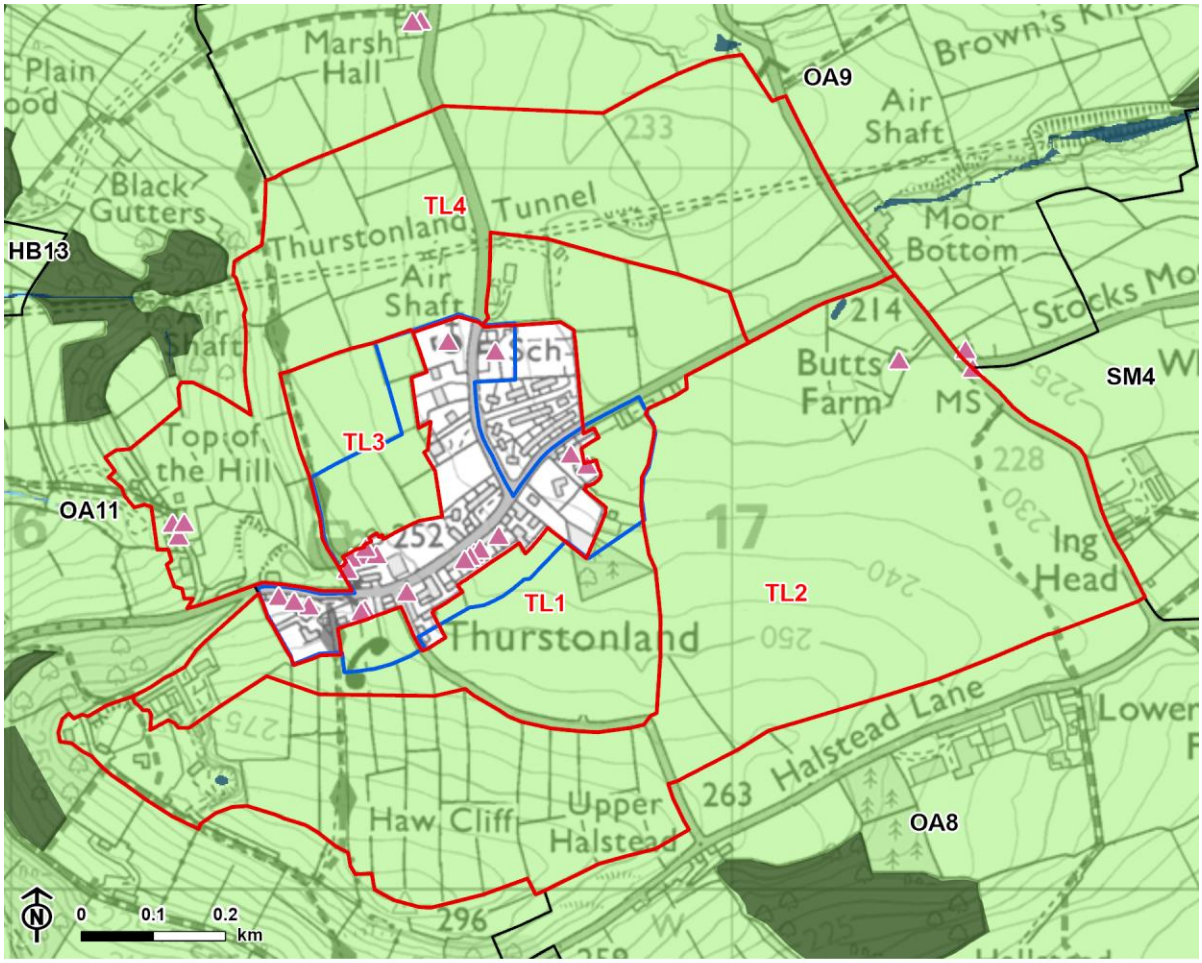
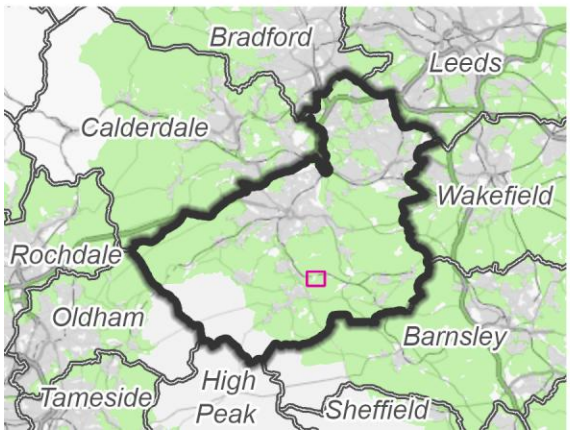
Thurstonland



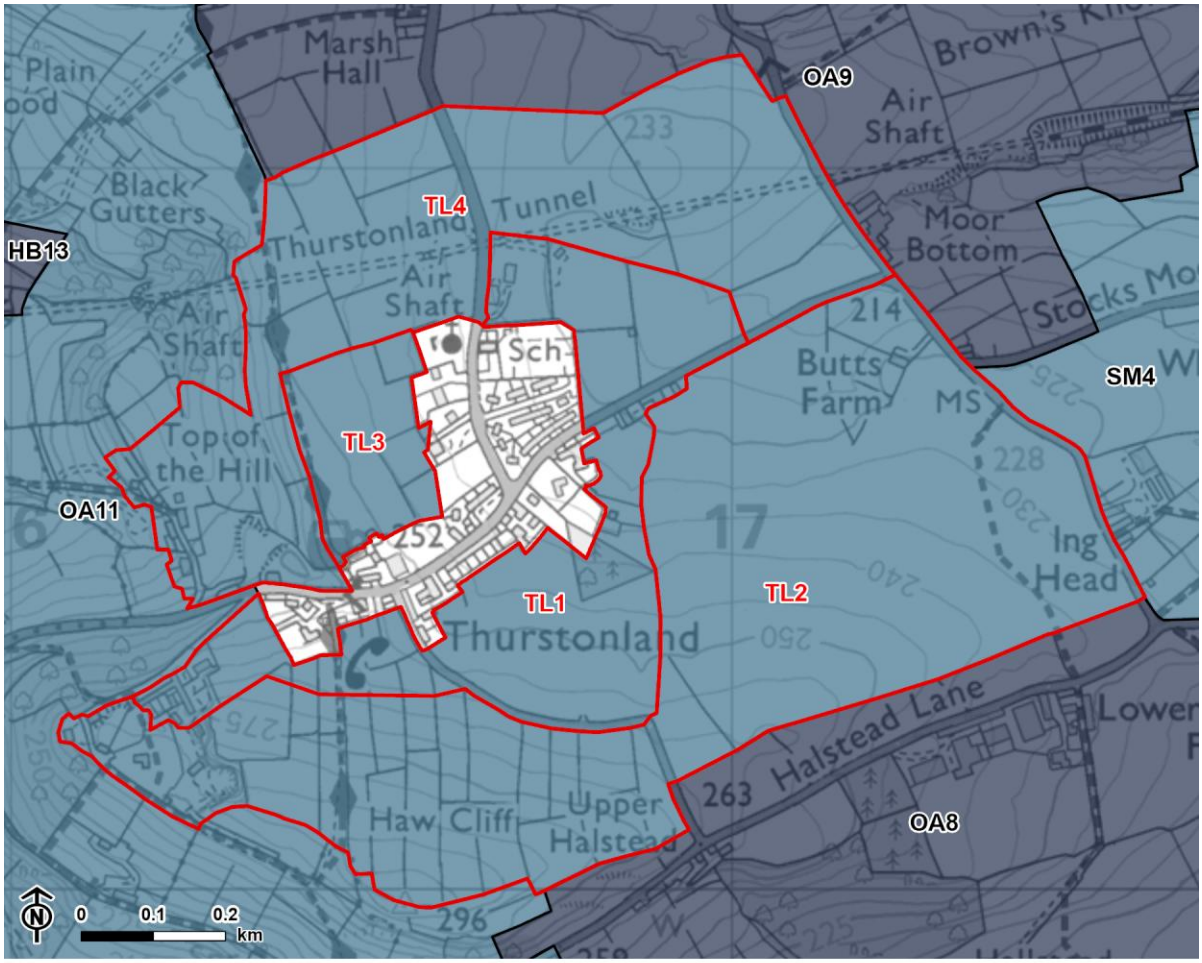
- Thurstonland parcel
- Neighbouring parcel
- Kirklees
- Neighbouring authority
- Green Belt

NPPF Footnote 7 designations

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



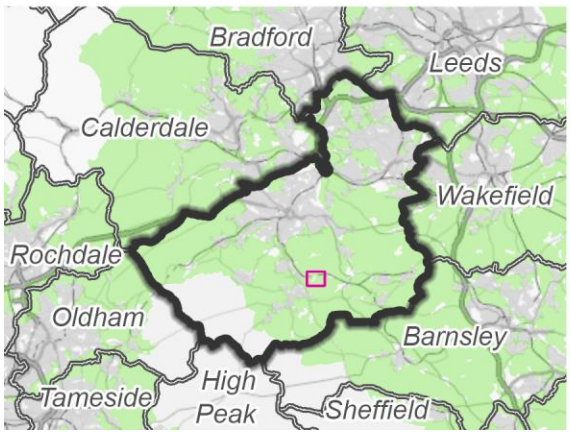
Thurstonland



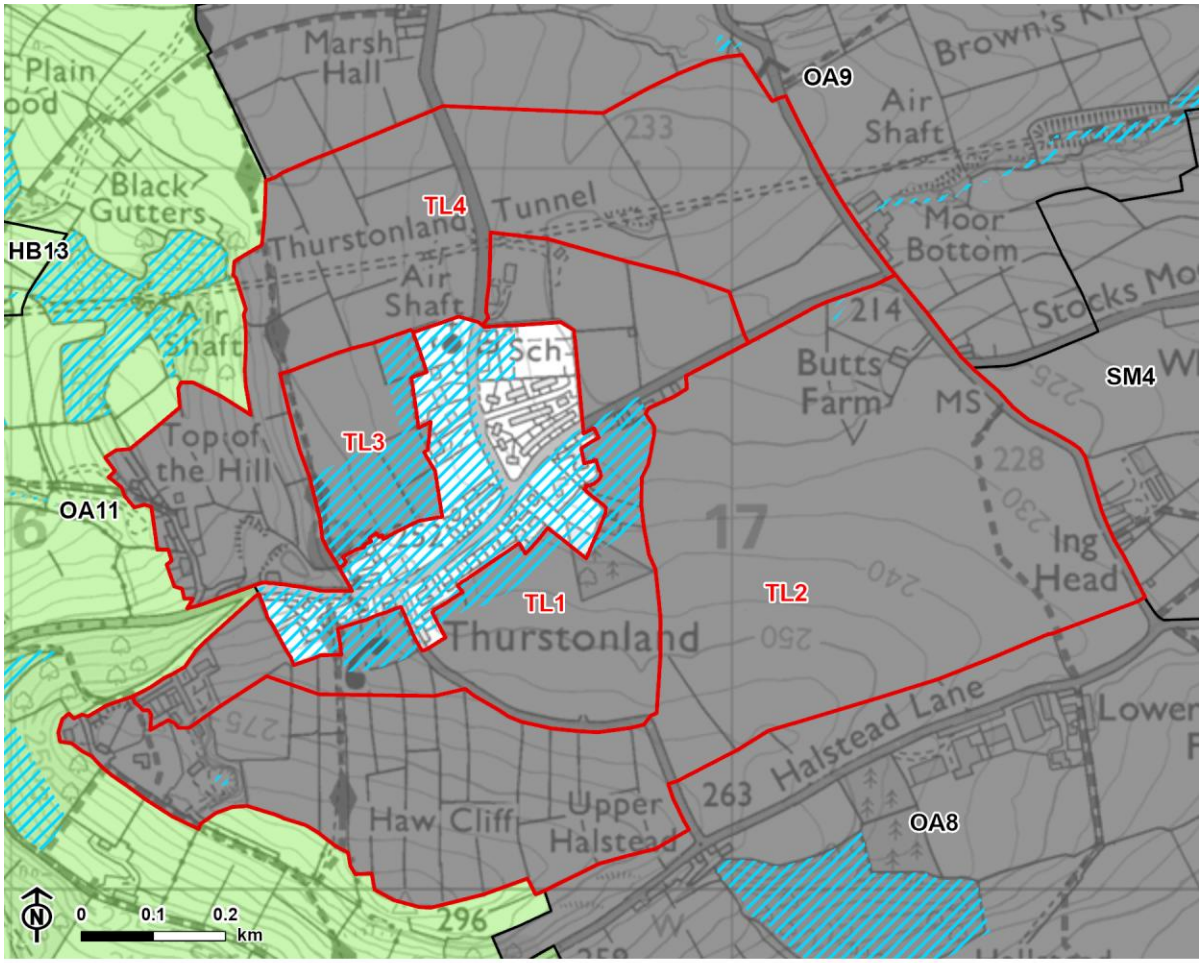
- Thurstonland parcel
- Neighbouring parcel
- Kirklees
- Neighbouring authority
- Green Belt

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

- Very Strong
- Strong
- Moderate
- Weak/no



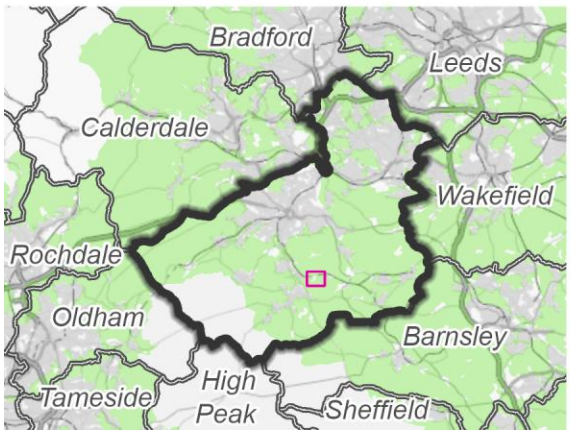
Thurstonland



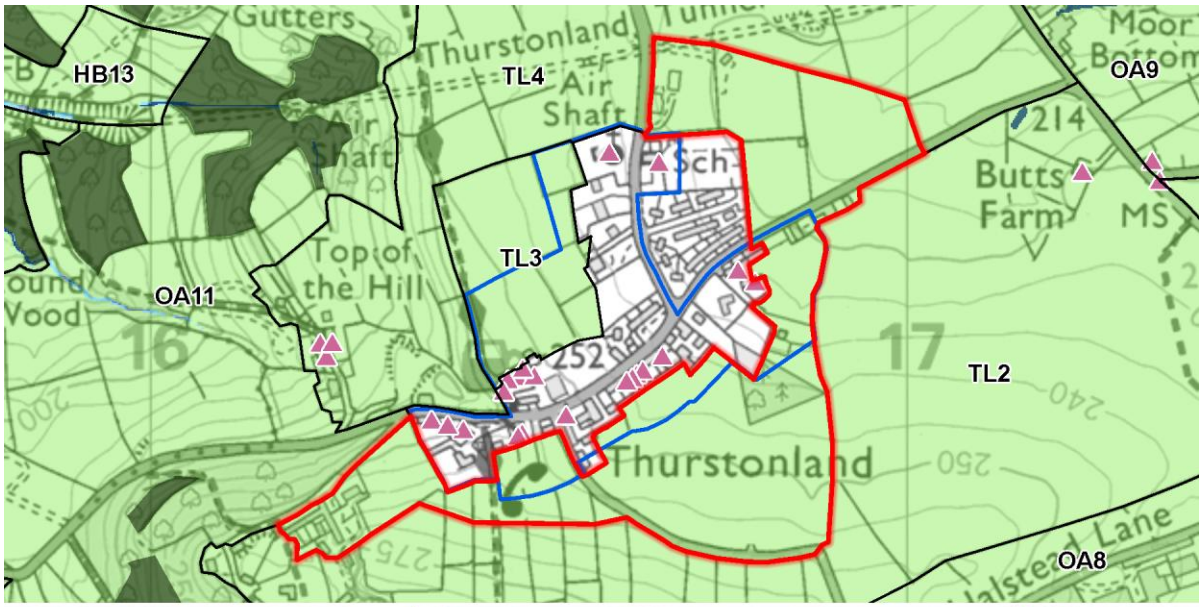
- Thurstonland parcel
- Neighbouring parcel
- Kirklees
- Neighbouring authority
- Green Belt

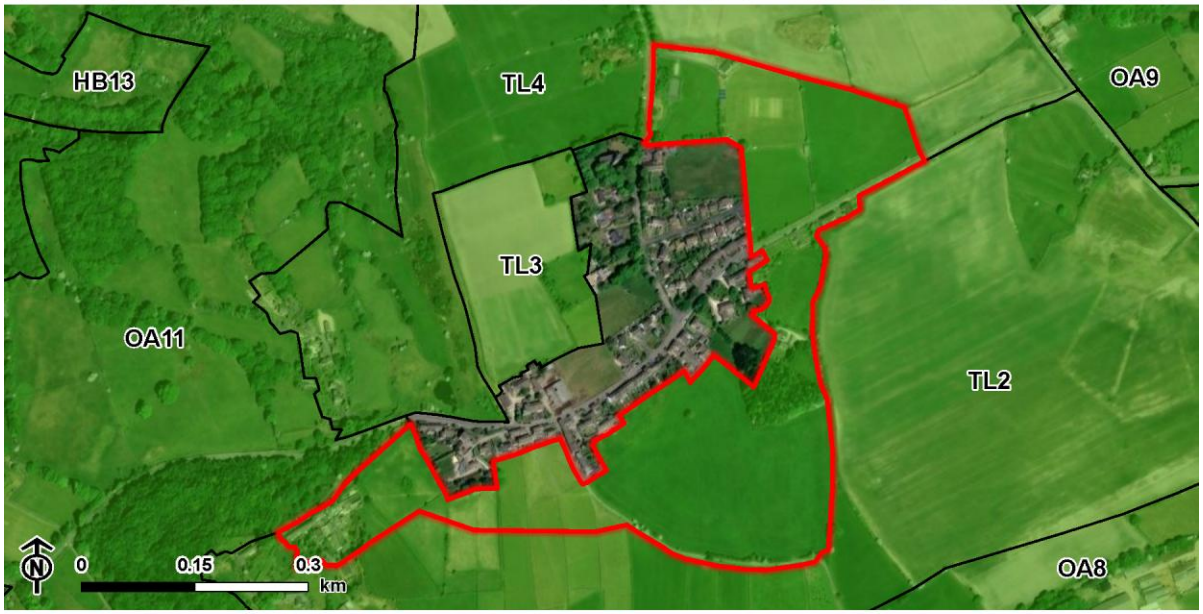
Potential grey belt

- Potentially suitable for definition as grey belt land in the district
- Footnote 7 designation



Parcel TL1





Parcel TL1 | 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 TL1

Contribution of land in Parcel TL1

Parcel TL1 Assessment Conclusions

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

Parcel TL1 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the south and east of Thurstonland. The parcel comprises agricultural fields with dry-stone wall boundaries, with occasional mature trees. There are small rural clusters of residential in the east and west, while the north of the parcel includes a recreation ground. Parcel size: 17ha. There are no significant boundary features to separate the parcel from the settlement. The majority of the parcels inner boundaries are formed by weak residential garden boundaries. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The weak inner boundaries allow for some connection to the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside. The areas hillside landform and surrounding valleys create a strong connection to the the the wider Green Belt.

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

Weak/No contribution

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

Parcel TL1

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it. The parcel is free from development and predominantly retains rural land uses and so is considered part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Rows of houses in the east and west of the parcel represent the only areas of development.
What is the extent of urbanising influence from outside the parcel?	The parcel is 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 lack of strong outer boundary features mean development could impact neighbouring areas of Green Belt.

Parcel TL1

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:

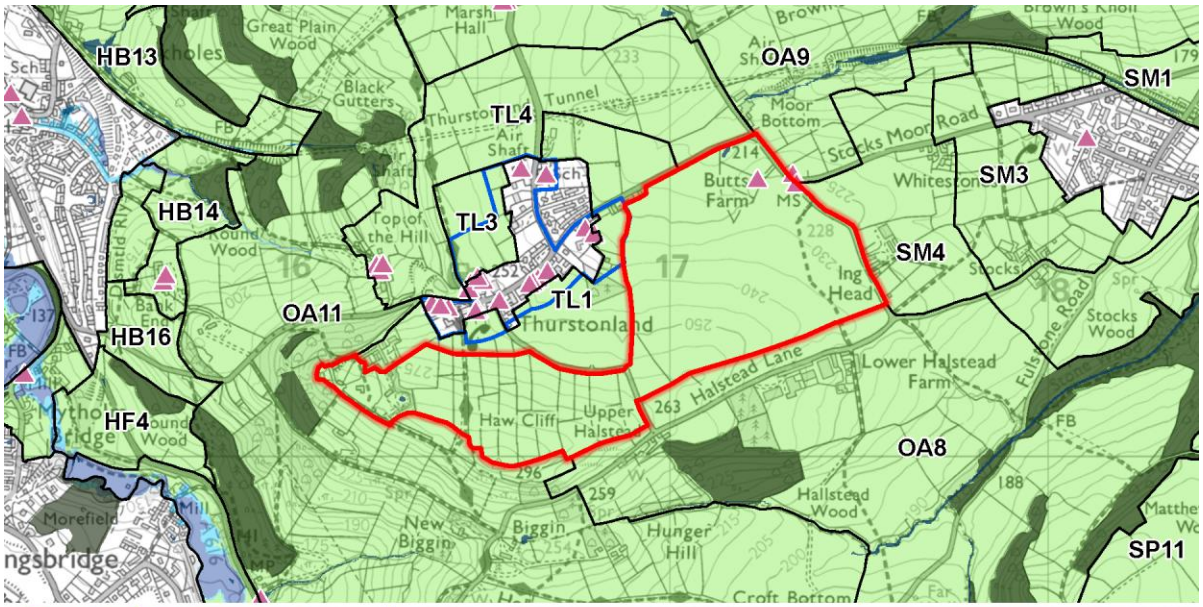
Equal contribution

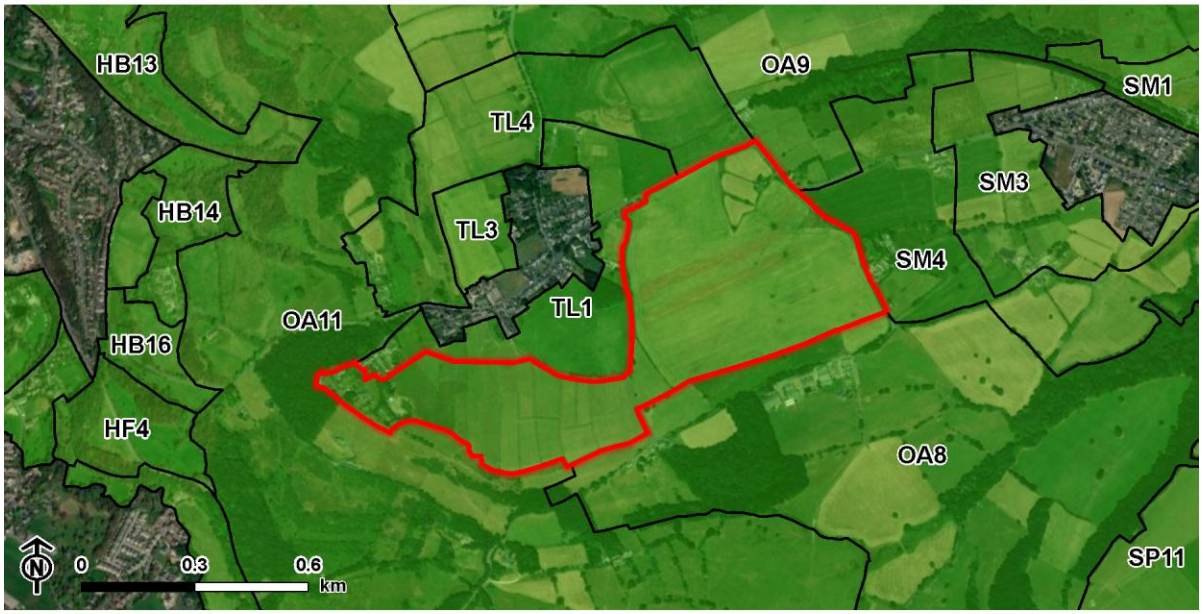
All Green Belt land plays an equal role in relation to this purpose.

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 TL2





Parcel TL2 | 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 TL2

Contribution of land in Parcel TL2

Parcel TL2 Assessment Conclusions

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

Parcel TL2 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the south and east of Thurstonland. The parcel comprises agricultural fields with dry-stone wall boundaries with occasional mature trees. A former brickworks in the west, now residential, represents the only development in the parcel. Parcel size: 46ha. Boundary features within the gap between the settlement and the parcel combine to create moderate separation. There is some change in landform which creates a sense of separation between the settlement and the parcel. Landform in the parcel rises steeply in places towards Upper Halstead in the south. There is a weak perception of urban development outside of the parcel. Whilst there is some perception of the urban area due to the parcels sloping landform the gap between the parcel and Thurstonland weaken this connection. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside. The areas hillside landform and surrounding valleys create long views and a strong connection to the the the wider Green Belt.

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

Weak/No contribution

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

Parcel TL2

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it. The parcel is predominantly free from development and retains rural land uses and so is considered part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The former brickworks, now residential area in the west of the parcel represent the only development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. The gap between the parcel and Thurstonland lessen any influence from the urban area.

Parcel TL2

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. This impact would be increased to the east where the landform is less varied and more open.

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:

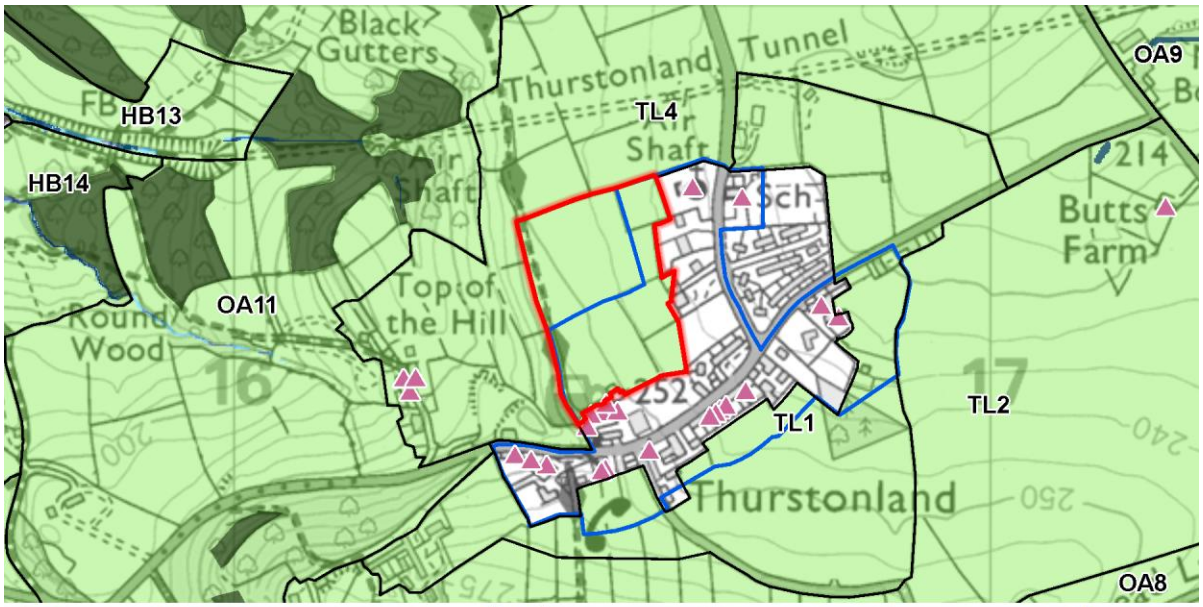
Equal contribution

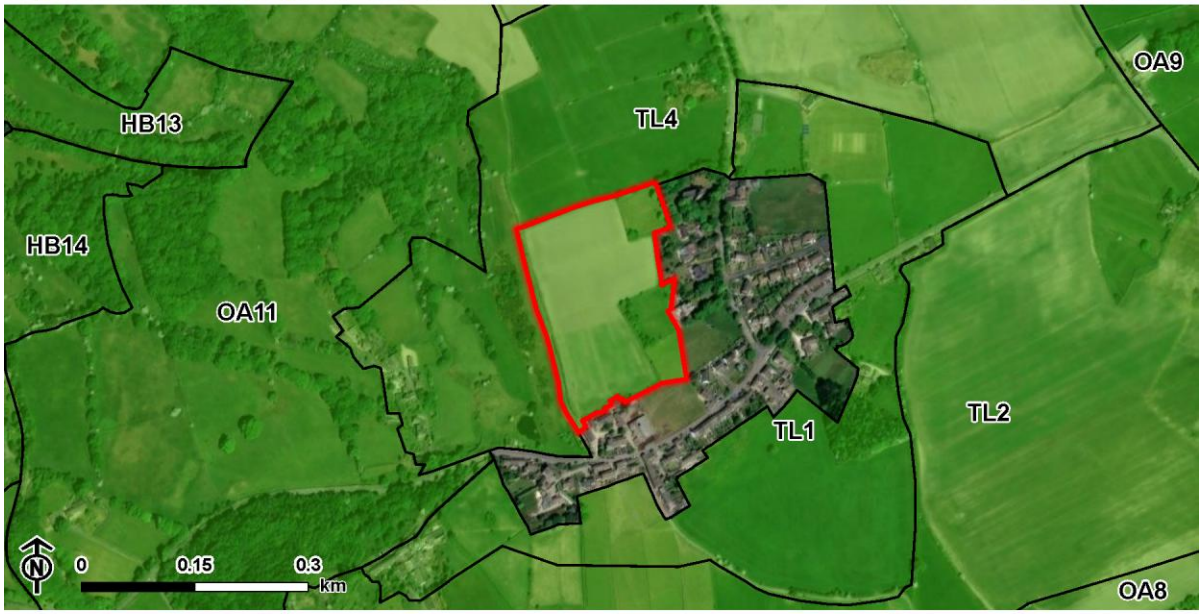
All Green Belt land plays an equal role in relation to this purpose.

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 TL3





Parcel TL3 | 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 TL3

Contribution of land in Parcel TL3

Parcel TL3 Assessment Conclusions

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

Parcel TL3 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the west of Thurstonland. The parcel comprises agricultural fields with dry-stone wall boundaries. Parcel size: 5ha. There are no significant boundary features to separate the parcel from the settlement. The parcels eastern inner boundary is formed by residential garden boundaries, whilst the southern boundary is formed by residential properties and a farmyard. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The parcels lack of a strong inner boundary feature and rising landform creates some connection to Thurstonland to the east. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. The parcels rising landform limits connection to the wider Green Belt from all but the western most edge of the parcel.

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

Weak/No contribution

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

Parcel TL3

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it. The parcel retains rural land uses and so is part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The parcels weak inner boundaries on two sides and its rising landform allow for some connection to the urban area.
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 dry-stone wall boundaries to the north, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel TL3

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:

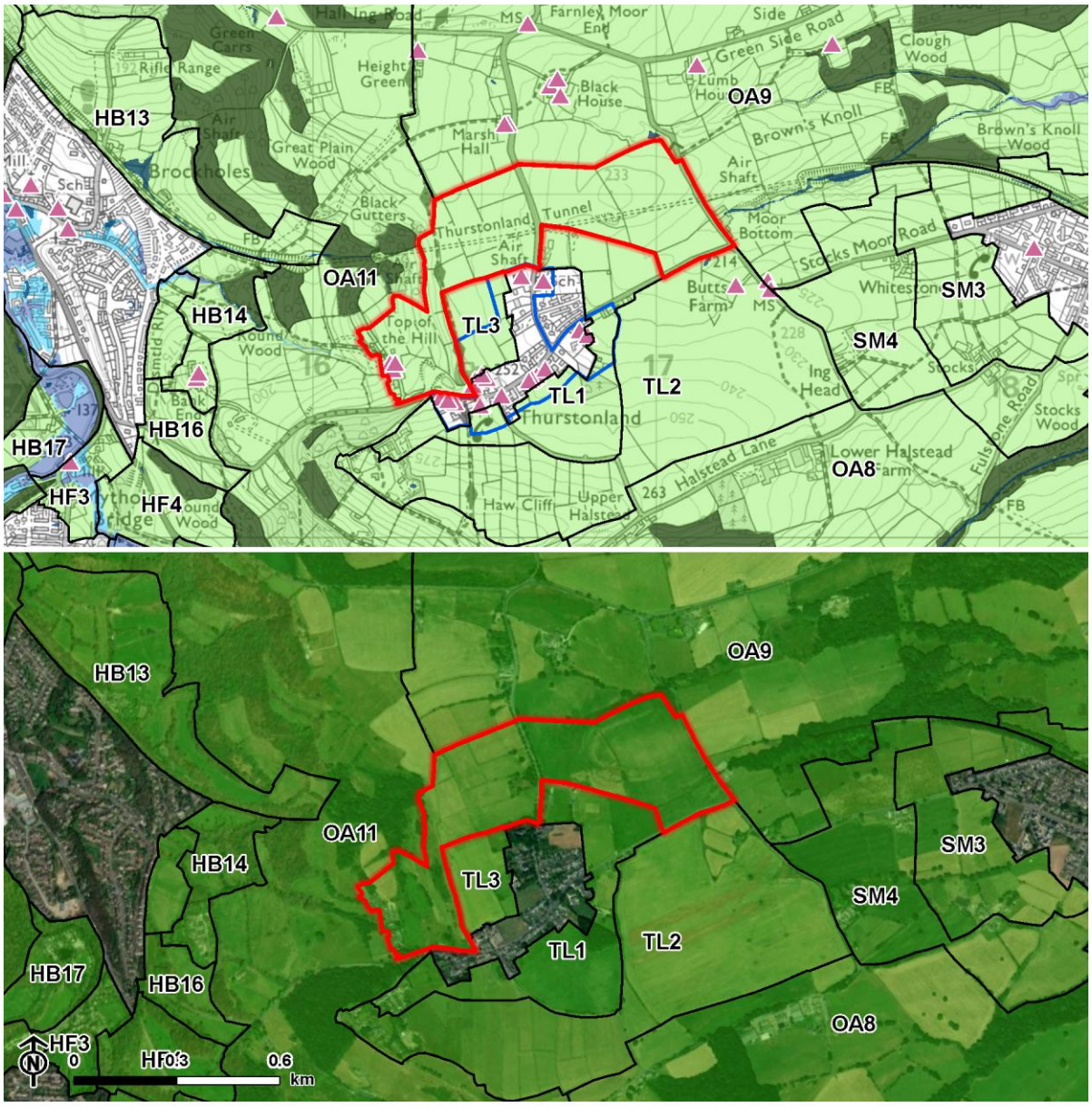
Equal contribution

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 TL4



Parcel TL4 | 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 TL4

Contribution of land in Parcel TL4

Parcel TL4 Assessment Conclusions

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

Parcel TL4 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north, north-east, and north-west of Thurstonland. The parcel comprises agricultural fields with dry-stone walls, occasional mature trees. There are several residential properties in the west of the parcel. Parcel size: 28ha. 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. This change is stronger in the west where the where the landform slopes steeply down towards the River Holme. 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. The varied local landform and low field boundaries coupled with the steep slope in the west allow for a strong connection to the surrounding Green Belt.

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

Weak/No contribution

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

Parcel TL4

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it. The parcel retains rural land uses and so is considered part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is restricted to several residential properties along Top of the Hill in the west.
What is the extent of urbanising influence from outside the parcel?	The parcel is 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 parcels weak outer boundaries could allow for some impact from development on neighbouring Green Belt.

Parcel TL4

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.