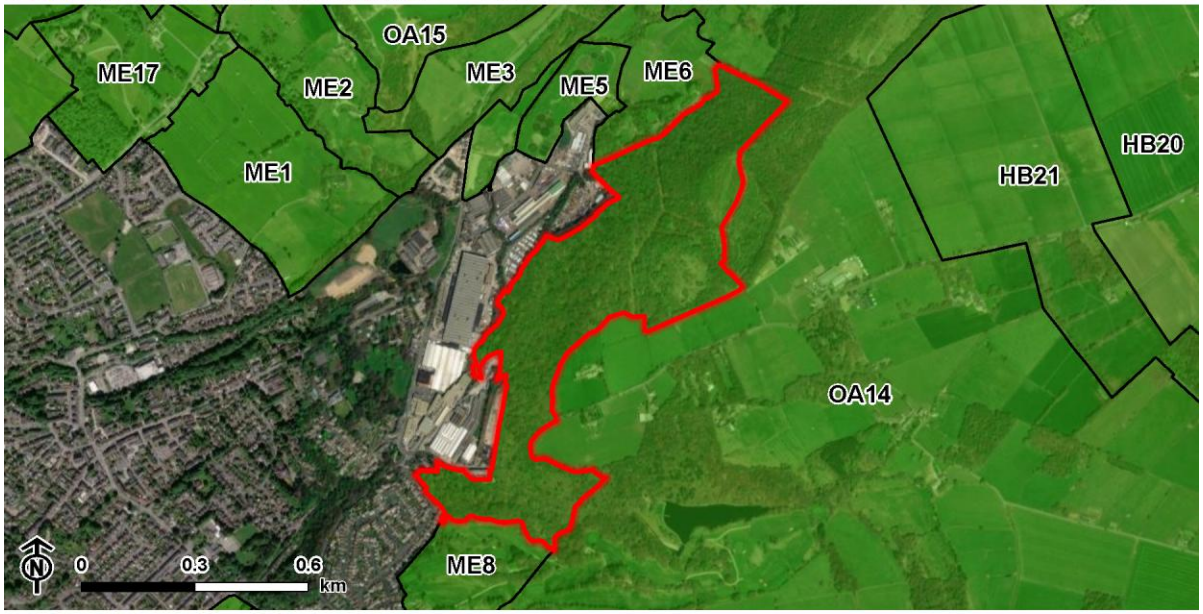
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel ME7





Parcel ME7 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel ME7

Contribution of land in Parcel ME7

Parcel ME7 Assessment Conclusions

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

Parcel ME7 Description

Parcel Location, Land Uses and Boundaries
Land located to the east of Meltham. Land comprises dense woodland on steep, westward sloping terrain. The Ridge Busk watercourse runs to the south of the parcel. Public Rights of Way cross the parcel, and the outer boundary to the east comprises wider mature dense woodland and open sloping fields. Parcel size: 37ha. There is a strong boundary feature between the settlement and the parcel. 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 a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

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. Meltham 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 the woodland and landform which currently give the parcel a strong sense of separation from urbanising influences.

Parcel ME7

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 slopes within the parcel 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 Meltham and Holmfirth. It contains strong separating features including intervening woodland blocks and changes in landform such as the presence of Swinny Knoll.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap. Although the parcel contains strong separating features, there are also strong separating features including intervening woodland blocks and changes in landform (such as the presence of Swinny Knoll) located within the remainder of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. 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 free from urbanising development.

Parcel ME7

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 woodland and landform 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:

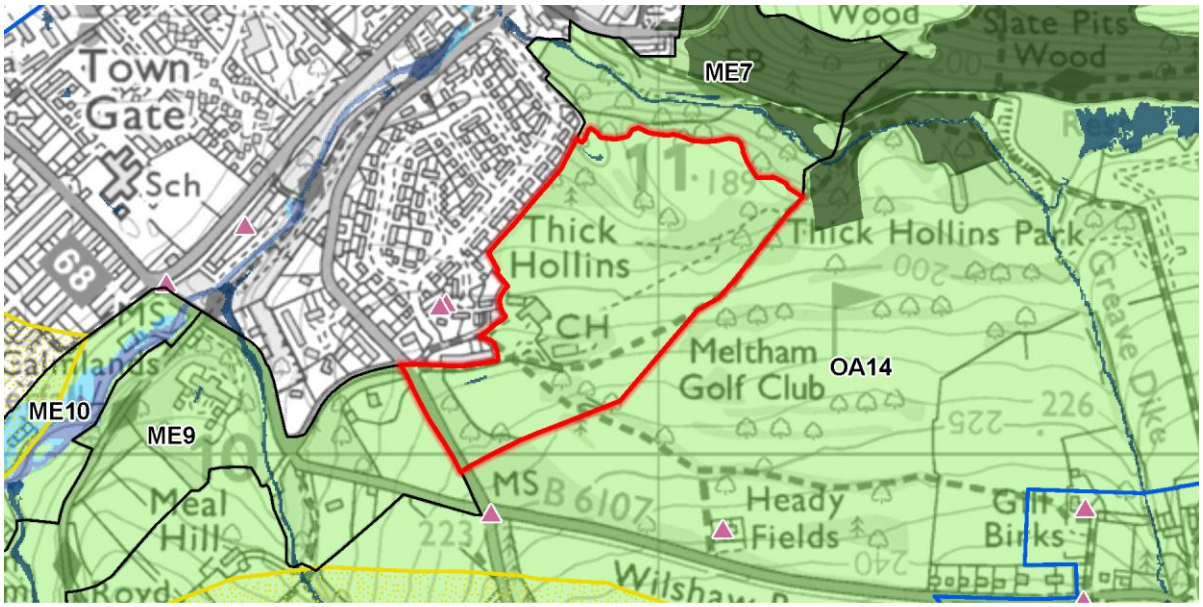
Equal contribution

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

Grey Belt

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

Parcel ME8





Parcel ME8 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Ancient woodland
- Peaty soil
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Parcel ME8

Contribution of land in Parcel ME8

Parcel ME8 Assessment Conclusions

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

Parcel ME8 Description

Parcel Location, Land Uses and Boundaries
Land located to the southeast of Meltham. It comprises part of Meltham Golf Club, and is bound by a woodland block to the north and south-east, and the B6107 to the southwest. Parcel size: 11ha. 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 no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

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. Meltham 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 the woodland, landform changes and intervening vegetation which currently give the parcel a strong sense of separation from urbanising influences.

Parcel ME8

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. Woodland, landform and intervening vegetation within the parcel means 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 Meltham and Holmfirth. It contains strong separating features including intervening woodland blocks and changes in landform, including the presence of Swinny Knoll.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap. As aforementioned, the intervening woodland and changes in landform create significant separating features elsewhere 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.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel ME8

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 has only scattered tree boundaries forming its outer boundary to the southeast, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

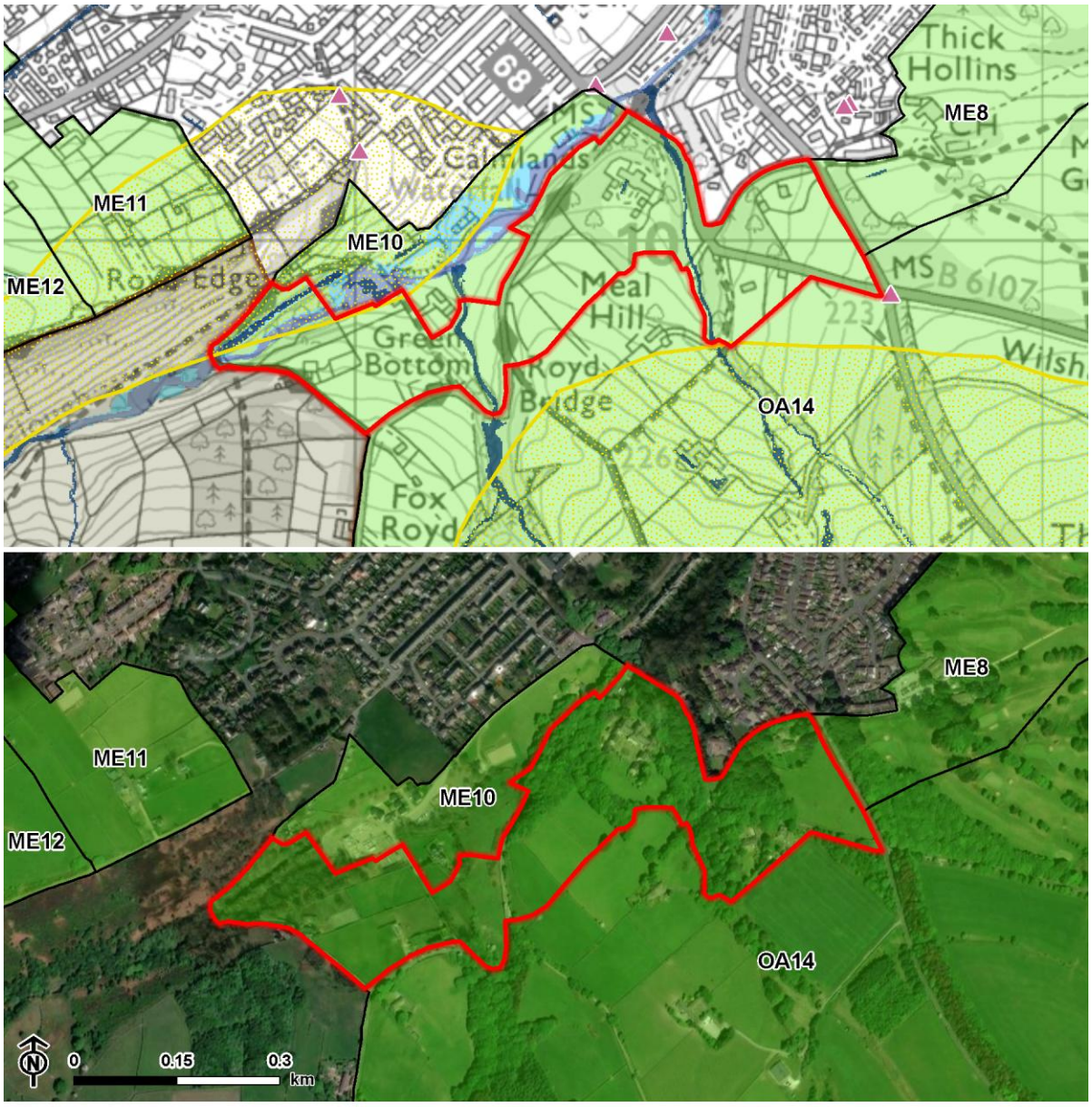
Equal contribution

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

Grey Belt

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

Parcel ME9



Parcel ME9 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Peaty soil
- National Park
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Parcel ME9

Contribution of land in Parcel ME9

Parcel ME9 Assessment Conclusions

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

Parcel ME9 Description

Parcel Location, Land Uses and Boundaries
Land located south of Meltham which comprises mature woodland with some areas of open sloping fields, and a numerous of residential properties. Calf Close Dike runs through the parcel and open field boundaries form the outer parcel boundary to the south. Parcel size: 15ha. 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 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:

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. Meltham 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 wooded area and landform change which currently give the parcel a strong sense of separation from urbanising influences.

Parcel ME9

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. Mature woodland 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 Meltham and Holmfirth. It contains strong separating features including intervening mature woodland and changes in landform.
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 does not form a substantial part of the gap. The parcel forms a small part of the gap. As aforementioned, the mature woodland and changes in landform create significant separating features elsewhere 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 likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of 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 ME9

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. Although there are some mature trees and the Calf Close Dike along the outer parcel boundary to the south, due to sloping and open nature of the adjacent Green Belt land, development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

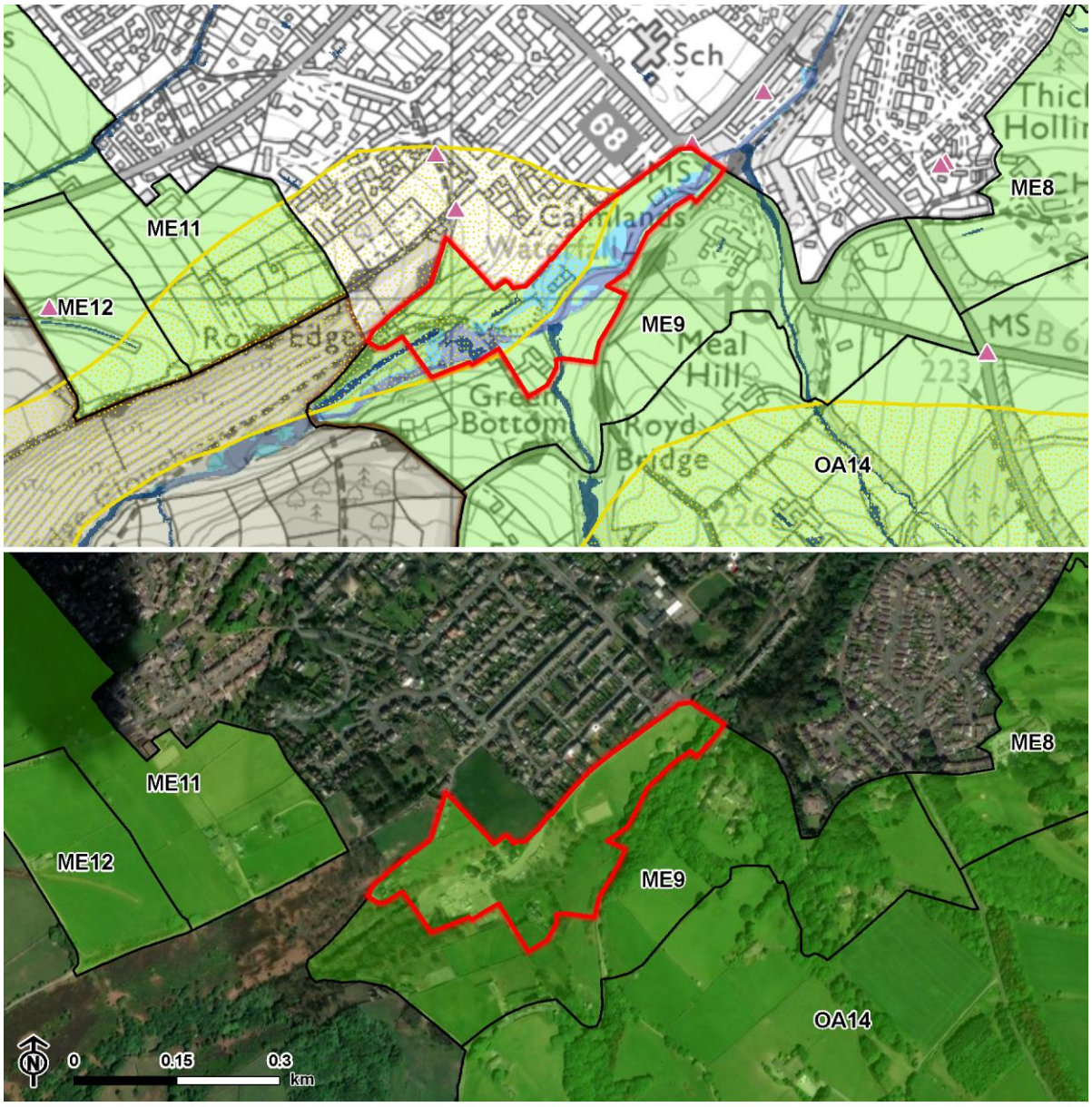
Equal contribution

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

Grey Belt

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

Parcel ME10



Parcel ME10 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Peaty soil
- National Park
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Parcel ME10

Contribution of land in Parcel ME10

Parcel ME10 Assessment Conclusions

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

Parcel ME10 Description

Parcel Location, Land Uses and Boundaries
Land located south of Meltham which comprises sloping fields with some sparse tree cover. Royd Edge Clough runs through the parcel. Royd Road forms the outer boundary feature to the south and the woodland valley forms the outer boundary to the west. 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. 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. Meltham 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. There is some urbanising influence associated with development in Meltham and also some associated with development in the Green Belt to the south-east 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 steep wooded slopes to the south and west of the parcel form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Parcel ME10

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 lies in a robust gap between towns. The gap separates Meltham and Holmfirth. It contains strong separating features including intervening woodland blocks and changes in landform.
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 does not form a substantial part of the gap. The parcel forms a very small part of the gap. As aforementioned, the intervening woodland and changes in landform create significant separating features elsewhere in the gap.
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:

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. There is some urbanising influence associated with development in

Parcel ME10

Assessment Considerations	Assessment
	Meltham and also some associated with development in the Green Belt to the south-east 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 steep wooded slopes 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:

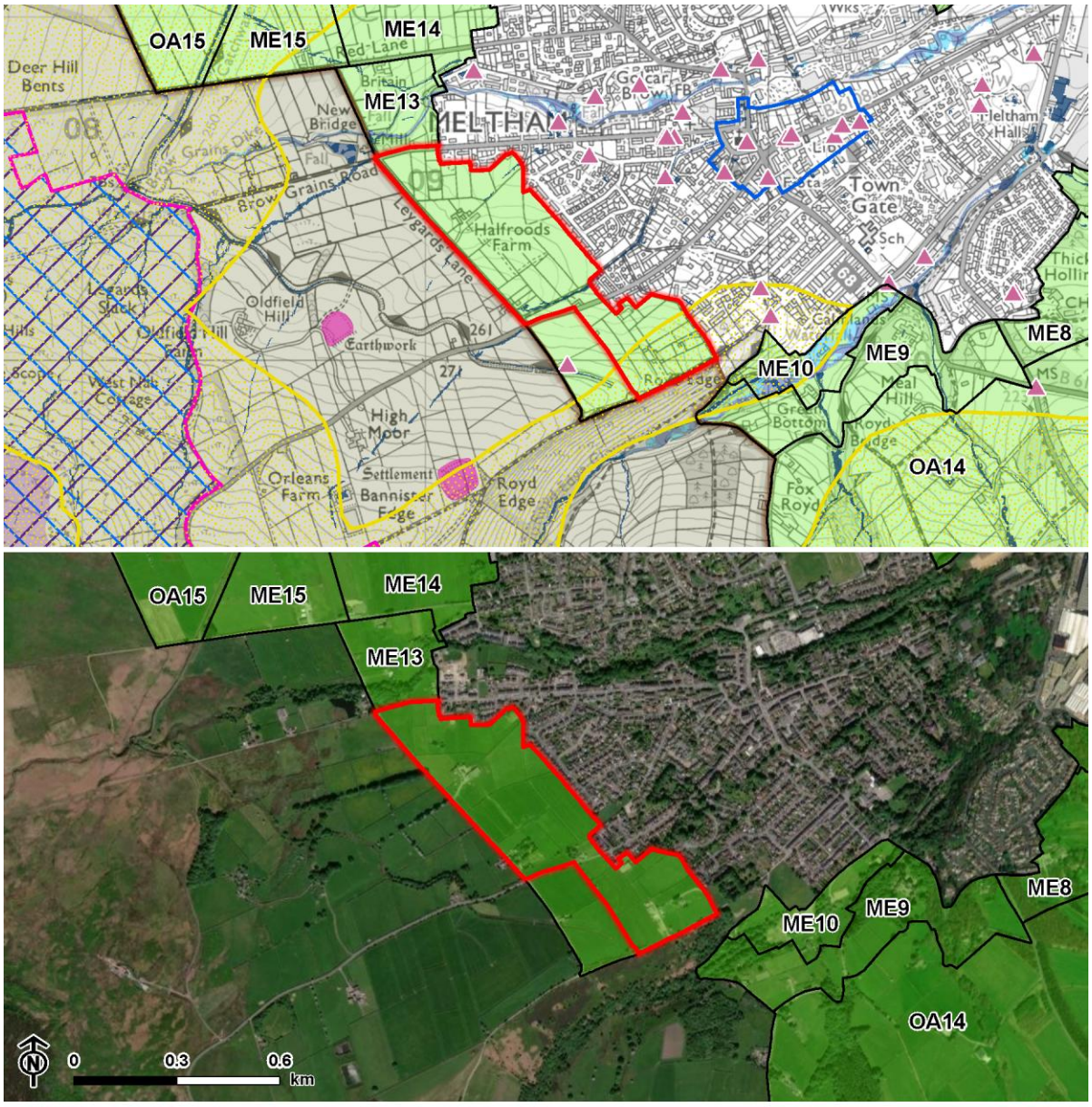
Equal contribution

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 ME11



Parcel ME11 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- Blanket bog
- Peaty soil
- National Park
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument

Parcel ME11

Contribution of land in Parcel ME11

Parcel ME11 Assessment Conclusions

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

Parcel ME11 Description

Parcel Location, Land Uses and Boundaries
Land located to the south-west of Meltham. The parcel comprises mostly open eastern sloping fields with scattered farmsteads and dwellings including Halfroods Farm. The parcel is bound by Leygards Lane to the west, and Mill Moor Road to the north, and Calmlands Road and Royd Edge Clough to the south. Parcel size: 23ha. 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, limiting the impact of any existing urbanising influence.

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. Meltham 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. There is some urbanising influence associated with development in Meltham to the east.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only weak outer boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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 lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between towns that are close enough to be considered neighbouring.
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 is bound by hedgerow and stone wall boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
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 associated with development in Meltham to the east.

Parcel ME11

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 is only bound by hedgerow and stone wall boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

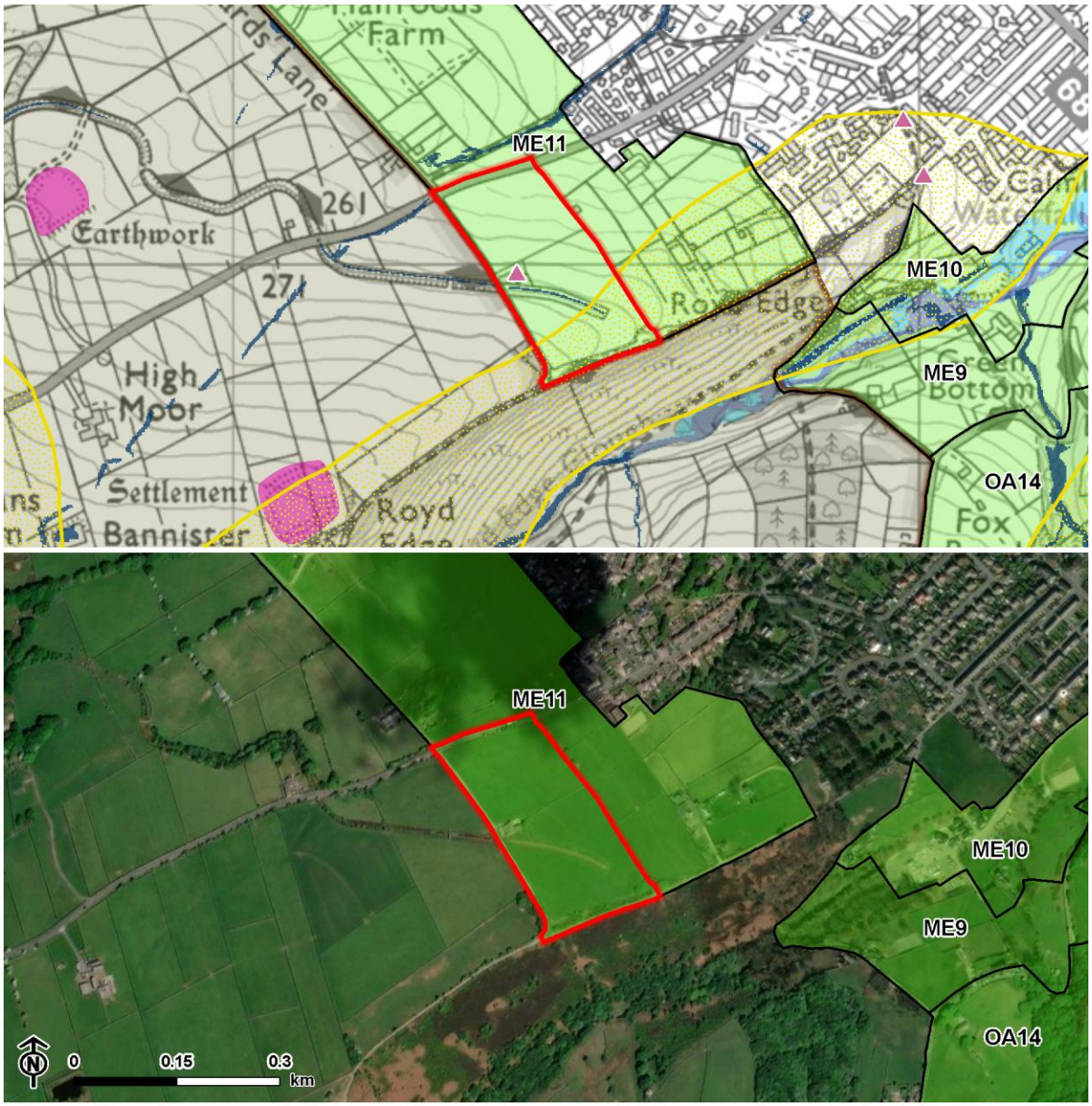
Equal contribution

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

Grey Belt

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

Parcel ME12



Parcel ME12 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Peaty soil
- National Park
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Scheduled monument

Contribution of land in Parcel ME12

Parcel ME12 Assessment Conclusions

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

Parcel ME12 Description

Parcel Location, Land Uses and Boundaries
Land located to the south-west of Meltham which comprises north-eastern sloping open fields. It is bound by Wessenden Head Road to the north, Leygards Lane to the west and Calmlands Lane and Royd Edge Clough to the south. 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. 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 near to a large built-up area. Meltham is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Meltham for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	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 and distance from the urban area which currently gives the parcel a strong sense of separation from urbanising influences. Also, the parcel has only weak outer hedgerow and stone wall

Assessment Considerations	Assessment
	boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land to the west.
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 landform 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:

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 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 ME12

Assessment Considerations	Assessment
	parcel has only hedgerow and stone wall boundaries along the minor lane to the west, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

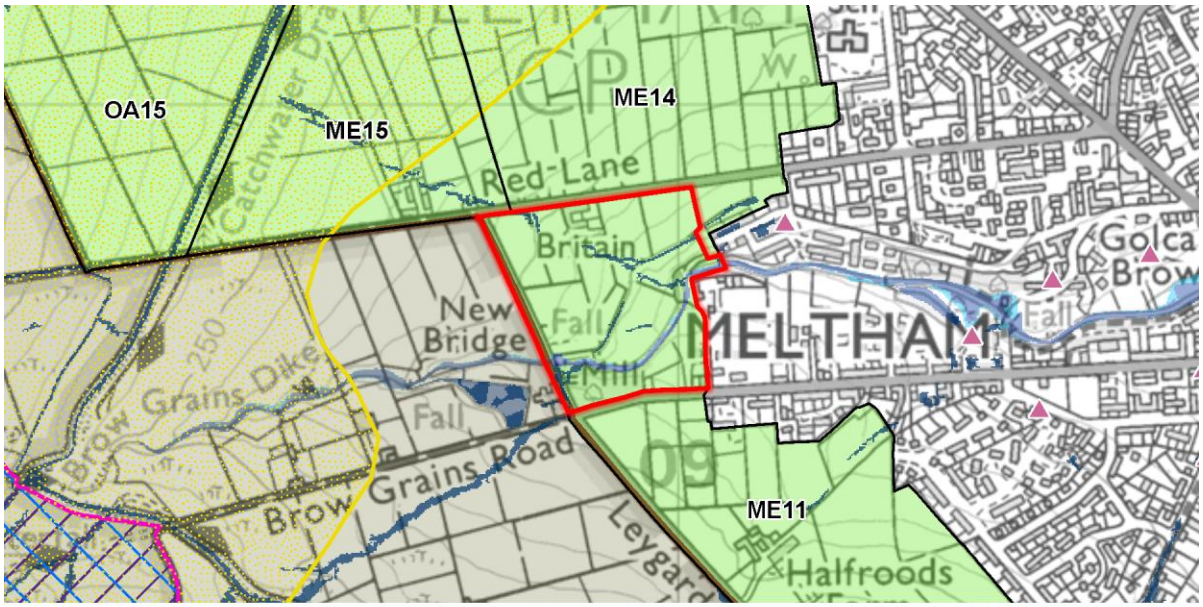
Equal contribution

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

Grey Belt

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

Parcel ME13





Parcel ME13 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- Peaty soil
- National Park
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Contribution of land in Parcel ME13

Parcel ME13 Assessment Conclusions

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

Parcel ME13 Description

Parcel Location, Land Uses and Boundaries
Land located to the west of Meltham. It comprises partly open fields and blocks of woodland along Meltham Dike that runs through the parcel. The parcel is bound by Mill Moor Road to the south, Red Lane to the north, and New Bride Road to the west, which are bordered by dry stone walls. Parcel size: 6ha. 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 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. Meltham 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 Meltham Dike and woodland within the parcel which currently give the parcel a strong sense of separation from urbanising influences. Also the parcel has only stone walled outer boundaries, so development within

Assessment Considerations	Assessment
	it 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 woodland and the Meltham Dike 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?	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 ME13

Assessment Considerations	Assessment
	parcel has only stone wall boundaries to the north and south along Red Lane and Mill Moor Road respectively, and so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

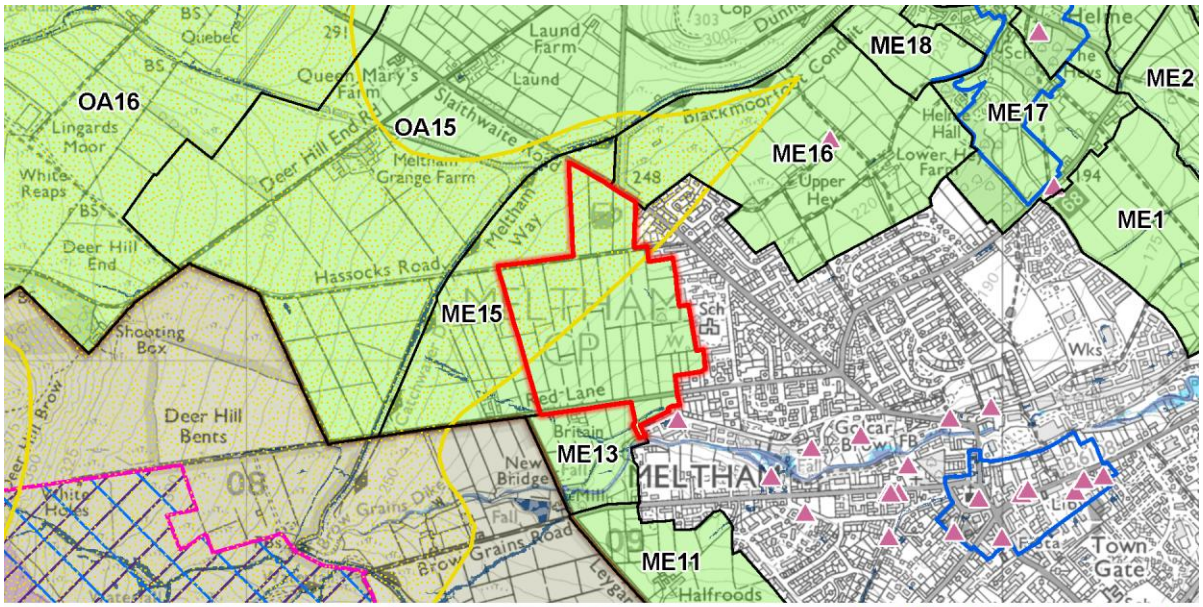
Equal contribution

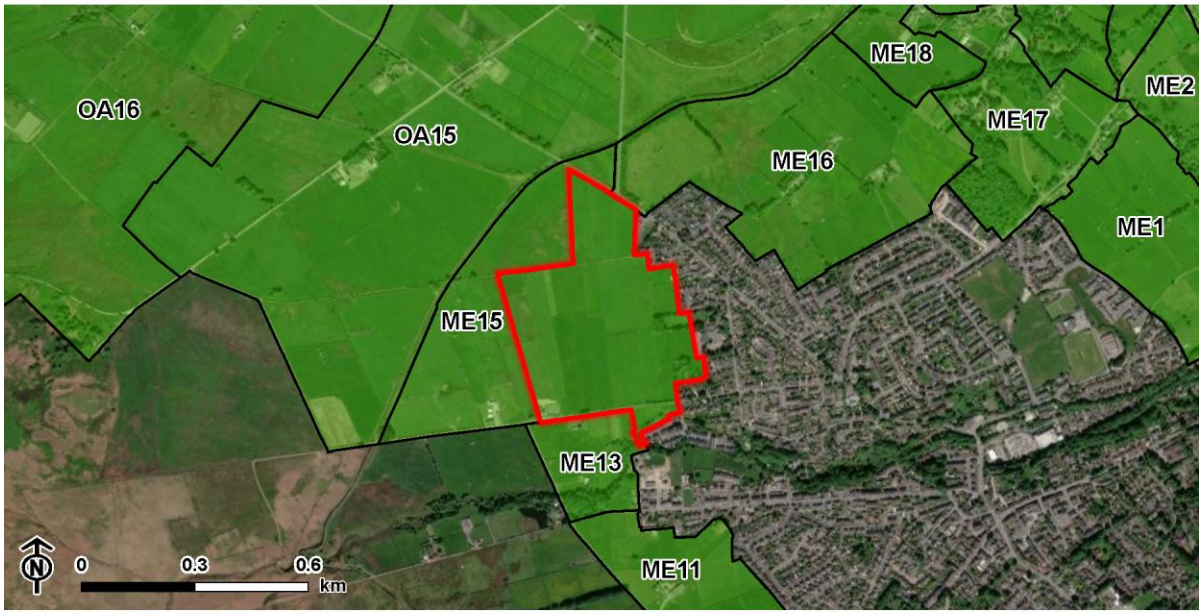
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel ME14





Parcel ME14 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- Blanket bog
- Peaty soil
- National Park
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel ME14

Parcel ME14 Assessment Conclusions

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

Parcel ME14 Description

Parcel Location, Land Uses and Boundaries
Land located to the north east of Meltham. It comprises open fields that slope south-eastwards, and is bound by Meltham to the east, and low stone wall boundaries to the north, south and west. Red Lane runs along the southern boundary of the parcel, with Slaithwaite Road to the north. Parcel size: 21ha. 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. Meltham is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
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 is bound by stone walls and occasional hedgerow to the west, north and south, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel ME14

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 lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	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 is only bound by stone walls and hedgerow boundaries to the west, north and south, so development within the parcel would in turn increase

Assessment Considerations	Assessment
	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:

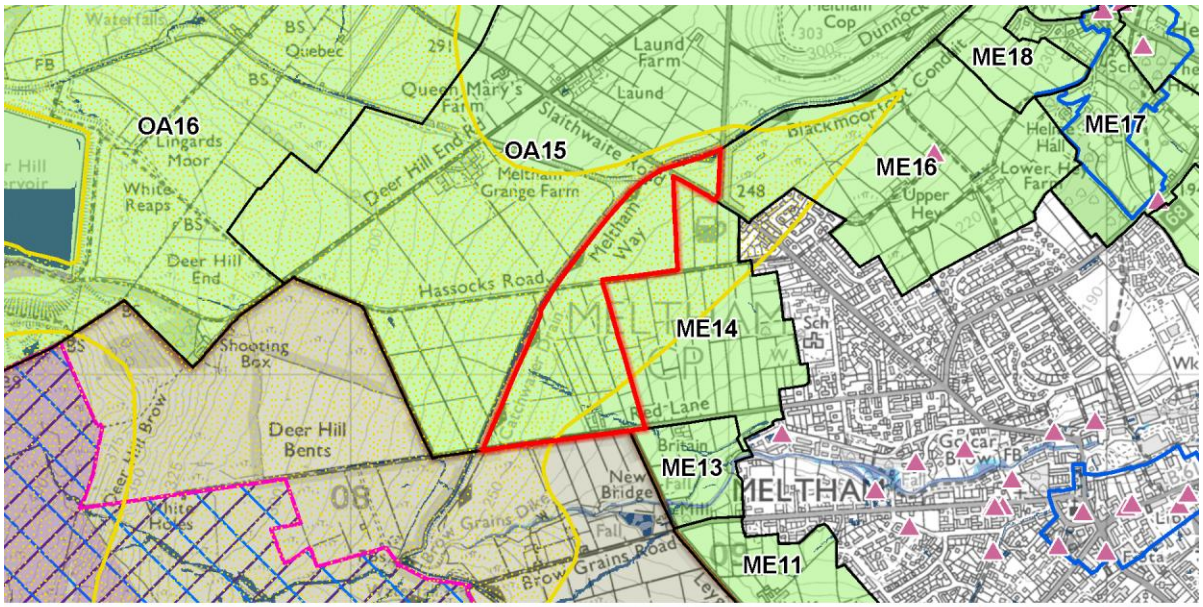
Equal contribution

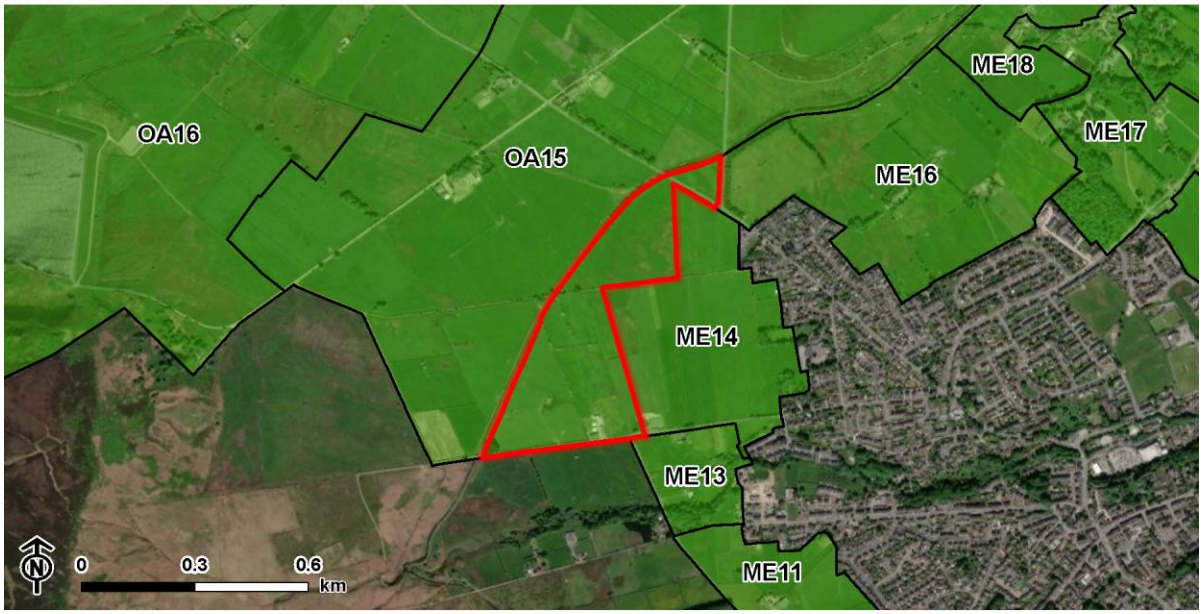
All Green Belt land plays an equal role in relation to this purpose.

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 ME15





Parcel ME15 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- Blanket bog
- Peaty soil
- National Park
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel ME15

Parcel ME15 Assessment Conclusions

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

Parcel ME15 Description

Parcel Location, Land Uses and Boundaries
Land is located to the north-west of Meltham. It comprises mostly open fields with scattered farmsteads. The Catchwater Drain forms the western boundary of the parcel, and Red Lane forms the southern boundary. Parcel size: 18ha. 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. Meltham is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Meltham 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 landform change and distance from the urban area which currently give the parcel a strong sense of separation from urbanising influences.

Parcel ME15

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 landform 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:

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?	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 Catchwater Drain forms a consistent outer boundary feature, development within the parcel would in turn increase the urbanising impact of

Assessment Considerations	Assessment
	development on adjacent open land to the west due to the open nature of the sloping fields.

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:

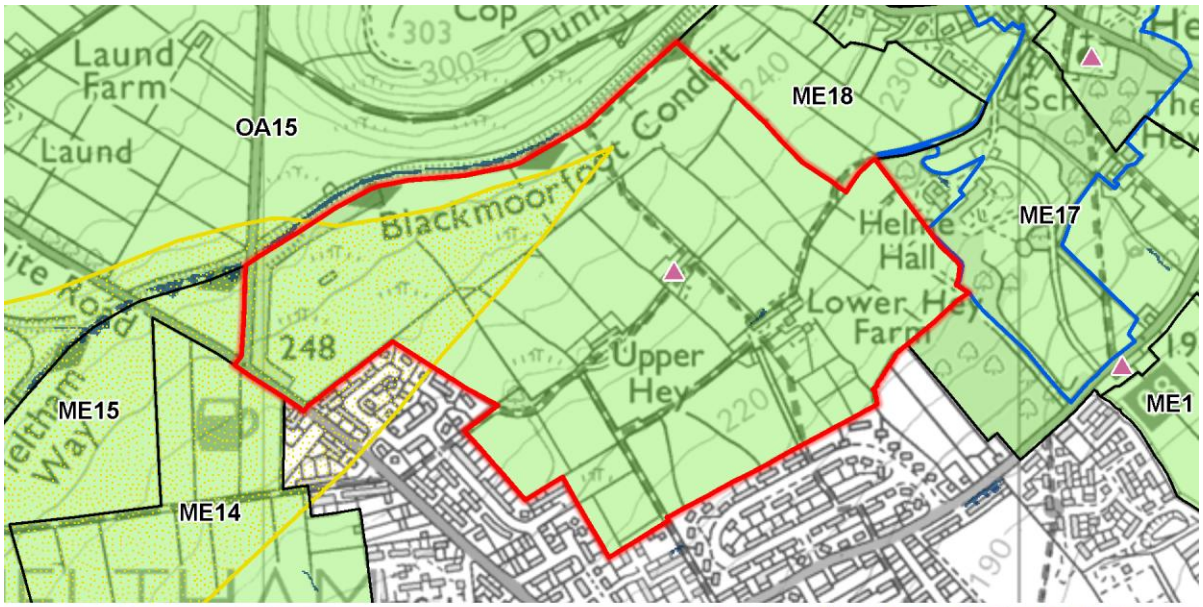
Equal contribution

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 ME16





Parcel ME16 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel ME16

Contribution of land in Parcel ME16

Parcel ME16 Assessment Conclusions

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

Parcel ME16 Description

Parcel Location, Land Uses and Boundaries
Land located north of Meltham. It comprises open sloping fields associated with Upper Hey and Lower Hey farmsteads. The Blackmoorfoot Conduit forms the northern boundary of the parcel, with Meltham's uran edge forming the southern and western boundary, and hedgerow and a small block of woodland forming the eastern boundary. Parcel size: 34ha. 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, limiting the impact of any existing urbanising influence.

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. Meltham 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. There is some urbanising influence associated with development in Meltham.
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 Blackmoorfoot Conduit clearly marks the parcel boundary to the north, the open fields with hedgerow boundaries to the northeast means development in the parcel could have some urbanising

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The gap separates Meltham from Huddersfield and includes a number of strong separating features including Meltham Cop, Blackmoorfoot Reservoir and intervening wooded areas.
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 very small part of the gap as it does not comprise any strong separating features. Strong separating features elsewhere in the gap maintain robust separation.
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 ME16

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. There is some urbanising influence associated with development in Meltham.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Although the Blackmoorfoot Conduit clearly marks the parcel boundary to the north, development in the parcel would have some urbanising impact on land to the northeast towards Helme, due to the lack of strong outer boundaries features in this direction.

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:

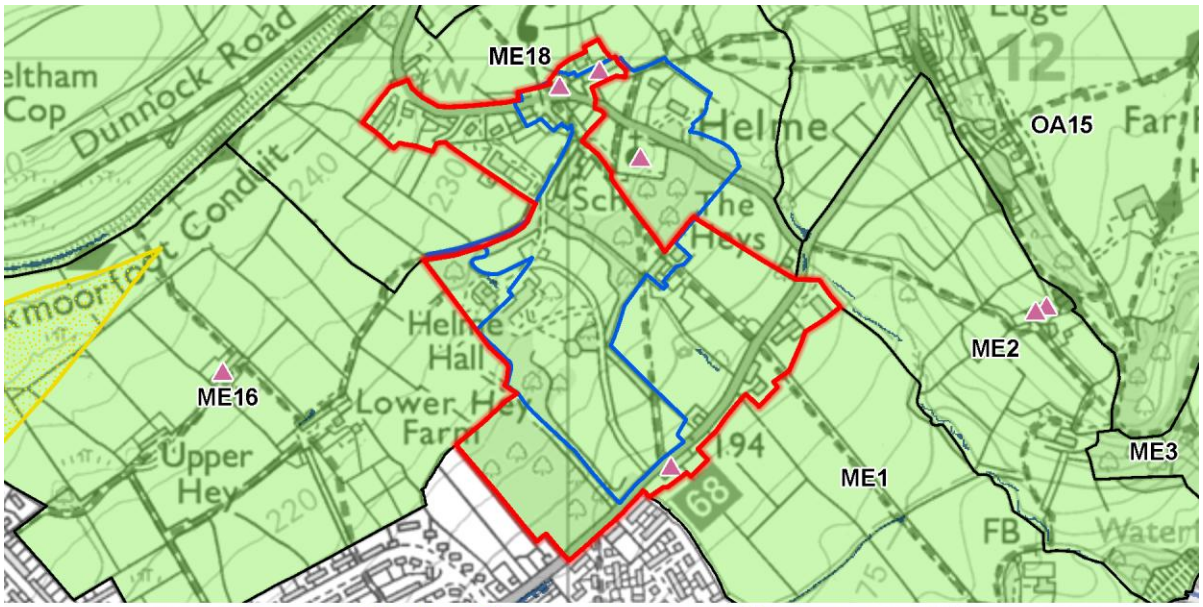
Equal contribution

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 ME17





Parcel ME17 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel ME17

Contribution of land in Parcel ME17

Parcel ME17 Assessment Conclusions

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

Parcel ME17 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of Meltham. It comprises mature woodland blocks, open fields which are generally south-eastern sloping and development associated with Helme, including a school, nursery, assisted living residence and residential dwellings. The outer boundaries of the parcel to the north and east comprise woodland blocks and Slades Lane and property boundaries around Helme. Parcel size: 18ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak 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:

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. Meltham 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. There is some urbanising influence associated with development in Meltham to the south, and also some associated with development within the parcel itself.
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 largely has weak outer boundaries comprised of the residential property boundaries, and Slades and Helme Lane, so development within the

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The gap separates Meltham and Huddersfield. It contains strong separating features including the Blackmoorfoot reservoir, landform changes and intervening woodland blocks.
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 does not form a substantial part of the gap. The parcel forms a very small part of the gap. As aforementioned, the Blackmoorfoot reservoir, changes in landform and the blocks of woodland create significant separating features elsewhere in the gap.
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 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.

Parcel ME17

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. There is some urbanising influence associated with development in Meltham to the south, and also some associated with development within the parcel itself.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has weak outer boundaries to the north and east around Helme, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

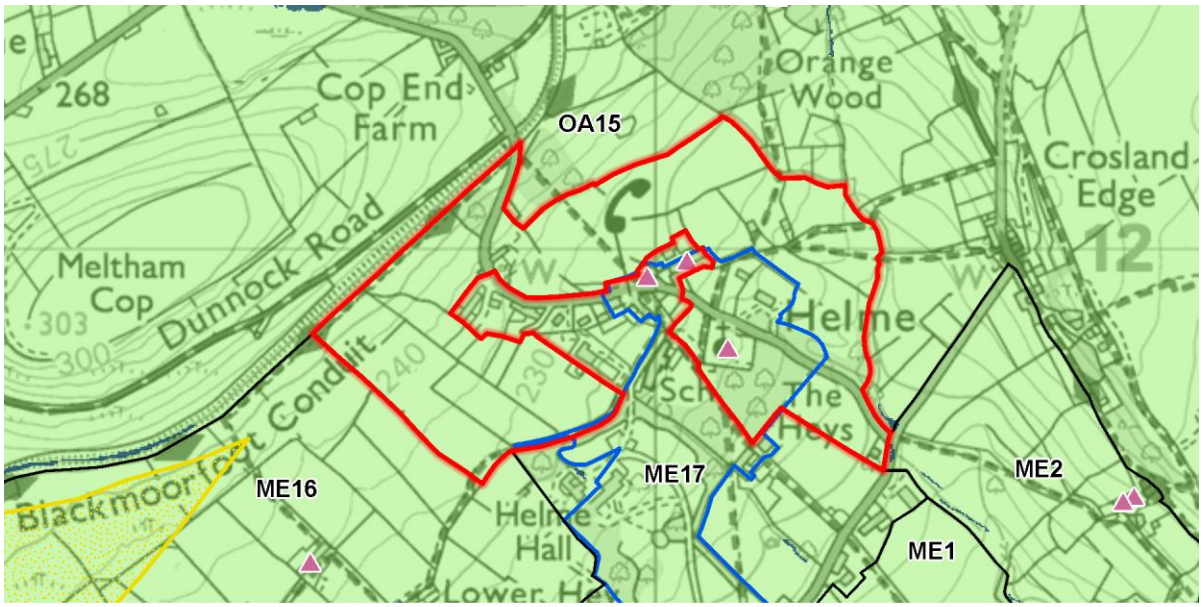
Equal contribution

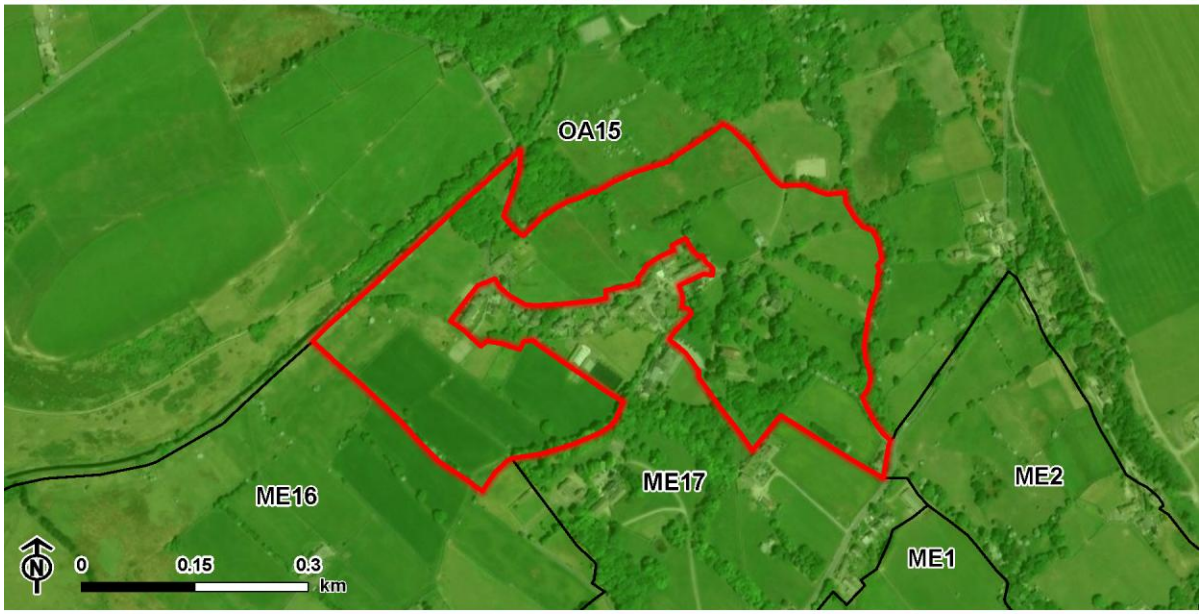
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel ME18





Parcel ME18 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Contribution of land in Parcel ME18

Parcel ME18 Assessment Conclusions

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

Parcel ME18 Description

Parcel Location, Land Uses and Boundaries
Land located north of Meltham. It primarily includes open fields on eastern sloping topography on the periphery of Helme. The Blackmoorfoot Conduit and Public Right of Way forms the north-western boundary, with the remaining boundaries comprising hedgerow, a dike and scattered trees to the north and east. Parcel size: 18ha. 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 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. Meltham is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Meltham 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 eastward sloping topography and wooded areas which currently gives the parcel a strong sense of separation from urbanising influences. Also, the parcel has only

Assessment Considerations	Assessment
	weak hedgerow boundaries to the southwest and north, so development within it 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. Landform change and distance between the parcel and Meltham, and the intervening 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:

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 Meltham and Huddersfield. It contains strong separating features including the Blackmoorfoot reservoir, landform changes and intervening woodland.
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. Land elsewhere in the gap comprises strong separating features such that development in the parcel would not have a significant impact on the merging of towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel ME18

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 significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries to the north and south-west, so development within the parcel could in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

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

Grey Belt

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