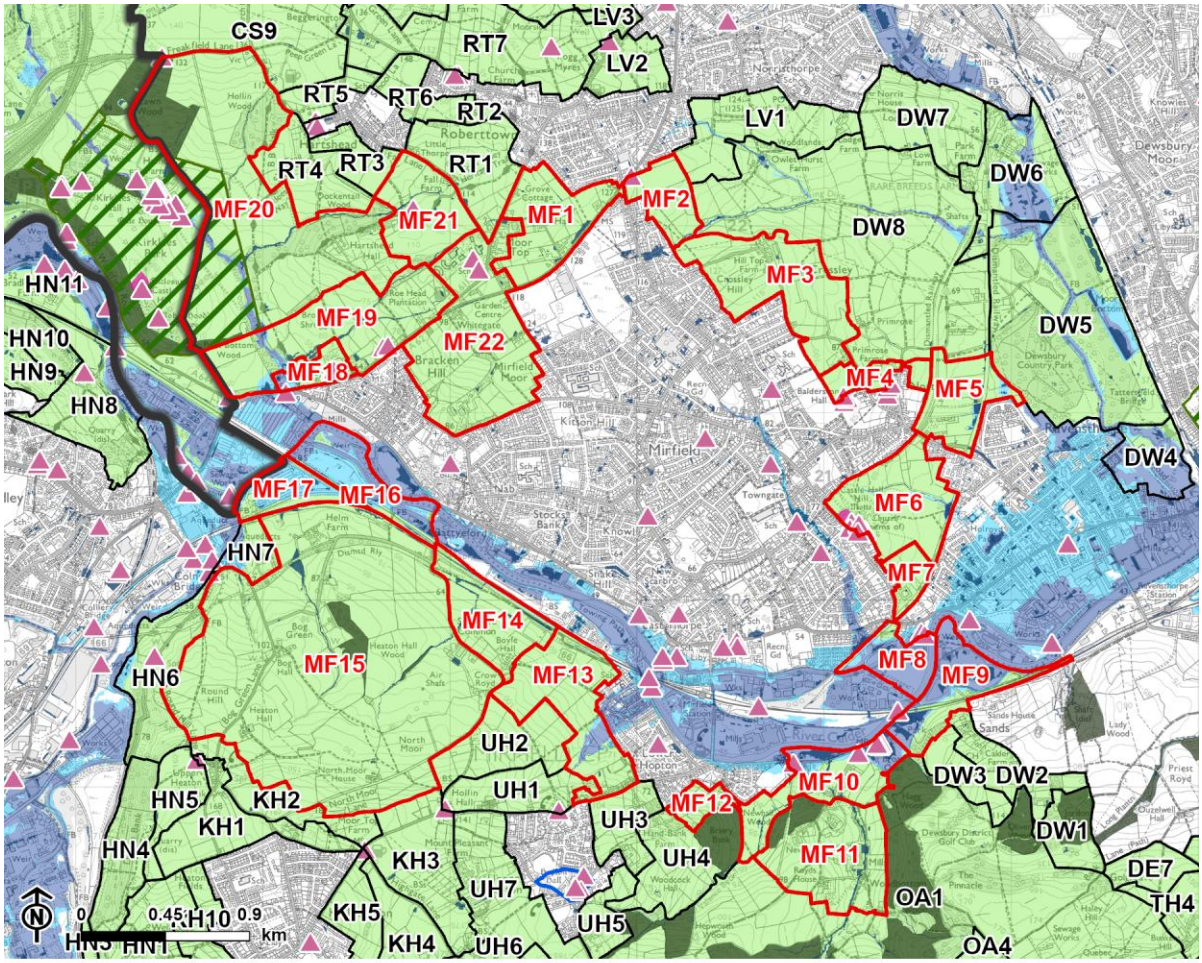
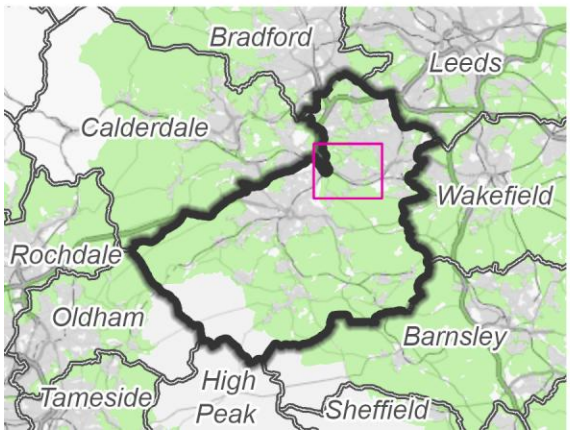
Mirfield



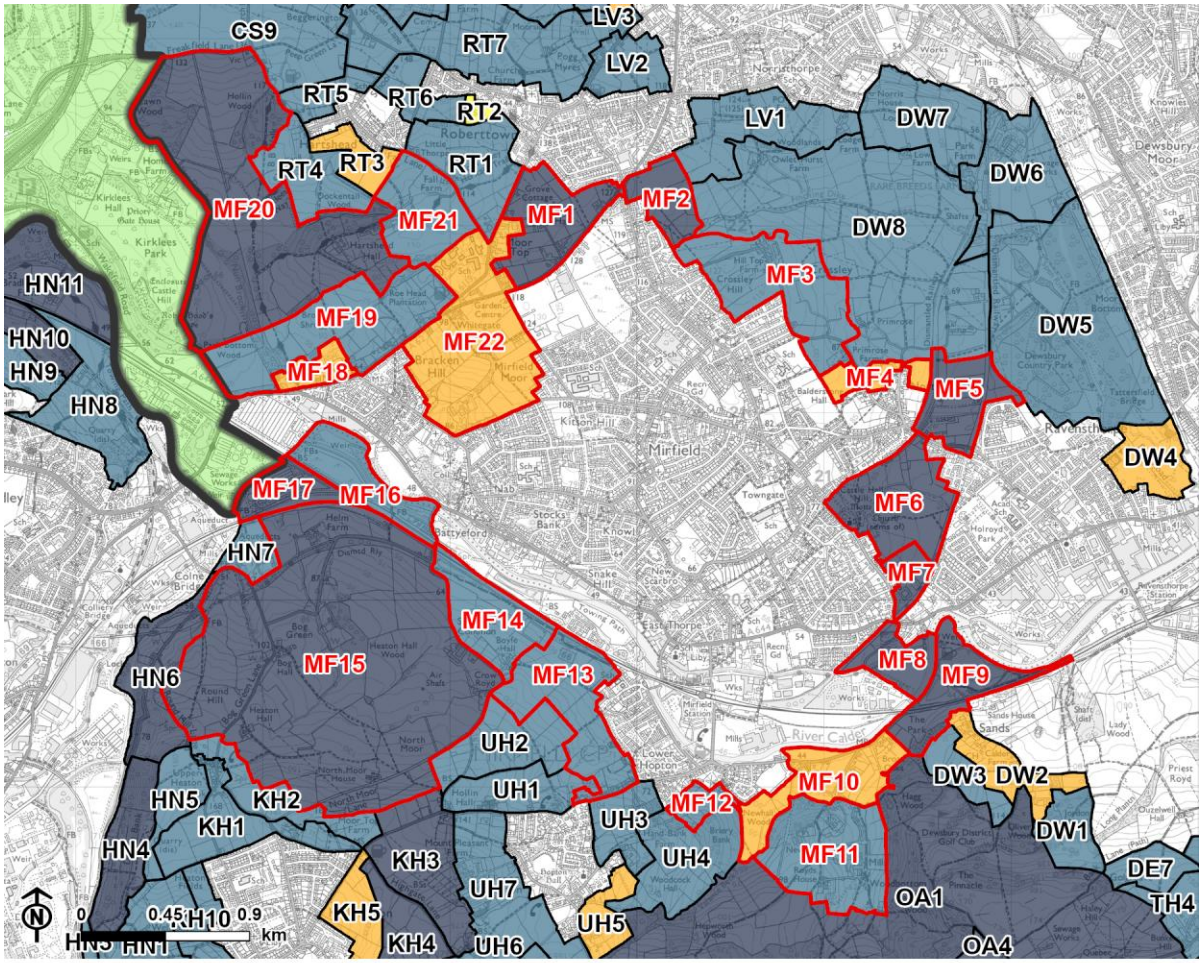
Mirfield parcel
Neighbouring parcel
Kirklees
Neighbouring authority
Green Belt

NPPF Footnote 7 designations

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



Mirfield



Mirfield parcel

Neighbouring parcel

Kirklees

Neighbouring authority

Green Belt

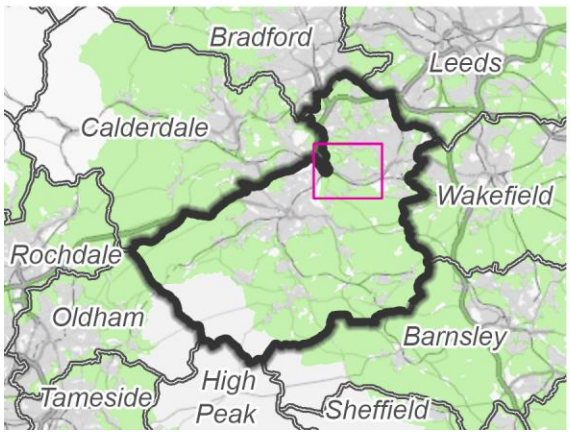
Highest Contribution to NPPF purposes A, B, C and D

Very Strong

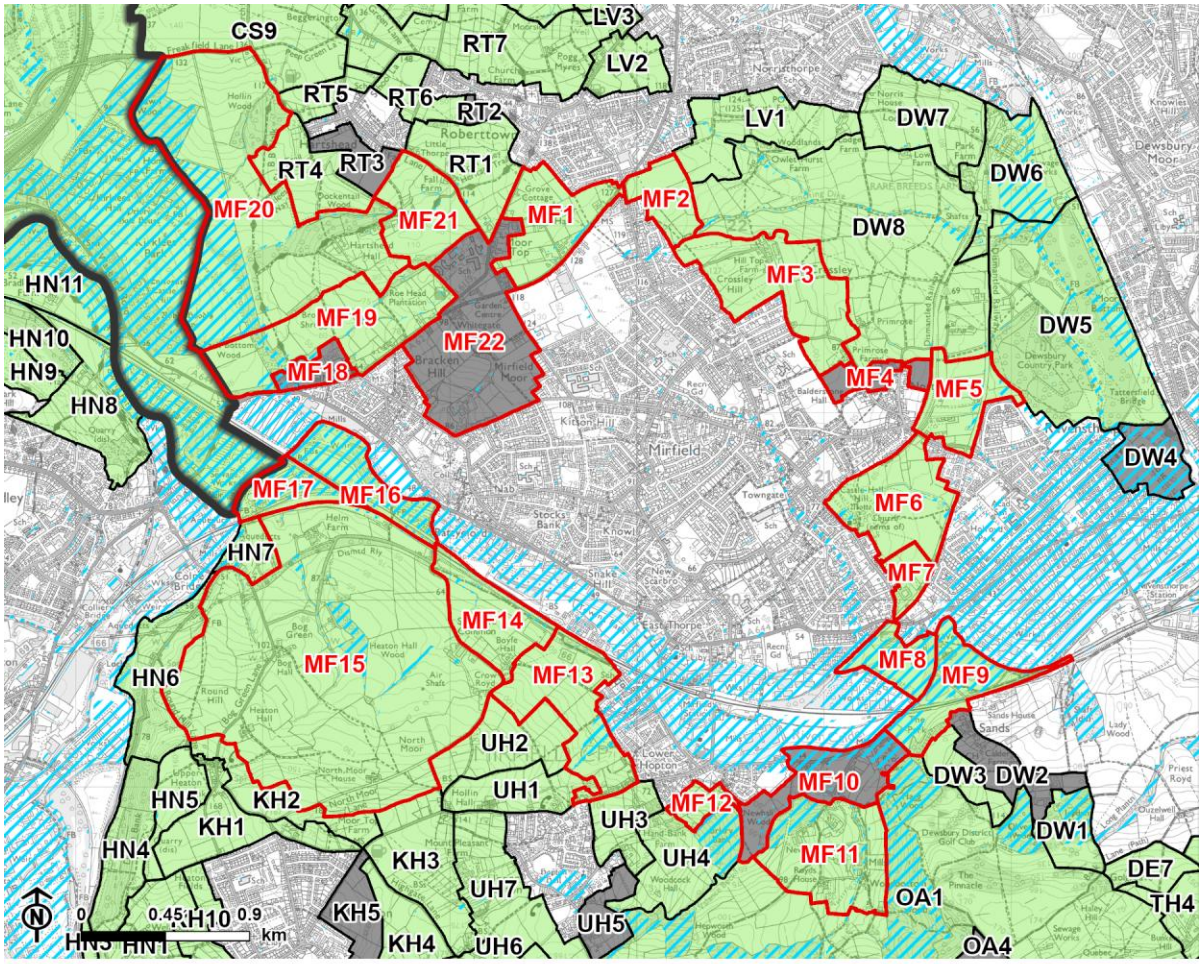
Strong

Moderate

Weak/no



Mirfield



Mirfield parcel

Neighbouring parcel

Kirklees

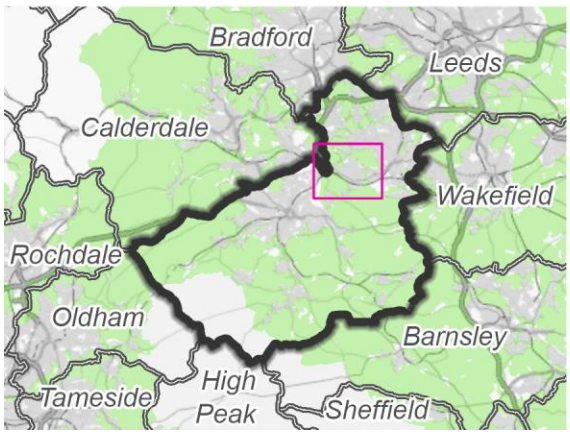
Neighbouring authority

Green Belt

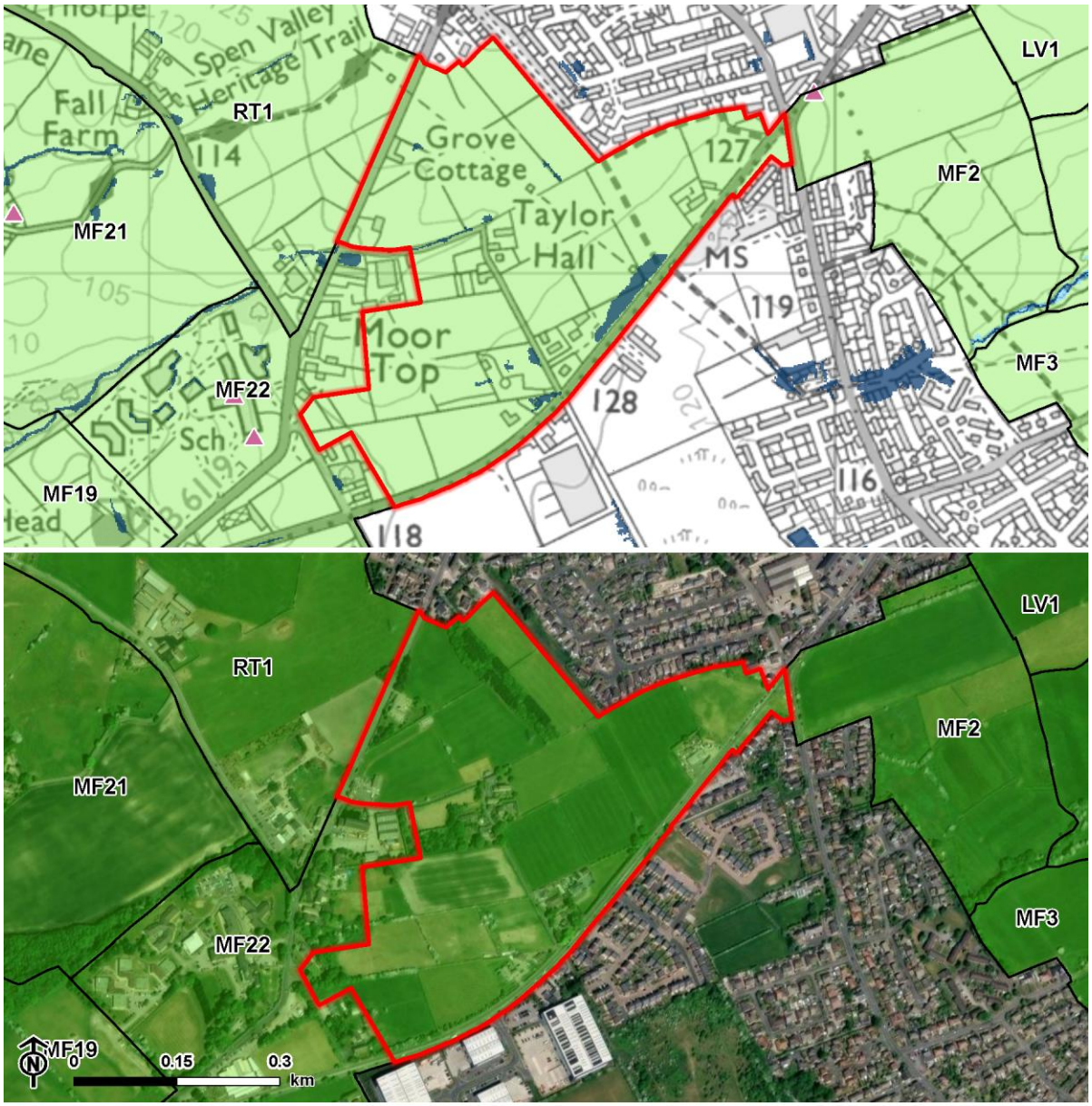
Potential grey belt

Potentially suitable for definition as grey belt land in the district

Footnote 7 designation



Parcel MF1



Parcel MF1 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel MF1

Contribution of land in Parcel MF1

Parcel MF1 Assessment Conclusions

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

Parcel MF1 Description

Parcel Location, Land Uses and Boundaries
The land located to the northwest of Mirfield, and is bounded by A62 Leeds Road to the eastern edge of the parcel. It includes mainly small farmlands and residential dwellings associated with agricultural purposes along the Little Taylor Hall Lane. Parcel size: 23ha. There are no significant boundary features to separate the parcel from the settlement. The parcels boundaries are formed of A62 Leeds Road to the east and residential garden boundaries and minor roads to the north and west by Robertown Lane. 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. Existing development in the Green Belt has some urbanising influence. This includes residential dwellings along the Grove Cottage, Moor Top and Taylor Hall. 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. Mirfield is a town and so is defined as a large built up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel lacks strong outer boundary features meaning development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel MF1

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:

Very Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a very fragile gap between towns. The parcel lies in the gap between Liversedge and Heckmondwike and Mirfield via Roberttown. This part of the gap contains very few separating features and becomes narrower to the east.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. This part of the gap lacks any strong separating features.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

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.

Parcel MF1

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 parcels lack of a strong outer boundary feature means development within the parcel would 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:

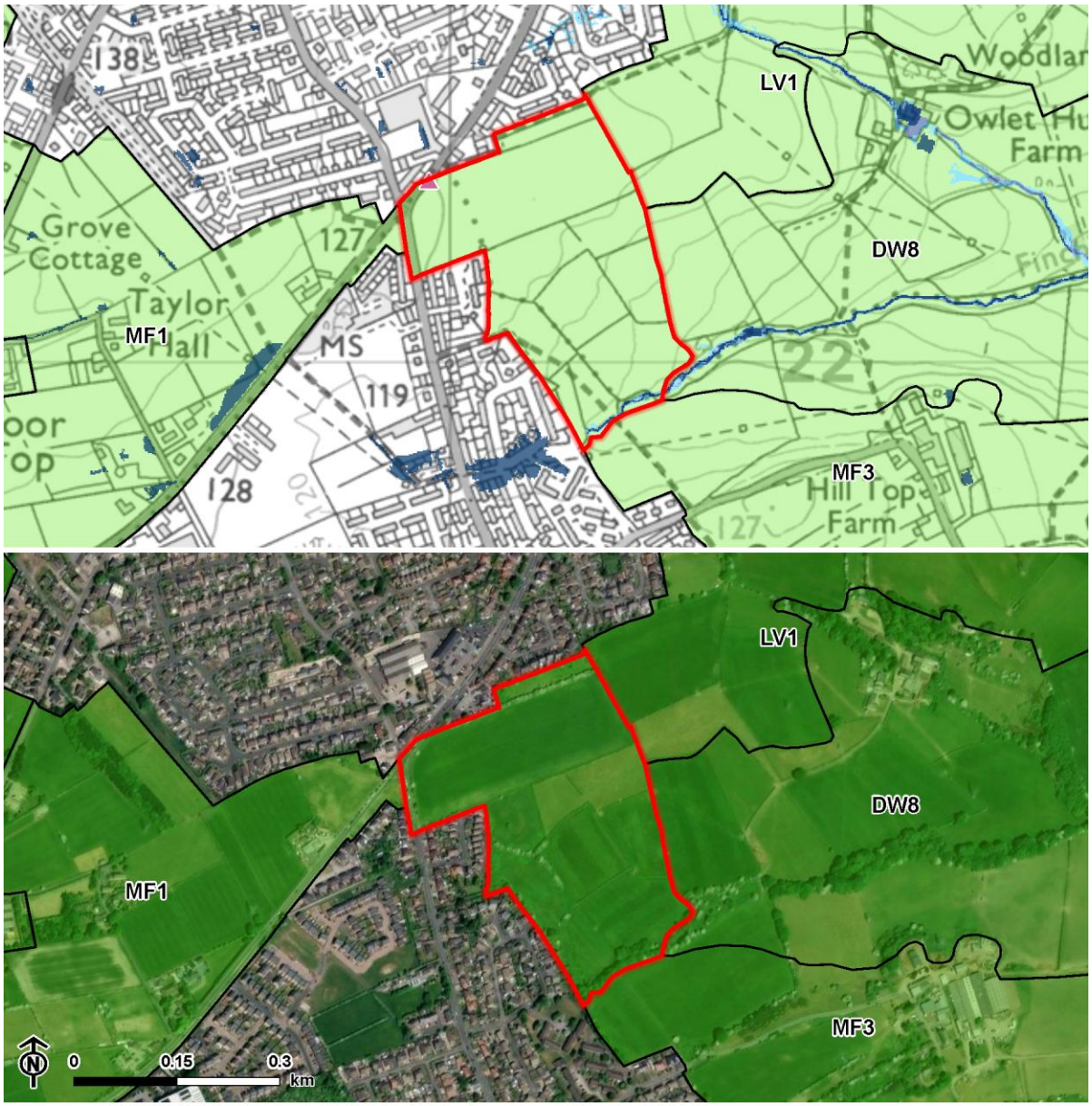
Equal contribution

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

Grey Belt

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

Parcel MF2



Parcel MF2 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel MF2

Contribution of land in Parcel MF2

Parcel MF2 Assessment Conclusions

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

Parcel MF2 Description

Parcel Location, Land Uses and Boundaries
The land located to the north of Mirfield. It mainly includes small open farmlands and Finching Dike and associated woodland to the southeast of the parcel. Parcel size: 11ha. There are no significant boundary features to separate the parcel from the settlement. The parcels inner boundaries are formed of 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. 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. The local valley landform allows for strong connection to the surrounding Green Belt to the south and west.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Mirfield is a town and so is defined as a large built up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel lacks strong outer boundary features meaning development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel MF2

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:

Very Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a very fragile gap between towns. This gap forms the remaining open land between Liversedge and Mirfield via Roberttown.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel forms a large part of the remaining open land in the gap such that development of within it would result in further merging of the neighbouring towns via Roberttown.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. The neighbouring towns would be effectively merged via Roberttown. In addition to the loss of visual separating features, development of land in this parcel would increase urbanising influence on land in the gap to the east.

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 MF2

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The lack of a strong outer boundary feature means development within the parcel would 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:

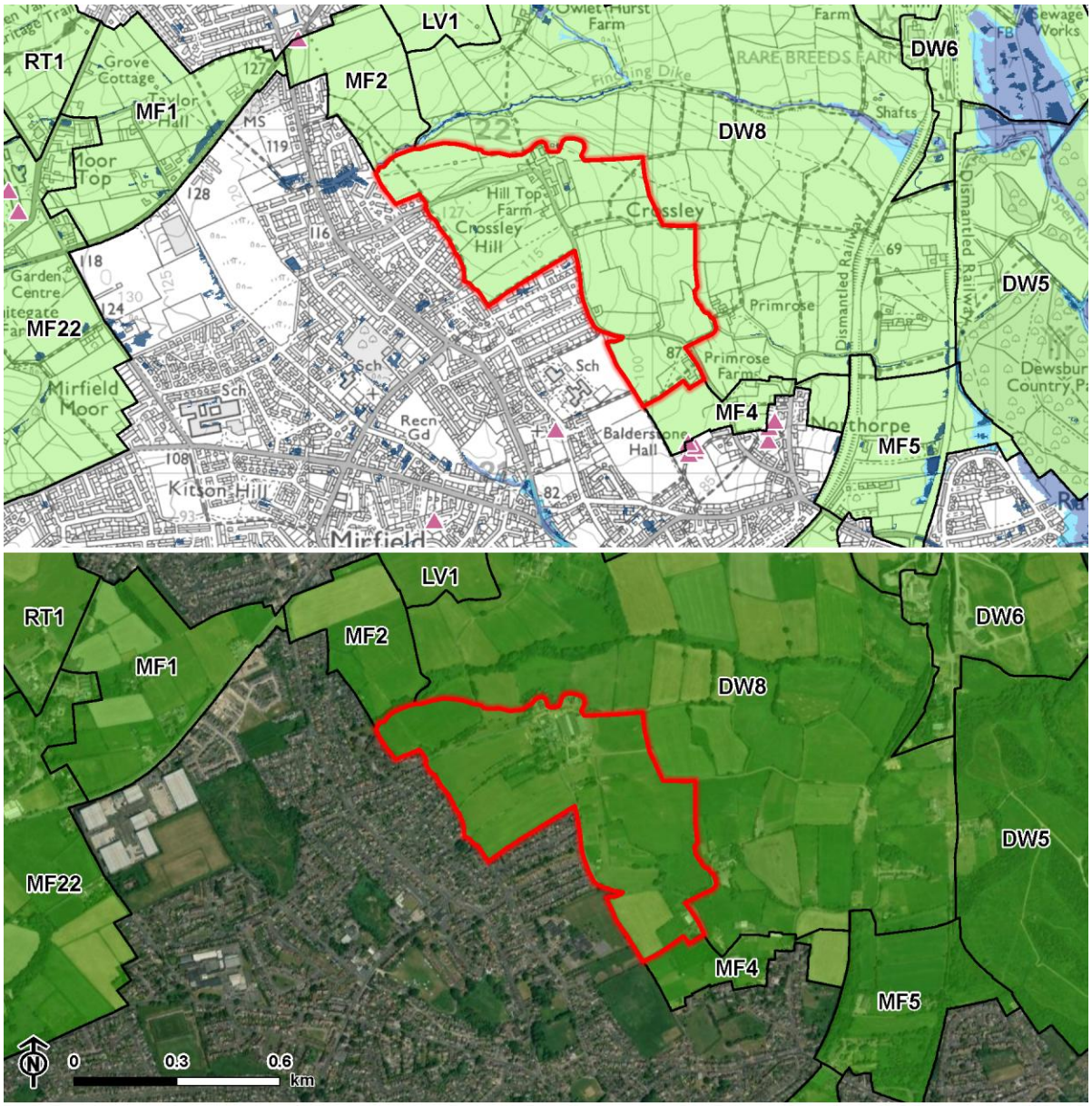
Equal contribution

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

Grey Belt

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

Parcel MF3



Parcel MF3 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel MF3

Contribution of land in Parcel MF3

Parcel MF3 Assessment Conclusions

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

Parcel MF3 Description

Parcel Location, Land Uses and Boundaries
The land located to northeast of Mirfield, west of Dewsbury, and south of Liversedge. It includes small farmlands and residential dwellings around Upper Crossley, along Crossley Lane. Parcel size: 36ha.
There are no significant boundary features to separate the parcel from the settlement. The parcels inner boundaries are formed of residential garden boundaries.
There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform slopes down to the east.
There is some perception of urban development outside of the parcel.
Existing development in the Green Belt has some urbanising influence. This includes residential dwellings around the Upper Crossley.
There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The local valley landform allows for strong connection to the surrounding Green Belt to the south and east.

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.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel lacks strong outer boundary features meaning development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel MF3

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:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The north part of the parcel lies in the gap between Mirfield and Liversedge via Roberttown, while the south separates Mirfield from Dewsbury.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. This part of the gap lacks any strong separating features and the sloping landform is such that development in the parcel would be visible from the neighbouring towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features, the development of land in this parcel would also increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel MF3

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Due to the lack of strong outer boundary features, the areas of open countryside to the north and east would experience significant urbanising impact.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

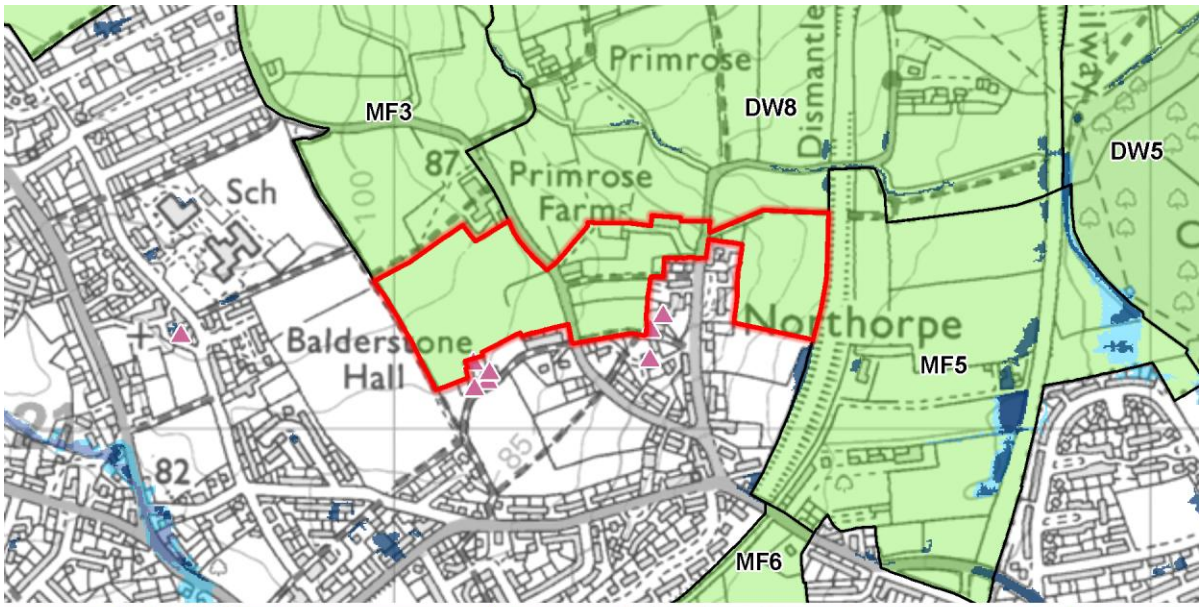
Equal contribution

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

Grey Belt

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

Parcel MF4





Parcel MF4 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel MF4

Contribution of land in Parcel MF4

Parcel MF4 Assessment Conclusions

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

Parcel MF4 Description

Parcel Location, Land Uses and Boundaries
The land located to the northeast of Mirfield, north of Northorpe. It mainly includes small farmlands with residential dwellings along the Crossley Lane associated with agricultural purposes. Parcel size: 7ha. There are no significant boundary features to separate the parcel from the settlement. The parcels inner boundaries are formed of 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. 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:

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. Mirfield is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The woodland areas to the north and existing Crossley Lane form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Parcel MF4

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 moderate gap between towns. The gap in this area separates Mirfield from Dewsbury, Liversedge and Heckmondwike. It includes open, sloping fields and woodland patch.
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.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel, although it retains rural land uses, is entirely contained by urban edges, limiting the extent to which it can be considered part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open

Assessment Considerations	Assessment
	land. The wooded area to the north of the parcel and the urbanising containment on three sides of the parcel 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:

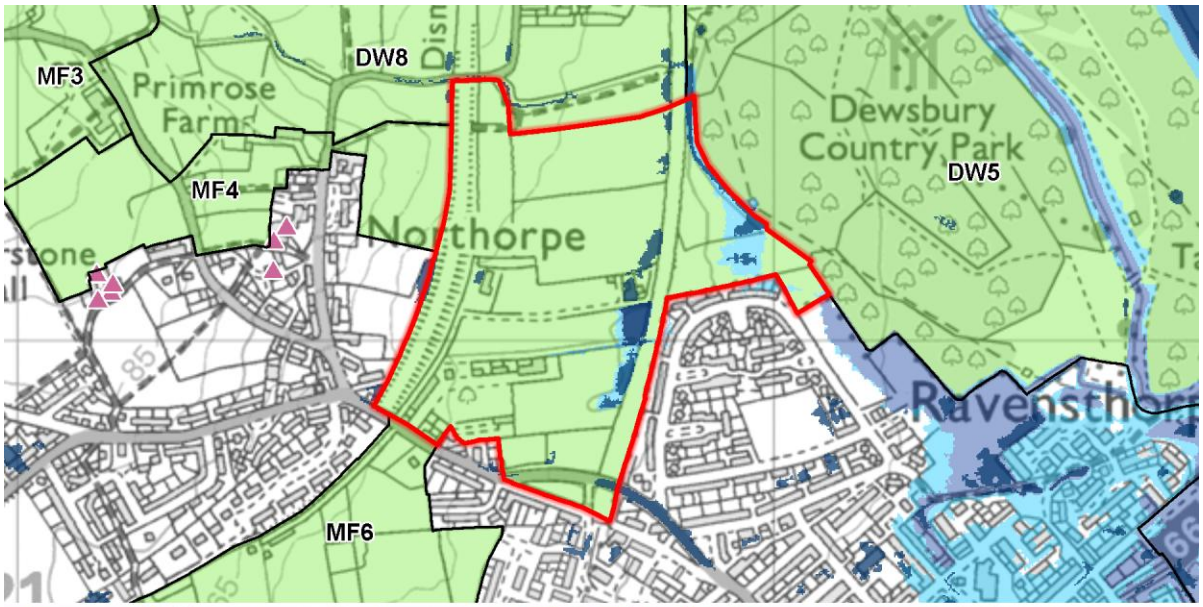
Equal contribution

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 MF5





Parcel MF5 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel MF5

Contribution of land in Parcel MF5

Parcel MF5 Assessment Conclusions

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

Parcel MF5 Description

Parcel Location, Land Uses and Boundaries
The land located to the east of Mirfield, northeast of Northorpe and northwest of Ravensthorpe. It is bounded by Shillbank Lane and North Road to the south, woodland belts to the east and west of the parcel. It mainly includes small farmlands and residential dwellings along the Easfield Road and Stoney Lane. Parcel size: 17ha. Boundary features within the gap between the settlement and the parcel combine to create moderate separation. This includes Northorpe to the west and Ravensthorpe to the east of 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. Existing development in the Green Belt has some urbanising influence. Natural features limit perception of the wider countryside.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Mirfield and Ravensthorpe are towns and so are defined as a large built-up areas.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel does not have a consistent strong outer boundary to the north, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel MF5

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. It would also significantly weaken the separation between Mirfield and Ravensthorpe, which would increase their combined sprawling influence on the wider Green Belt.

Purpose B: Preventing neighbouring towns from merging:

Very Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a very fragile gap between towns. The gap separates Mirfield from Ravensthorpe. This part of the gap includes open fields and woodland associated with a dismantled railway line.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel includes tree cover and open land that forms an important part of the gap such that development within it would result in significant merging of the neighbouring towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel MF5

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel's outer boundary to the north does not comprise consistent strong features, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

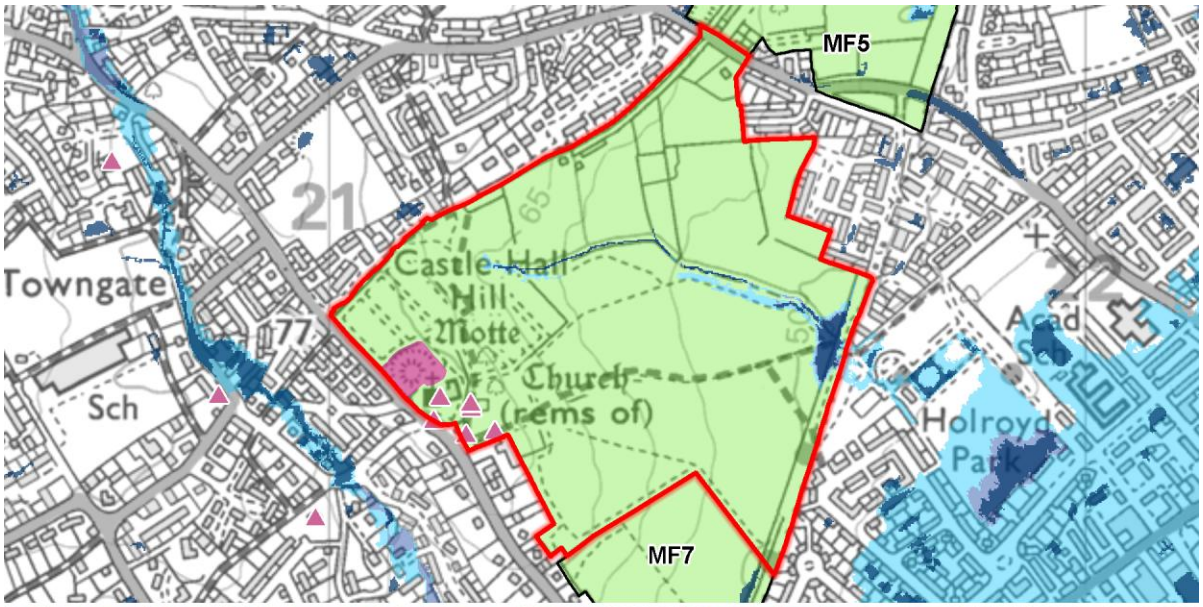
Equal contribution

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

Grey Belt

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

Parcel MF6





Parcel MF6 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Contribution of land in Parcel MF6

Parcel MF6 Assessment Conclusions

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

Parcel MF6 Description

Parcel Location, Land Uses and Boundaries
The land located to the east of Mirfield and west of Ravensthorpe. It is bounded by Church Lane west of the parcel. It includes Canker Dyke small farmlands, Church remains, Castle Hall, Hill Motte, War Memorial and residential dwellings along the Shillbank View Road. Parcel size: 27ha. There are no significant boundary features to separate the parcel from the settlement. The parcels inner boundaries are formed of 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. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Urbanising development limits perception of the wider countryside. The parcel sits in the fully contained gap between Mirfield and Ravensthorpe.

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. Mirfield and Ravensthorpe are towns and so are defined as a large built-up areas.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Although the parcel is largely contained by existing urban development, the parcel does not have a consistent strong outer boundary to the south.

Parcel MF6

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. Although the parcel is largely contained by existing urban development, development in the parcel would have an incongruous impact by significantly weakening the separation between Mirfield and Ravensthorpe, currently distinct urban areas, which would increase their combined sprawling influence on the wider Green Belt.

Purpose B: Preventing neighbouring towns from merging:

Very Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a very fragile gap between towns. The gap separates Mirfield from Ravensthorpe. It includes open, sloping fields and patches of 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 forms a substantial part of the gap. The parcel includes tree cover and open land that forms an important part of the gap such that development within it would result in significant merging of the neighbouring towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel forms part of an area which, although it retains rural land uses, is entirely contained by urban edges, limiting the extent to which it can be considered part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.

Parcel MF6

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 is contained from the wider countryside by urban development.

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:

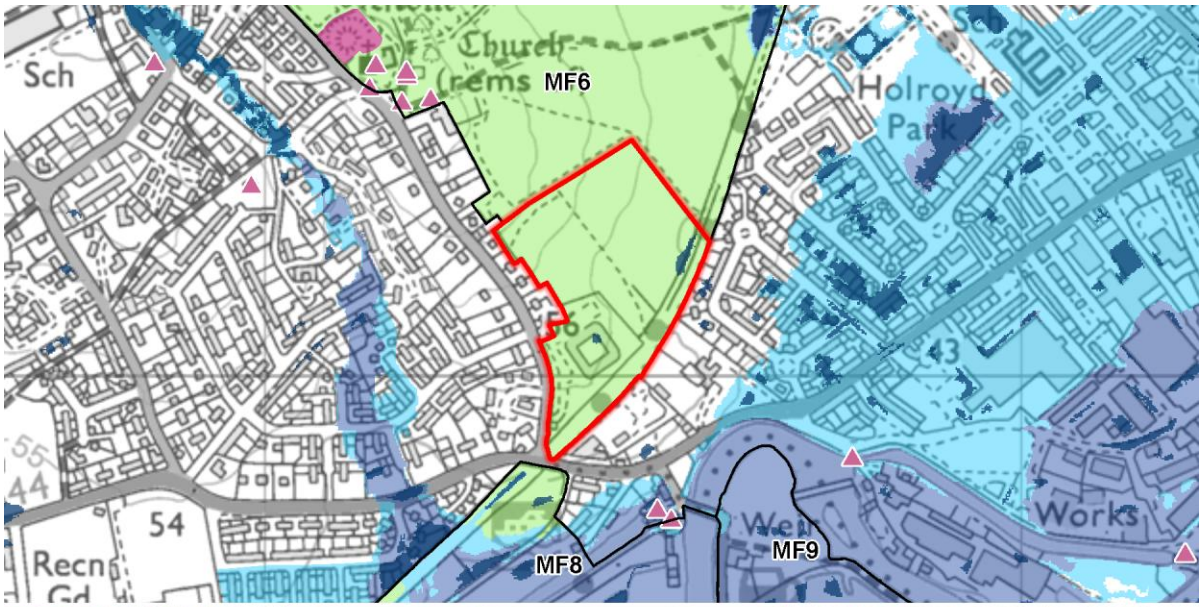
Equal contribution

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

Parcel MF7





Parcel MF7 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Contribution of land in Parcel MF7

Parcel MF7 Assessment Conclusions

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

Parcel MF7 Description

Parcel Location, Land Uses and Boundaries
The land located to the east of Mirfield, in a gap between south of Northorpe and west of Ravensthorpe. It includes DS Rooke commercial centre building to the south of the parcel along the Marmaville Court Road. Parcel size: 6ha. There are no significant boundary features to separate the parcel from the settlement. The parcels inner boundaries are primarily formed of 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. One or more urban edges are visible from the parcel, but tree cover does filter views in places. Existing development in the Green Belt has some urbanising influence. Urbanising development limits perception of the wider countryside.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Mirfield and Ravensthorpe are towns and so are defined as a large built-up areas.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Although the parcel is largely contained by existing development, the outer boundary to the north lacks any strong boundary features.

Parcel MF7

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The loss of separation between Mirfield and Ravensthorpe, causing the two to become a single large built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

Purpose B: Preventing neighbouring towns from merging:

Very Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a very fragile gap between towns. The gap separates Mirfield and Ravensthorpe and there are no significant separating features within the parcel.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel forms the entirety of the narrow gap and has an absence of significant separating features such that development within it would result in significant merging of the neighbouring towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel forms part of an area which, although it retains rural land uses, is entirely contained by urban edges, limiting the extent to which it can be considered part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.

Parcel MF7

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel lacks stronger outer boundaries to the north.

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:

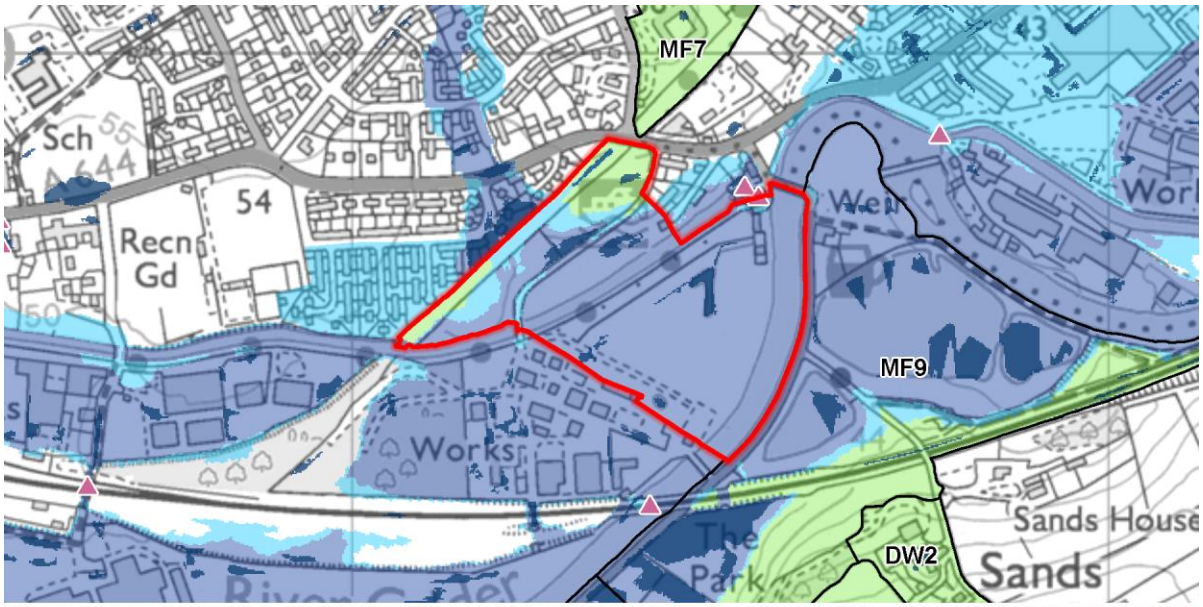
Equal contribution

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

Parcel MF8





Parcel MF8 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel MF8

Contribution of land in Parcel MF8

Parcel MF8 Assessment Conclusions

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

Parcel MF8 Description

Parcel Location, Land Uses and Boundaries
The land located to the southeast of Mirfield and southwest of Ravensthorpe. It is bounded by a dismantled railway line to the northwest of the parcel. It includes the River Calder and associated open, sparsely wooded land and wooded tree lines. Parcel size: 11ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. This includes the River Calder and associated tree cover and the dismantled railway line in the northwest of 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 singificant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Mirfield and Ravensthorpe are towns and so are defined as a large built-up areas.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	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 parcel is bound by the River Calder and existing urban development.

Parcel MF8

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. Although the parcel is restricted and contained, development in the parcel would result in further coalescence of Mirfield and Ravensthorpe which would significantly affect the pattern of development and increase their combined sprawling influence on the wider Green Belt.

Purpose B: Preventing neighbouring towns from merging:

Very Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a very fragile gap between towns. The gap separates Mirfield and Ravensthorpe. a
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel occupies the entirety of the narrow gap separating the neighbouring towns and contain tree cover and water courses that maintain visual separation. Development within it would result in significant merging of the neighbouring towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

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

Parcel MF8

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. This is due to the containment by existing development and the River Calder.

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:

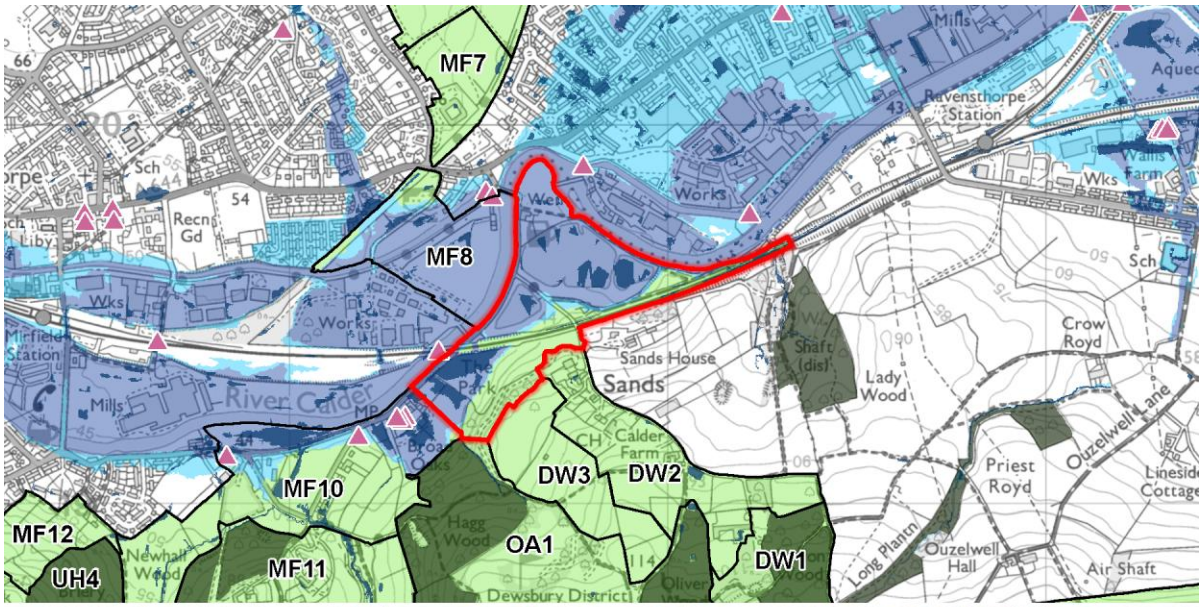
Equal contribution

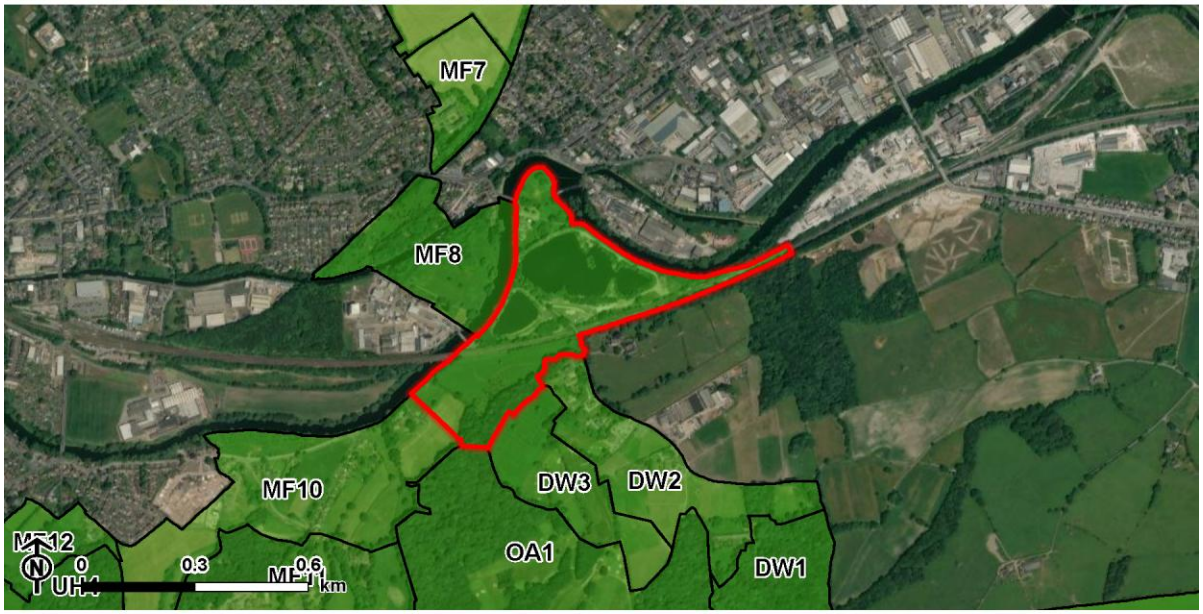
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel MF9





Parcel MF9 | 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 MF9

Contribution of land in Parcel MF9

Parcel MF9 Assessment Conclusions

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

Parcel MF9 Description

Parcel Location, Land Uses and Boundaries
The land located to the southeast of Mirfield, south of Ravensthorpe, and west of Thornhill. It includes Ladywood Lakes, Wheathey's Bridge, Cotewall House recreational park tracks, and associated woodlands. It is bounded by the River Calder to the west and north of the parcel. Parcel size: 20ha. There is a combination of features creating a strong boundary between the settlement and the parcel. This includes the railway line to the east, River Calder to the west and the northern boundaries of 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 largely limit perception of the wider countryside. Although there are some views of the wider countryside from the southern edge of the parcel.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Mirfield and Ravensthorpe are towns and so are defined as a large built-up areas.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would extend across the strong boundary features which currently give the

Parcel MF9

Assessment Considerations	Assessment
	parcel a strong sense of separation from the urban edge.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The River Calder and the railway line gives the parcel a strong sense of separation from the urban area, so development here would breach these strong features and be incongruous with the urban pattern. It would also significantly weaken the separation between Mirfield and Ravensthorpe, which would increase their combined sprawling influence on the wider Green Belt.

Purpose B: Preventing neighbouring towns from merging:

Very Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a very fragile gap between towns. The gap separates Mirfield and Ravensthorpe. It includes open fields and woodland associated with lakes, the River Calder and the railway line.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel includes strong separating features including lakes, the River Calder, tree cover and a railway line which form an important part of the remaining gap. Development in the parcel would also minimise and weaken the remaining land in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns.

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 MF9

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The parcel is contained from the wider countryside by a combination of features including the River Calder, the railway line, the lakes, and urban development.

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:

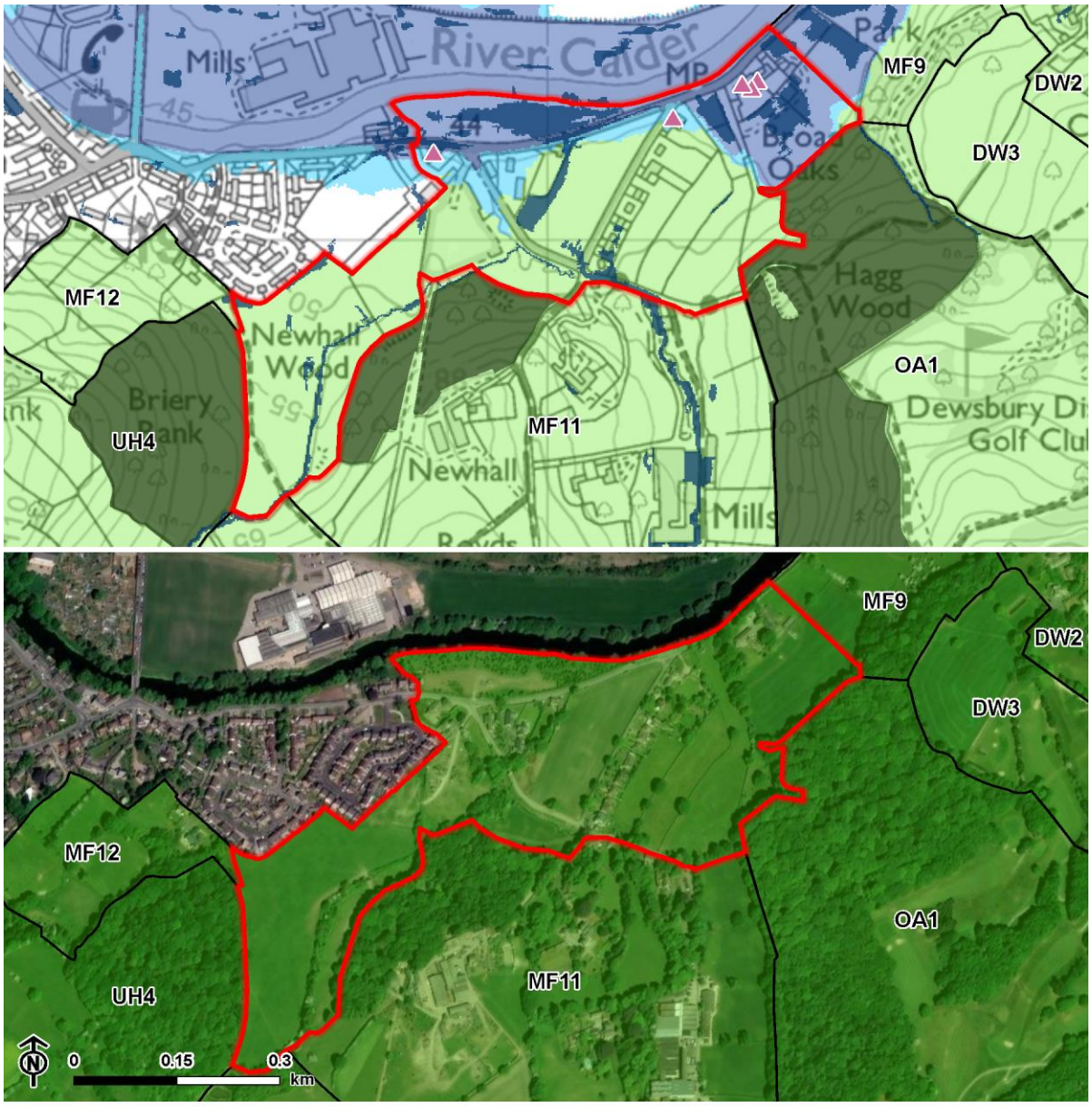
Equal contribution

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

Parcel MF10



NPPF Footnote 7 designations

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

Parcel MF10

Contribution of land in Parcel MF10

Parcel MF10 Assessment Conclusions

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

Parcel MF10 Description

Parcel Location, Land Uses and Boundaries
The land located to the south of Mirfield, southwest of Ravensthorpe and northeast of Upper Hopton. It includes residential dwellings along Boathouse Lane, Steanard Lane, and Hagg Lane. Valance Beck Ford runs through the southwest of the parcel, the River Calder and associated tree cover to the north of the parcel and steep wooded slopes rise to the south and southwest. Parcel size: 23ha. 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. Existing development in the Green Belt has some urbanising influence. This includes residential dwellings along the Hagg Lane, Steanard Lane, Boathouse Lane, and around Broad Oaks. Natural features limit perception of the wider countryside. This includes the sloping wooded land to the southwest, south and south east including Hagg Wood and Breiry Bank.

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. Mirfield is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The sloping woodland areas to the southwest, south and southeast form a strong outer boundary which would

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

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The gap separates the town of Mirfield from Dewsbury and Ravensthorpe. The north area of the parcel lies within the gap while the southern area is more peripheral.
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 north area of the parcel contains existing development while the hillslope, Hagg Wood and River Calder to the west and north establish strong separating features in 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.

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.

Parcel MF10

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The extent of existing development in the north area and the containing woodland to the south are such that development in the parcel would not increase urbanising influence on adjacent open land.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

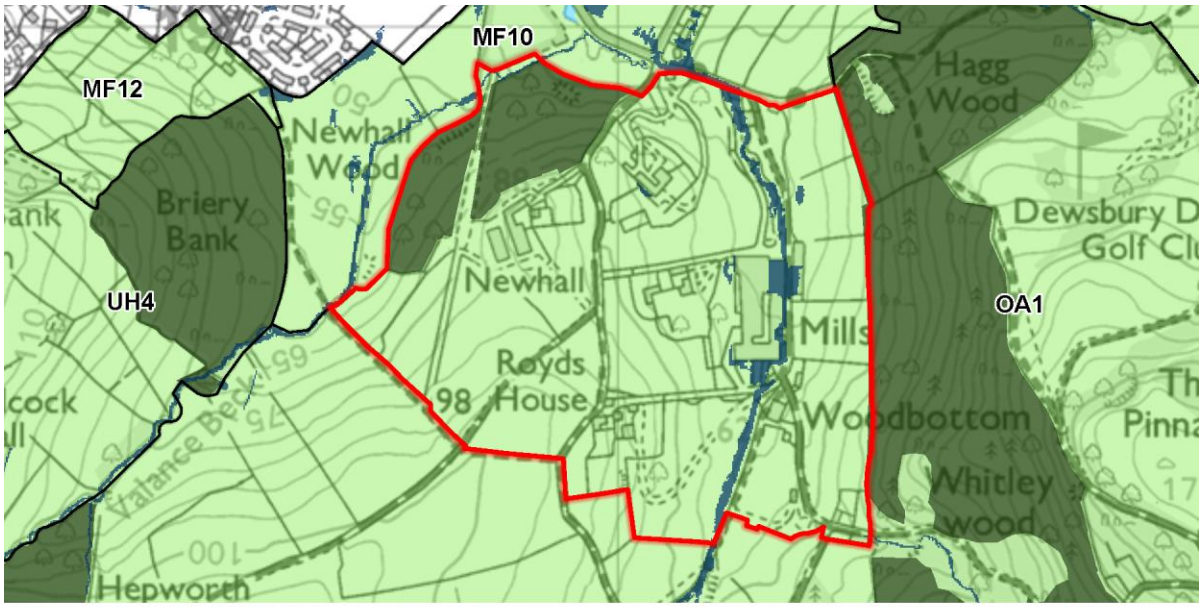
Equal contribution

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

Grey Belt

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

Parcel MF11





Parcel MF11 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel MF11

Contribution of land in Parcel MF11

Parcel MF11 Assessment Conclusions

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

Parcel MF11 Description

Parcel Location, Land Uses and Boundaries
The land located to the south of Mirfield, Parcel size: 33ha.
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 a weak perception of urban development outside of the parcel.
Existing development in the Green Belt has some urbanising influence.
Natural features limit perception of the wider countryside.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Mirfield 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. The parcel contains strong boundary features which are restricting and containing development. Therefore, its weakening or loss would have an adverse impact on this purpose.
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. This is because development in the parcel would breach the strong physical features currently restricting and containing the urban area.

Parcel MF11

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a fragile gap between towns. The gap to the north of the parcel separates Mirfield from Ravensthorpe and Dewsbury.
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 land is peripheral to the gap and strong separating features elsewhere in the gap maintain physical and visual 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?	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.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Open field boundaries to the south of the parcel would result in development having a significant urbanising effect on adjacent open Green Belt land.

Parcel MF11

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:

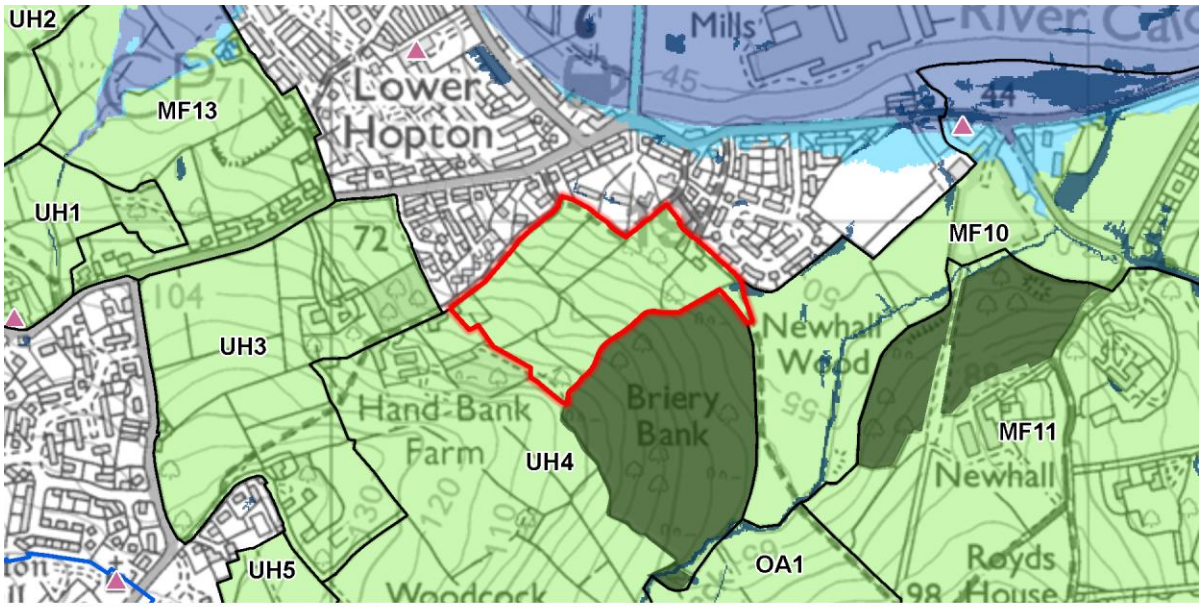
Equal contribution

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 MF12





Parcel MF12 | 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 MF12

Contribution of land in Parcel MF12

Parcel MF12 Assessment Conclusions

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

Parcel MF12 Description

Parcel Location, Land Uses and Boundaries
The land located to the south of Mirfield, northeast of Upper Hopton. The parcel comprises open fields with dry-stone wall and hedgerow boundaries and is bounded by the Briery Bank woodland to the southeast of the parcel. Parcel size: 5ha. 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. The landform slopes down towards the River Calder to the north of 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. This includes Briery Bank and the woodland associated with it to the south and east of the parcel

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Mirfield is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel lacks strong outer boundary features meaning development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel MF12

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. Development in this parcel would lead to a loss in separation between Upper Hopton and Lower Hopton which would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Huddersfield and Mirfield. The gap in this area contains few separating features.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of 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. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel MF12

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Development in the parcel would likely have a strong impact on land to the south despite the strong outer boundary features.

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:

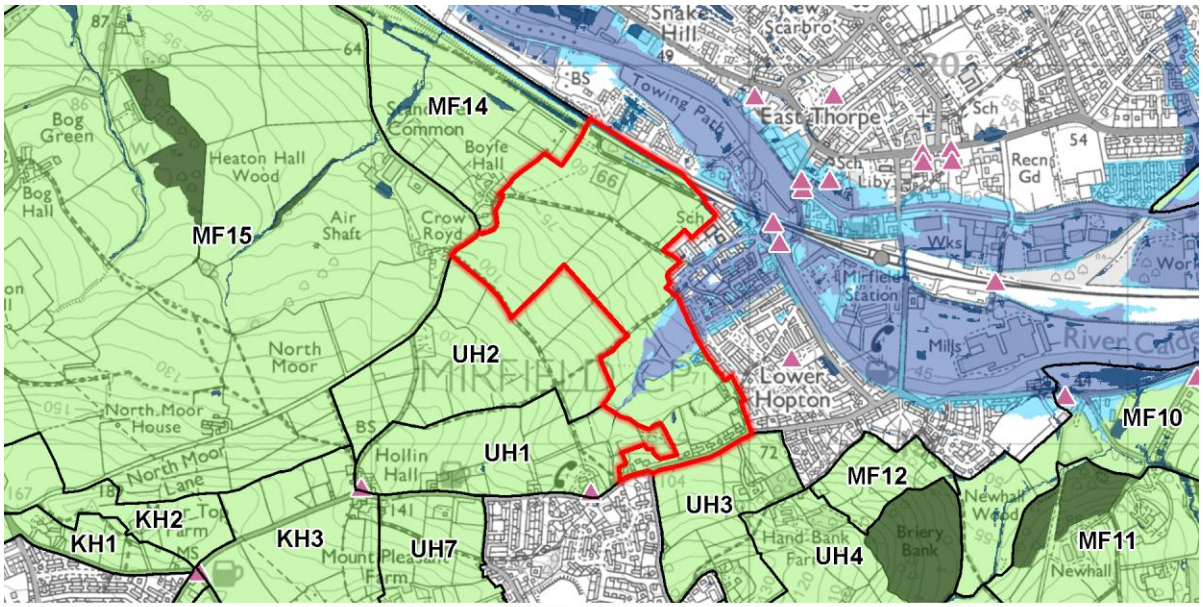
Equal contribution

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 MF13





Parcel MF13 | 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 MF13

Contribution of land in Parcel MF13

Parcel MF13 Assessment Conclusions

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

Parcel MF13 Description

Parcel Location, Land Uses and Boundaries
The land located to the southwest of Mirfield, northeast of Upper Hopton. The parcel comprises open fields with dry-stone wall and hedgerow boundaries. The parcels outer boundaries are formed by field boundaries and the minor road of Hopton Lane in the south. It also includes residential dwellings along Hopton Lane. Parcel size: 31ha. There are no significant boundary features to separate the parcel from the settlement. The parcels inner boundary is formed by the minor road of Woodend Road to the northeast and Waste Lane to the southeast. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The parcels weak inner boundary allows for some perception of the urban edge of Upper Hopton to the south. 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. Mirfield is a town and so is defined as a large built up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel lacks strong outer boundary features meaning development within the parcel would in turn

Assessment Considerations	Assessment
	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:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Huddersfield and Mirfield. The gap in this area contains few separating features with the exception of the change of landform between the Mirfield and Kirkheaton.
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. Both the parcel and the gap lack any strong separating features in this area.
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?	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.

Parcel MF13

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 parcels lack of a strong outer boundary feature means development within the parcel would 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:

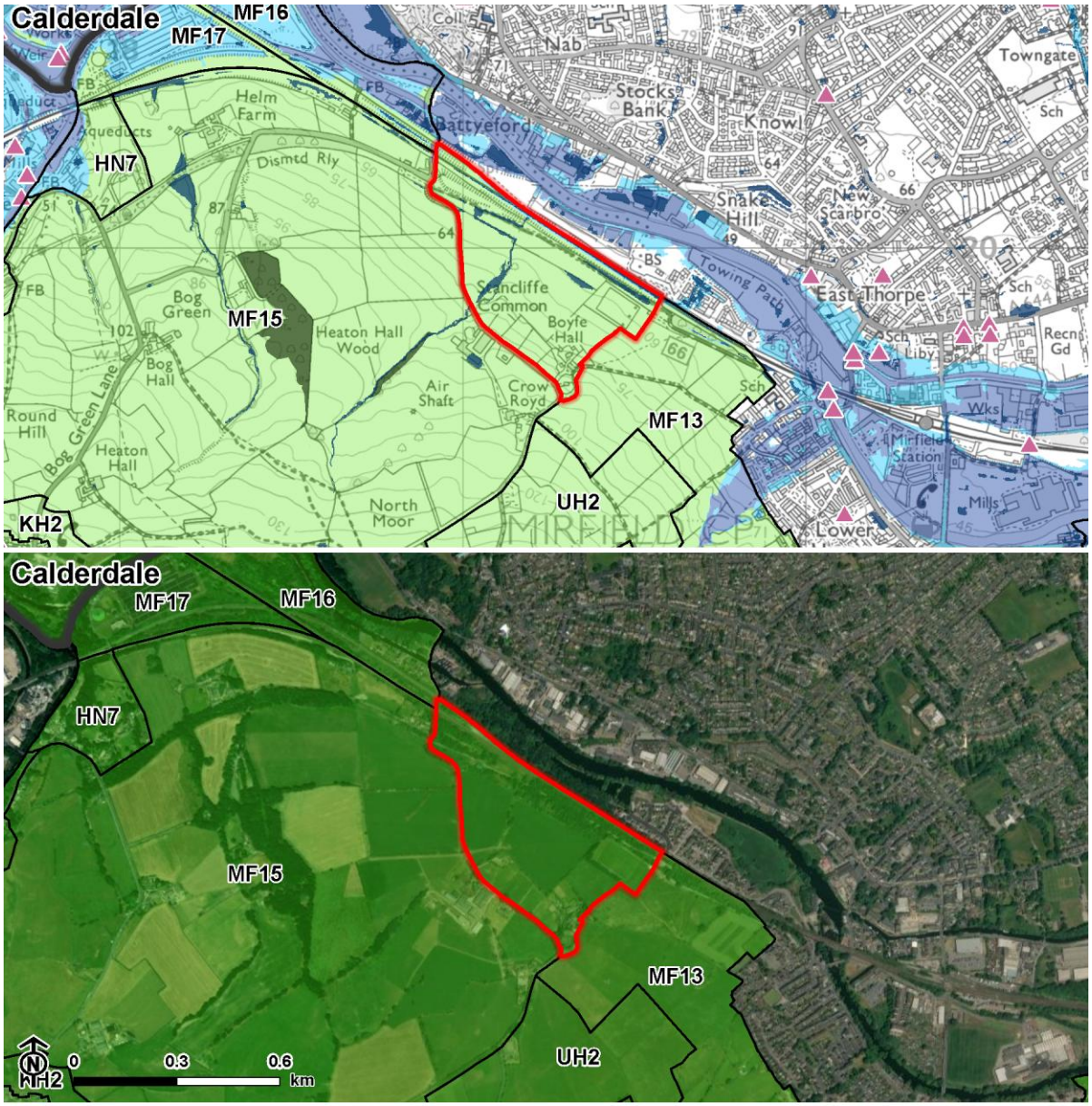
Equal contribution

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 MF14


Calderdale
MF16
MF17
HN7
MF15
MF13
UH2
KH2
Helm Farm
Dismtd Rly
Bog Green
Heaton Hall Wood
Bog Hall
Round Hill
Bog Green Lane
Heaton Hall
North Moor
Air Shaft
Crow Royd
Boyfe Hall
Scancliffe Common
Towing Path
Battyeford
Stocks Bank
Knowl
Nab
Snake Hill
New Scarbro
East Thorpe
Towngate
Mirfield Station
Lower Mills
Wks
Recn Gd
Sch
Liby
0
0.3
0.6
km
Parcel MF14
Neighbouring parcel
Green Belt
Kirklees
NPPF Footnote 7 designations
Listed building
Flood zone 2
Ancient woodland
High risk of surface water flooding
Flood zone 3

Parcel MF14

Contribution of land in Parcel MF14

Parcel MF14 Assessment Conclusions

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

Parcel MF14 Description

Parcel Location, Land Uses and Boundaries
The land located to the southwest of Mirfield. It includes the railway line and associated woodland with the cycleway that runs along it. Residential dwellings around Stancliffe Common and Wood Lane forming the outer boundary of the parcel. Parcel size: 21ha. 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, limiting the impact of any existing urbanising influence. The land opens up to the west.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Mirfield is a town and so is defined as a large built up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the wooded land and the Railway line which currently give the parcel a strong sense of separation from urbanising influences.

Parcel MF14

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

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The gap between Huddersfield and Mirfield in this location is approximately 1.9km and includes significant separating features such as Heaton Hall Wood, the railway line and steep slopes.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part 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. In addition to the loss of visual separating features, the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel MF14

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

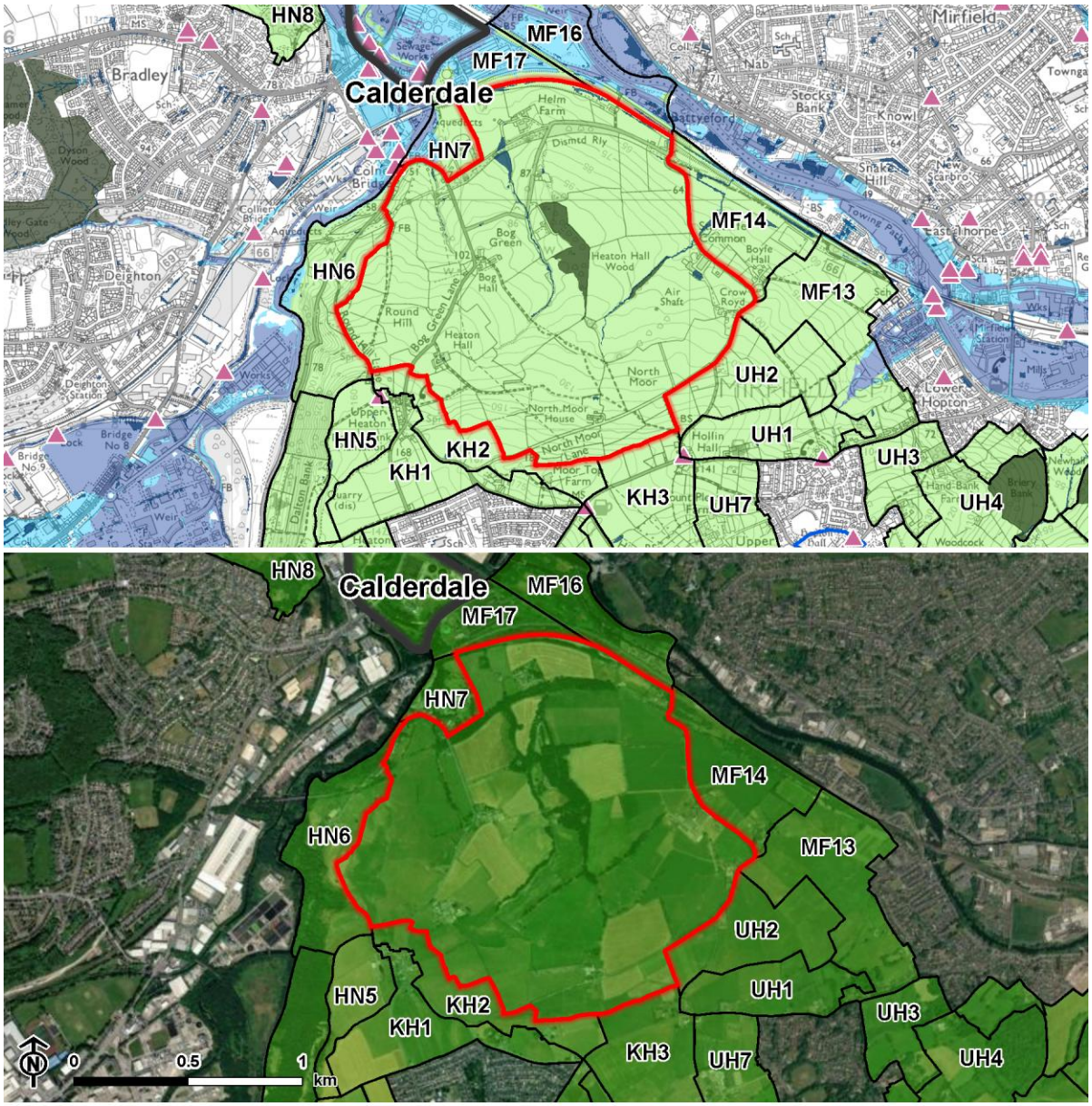
Equal contribution

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

Grey Belt

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

Parcel MF15



Parcel MF15 | Neighbouring parcel | Green Belt | Kirklees

NPPF Footnote 7 designations

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

Parcel MF15

Contribution of land in Parcel MF15

Parcel MF15 Assessment Conclusions

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

Parcel MF15 Description

Parcel Location, Land Uses and Boundaries
The land is located to the southwestern edge of Mirfield and northeastern edge of Huddersfield in a gap. It is almost entirely contained within these surrounding urban areas and contains open fields that slope towards the River Calder. Parcel size: 196ha. 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. The landform slopes down to the northeast towards River Calder. 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, 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 near to a large built-up area. Mirfield 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. The parcel forms the strongest part of the gap between the neighbouring large built-up areas. Any partial development of the parcel would weaken the remainder.

Parcel MF15

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

Purpose B: Preventing neighbouring towns from merging:

Very Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The gap in this area separates Mirfield from Huddersfield, Kirkheaton and Upper Hopton. It includes open, sloping fields and woodland associated with Heaton Hall Wood.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. It includes a large area of the gap with a combination of landform and boundary features meaning that its development would significantly minimise the size of gap and reduce visual separation.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel MF15

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. It would sever areas of open countryside, reducing the sense of connectivity of the rural landscape.

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:

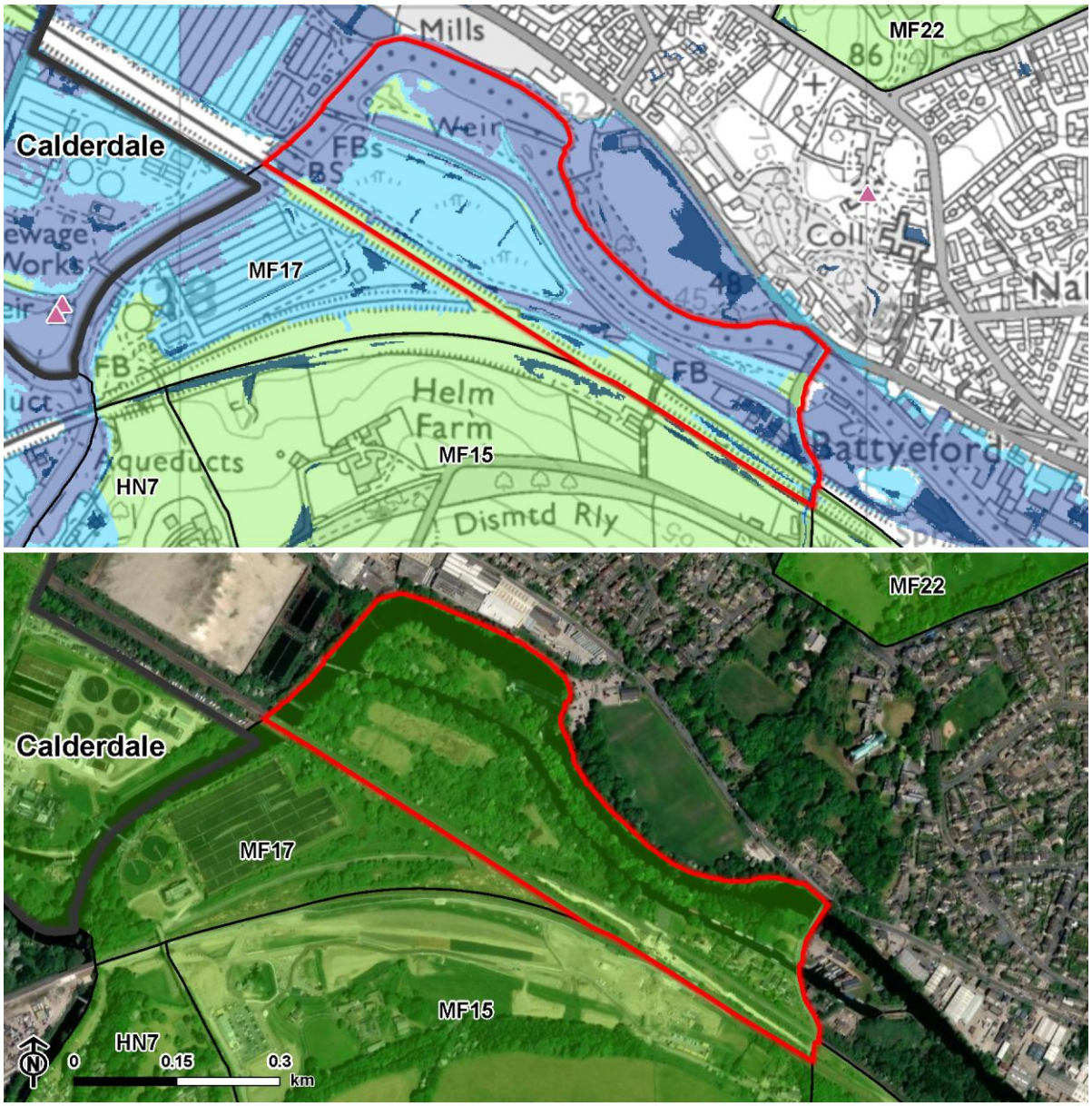
Equal contribution

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 Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel MF16


Mills
MF22
Calderdale
Weir
FBs
BS
Coll
MF17
FB
Helm
Farm
MF15
Battyeford
Aqueducts
HN7
Dismtd Rly
MF22
Calderdale
MF17
MF15
HN7
0
0.15
0.3
km
Parcel MF16
Neighbouring parcel
Green Belt
Kirklees
NPPF Footnote 7 designations
Listed building
Flood zone 2
Flood zone 3
High risk of surface water flooding

Parcel MF16

Contribution of land in Parcel MF16

Parcel MF16 Assessment Conclusions

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

Parcel MF16 Description

Parcel Location, Land Uses and Boundaries
Land located to the southwest of Mirfield. It includes Calder and Hebble Navigation Battye Cut, multiple railway lines, hardstanding associated with water works and wooded areas at around Heaton Lodge Junction. Parcel size: 18ha. There is a consistent strong boundary feature between the settlement and the parcel. This includes the River Calder, Battye Floodgates canal cut and associated woodlands. 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. Although there is some recreational association around the Heaton Lodge Junction. 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. Mirfield 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 River Calder which currently give the parcel a strong sense of separation from urbanising influences.

Parcel MF16

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a fragile gap between towns. Although there is limited open Green Belt land along connecting routes between Huddersfield and Heckmondwike via Mirfield the scale of intervening development means that in this area they are not considered 'neighbouring towns'. The parcels to the west form the narrower part of the gap while this parcel is located to the side of the gap.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. It forms a very small part of the gap as it lies to the side of the main gap and has strong separating features.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel MF16

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 railway line and associated wooded areas form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

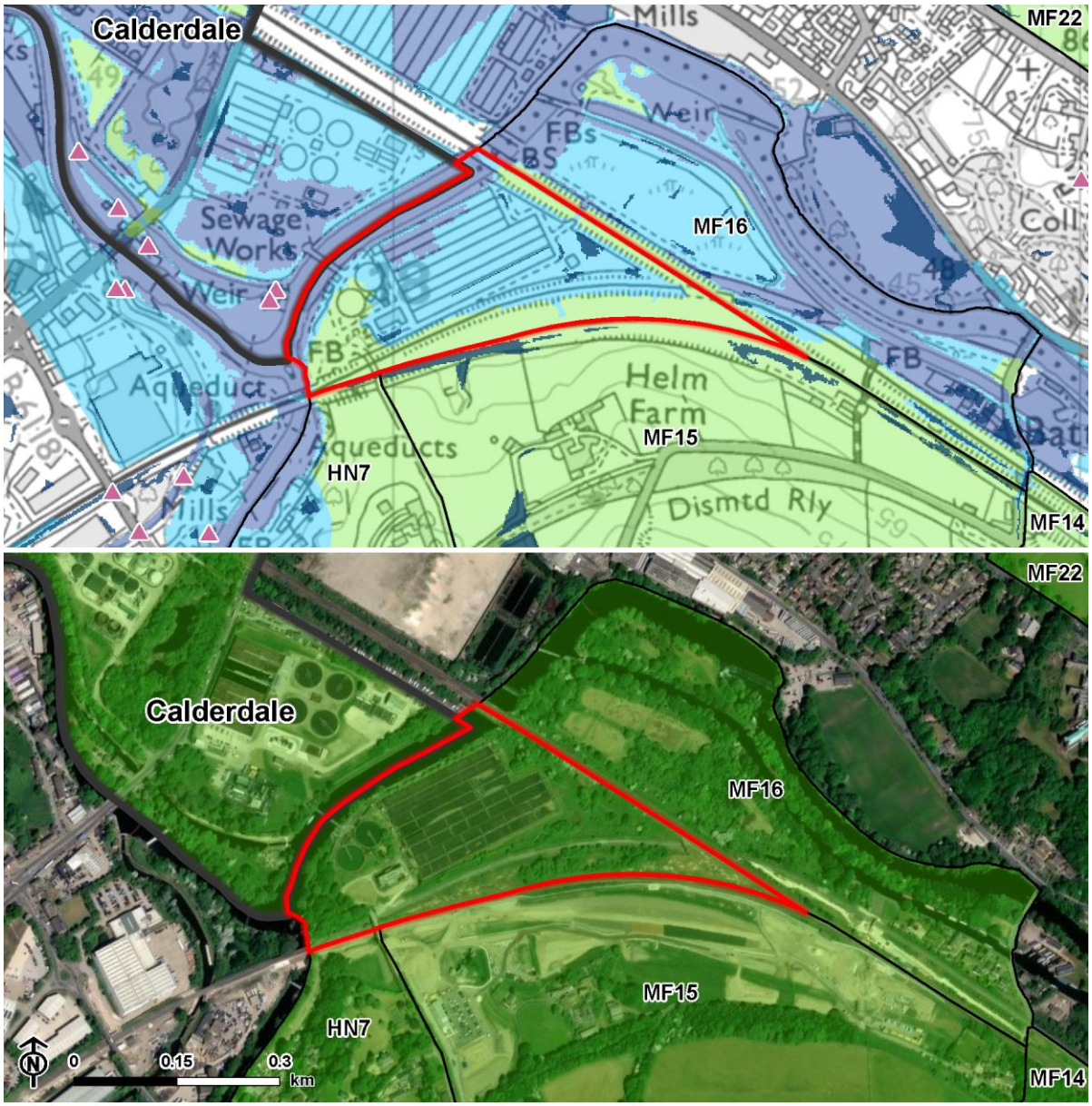
Equal contribution

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

Grey Belt

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

Parcel MF17


Calderdale
Mills
MF22
Weir
FBs
BS
Sewage Works
MF16
Weir
FB
FB
Aqueduct
Helm Farm
MF15
Aqueducts
HN7
Dismtd Rly
MF14
Mills
Calderdale
MF22
MF16
MF15
HN7
MF14
0
0.15
0.3
km
Parcel MF17
Neighbouring parcel
Green Belt
Kirklees
NPPF Footnote 7 designations
Listed building
Flood zone 2
Flood zone 3
High risk of surface water flooding

Parcel MF17

Contribution of land in Parcel MF17

Parcel MF17 Assessment Conclusions

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

Parcel MF17 Description

Parcel Location, Land Uses and Boundaries
Land located to the western edge of the Mirfield and northeast of Huddersfield. It includes part of the sewage treatment plant south of the River Colne. The River Colne borders the parcel to the northwest, and the Railway line runs through the northeastern edge and associated woodland. Parcel size: 11ha. There is a consistent strong boundary feature between the settlement and the parcel. This includes the River Colne, the railway line and the wooded areas. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Existing development in the Green Belt has some urbanising influence. This includes the sewage water treatment plant and the associated buildings. 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. Mirfield and Huddersfield are towns and so are defined as large built up areas.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the River Colne and the railway line which currently give the parcel a strong sense of separation from urbanising influences.

Parcel MF17

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

Purpose B: Preventing neighbouring towns from merging:

Very Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a very fragile gap between towns. The gap between Huddersfield and Mirfield is at its narrowest in the north of the parcel, approximately 400m wide. The River Calder and River Colne and railway lines establish strong separating features however these do not consistently delineate the gap.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel's position within the narrow gap, and its tree cover and physical separating features make it a key part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel MF17

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 RIver Colne, railway line and associated wooded areas form a strong outer boundary which would limit the urbanising impact of development on adjacent open land

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

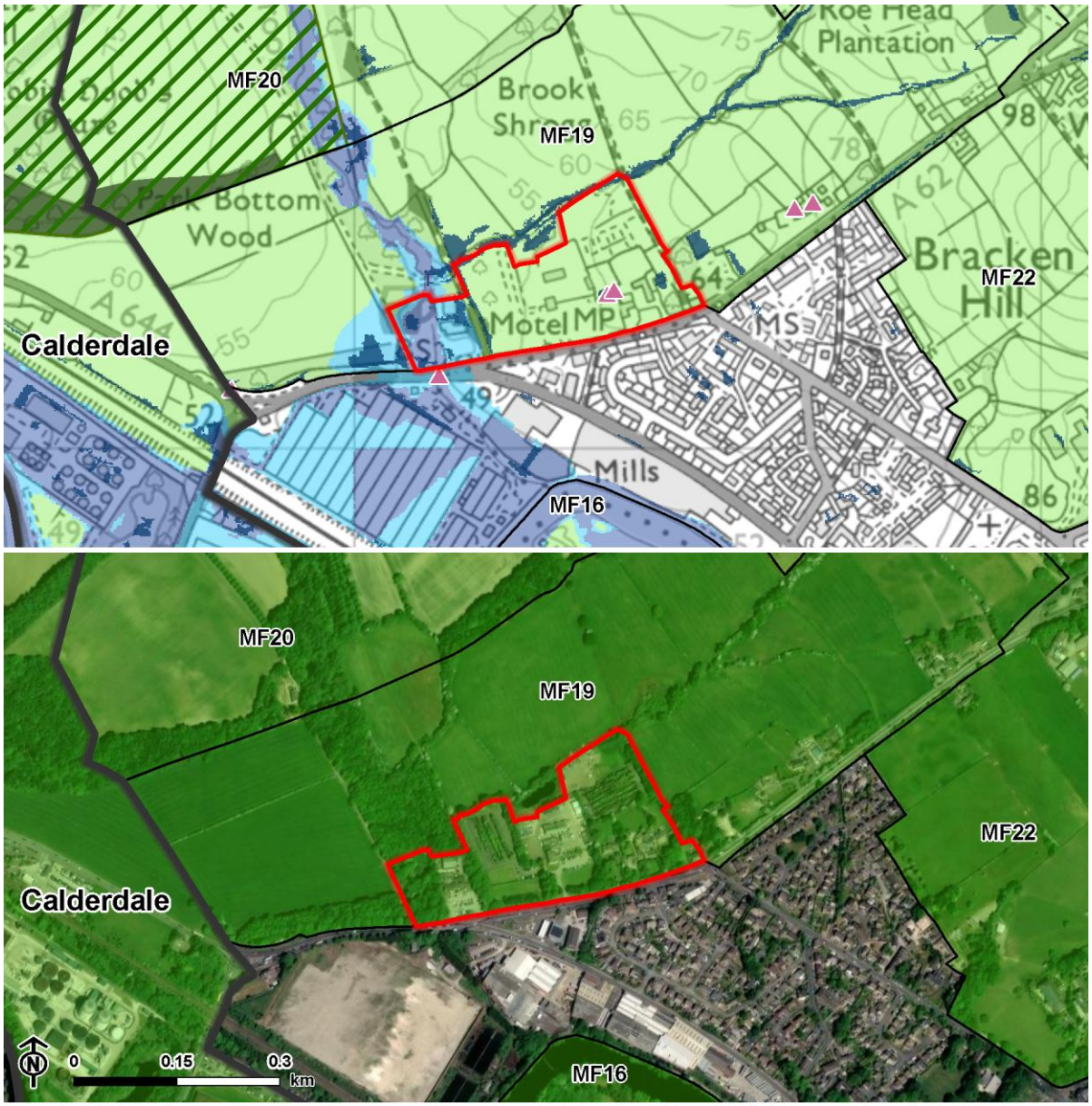
Equal contribution

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

Grey Belt

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

Parcel MF18



Parcel MF18
Neighbouring parcel
Green Belt
Kirklees

NPPF Footnote 7 designations

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

Parcel MF18

Contribution of land in Parcel MF18

Parcel MF18 Assessment Conclusions

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

Parcel MF18 Description

Parcel Location, Land Uses and Boundaries
The land located to the northwest of Mirfield, and northeast of Huddersfield. It is bounded by the Leeds Road A62 to the south and residential dwellings along the Leeds Road and around Bracken Hill. Parcel size: 6ha. There is a consistent, permanent boundary feature extending a significant distance. This includes Leeds Road A62 between the parcel and and 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. Existing development in the Green Belt has some urbanising influence. This includes residential development along Leeds Road A62 and west of Bracken Hill. 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:

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. Mirfield is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel's strong outer boundaries prevents wider urbanising impact of development on adjacent open land.

Parcel MF18

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 strong outer boundary features and the level of existing urban development in the parcel is such that development here would not 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 moderate gap between towns. The parcel lies in the gap between Mirfield and Cleckheaton via Hartshead. There are strong separating features in the gap including areas of woodland and strong landform change.
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. It forms a small part of the gap without any strong separating features and some urbanising influence. Meanwhile, strong separating features elsewhere in the gap including Dockentail Wood and Hollin Wood form maintain the strength of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a 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.

Parcel MF18

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. Strong outer boundary features would prevent significant urbanising impact from development in the parcel on adjacent Green Belt land.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

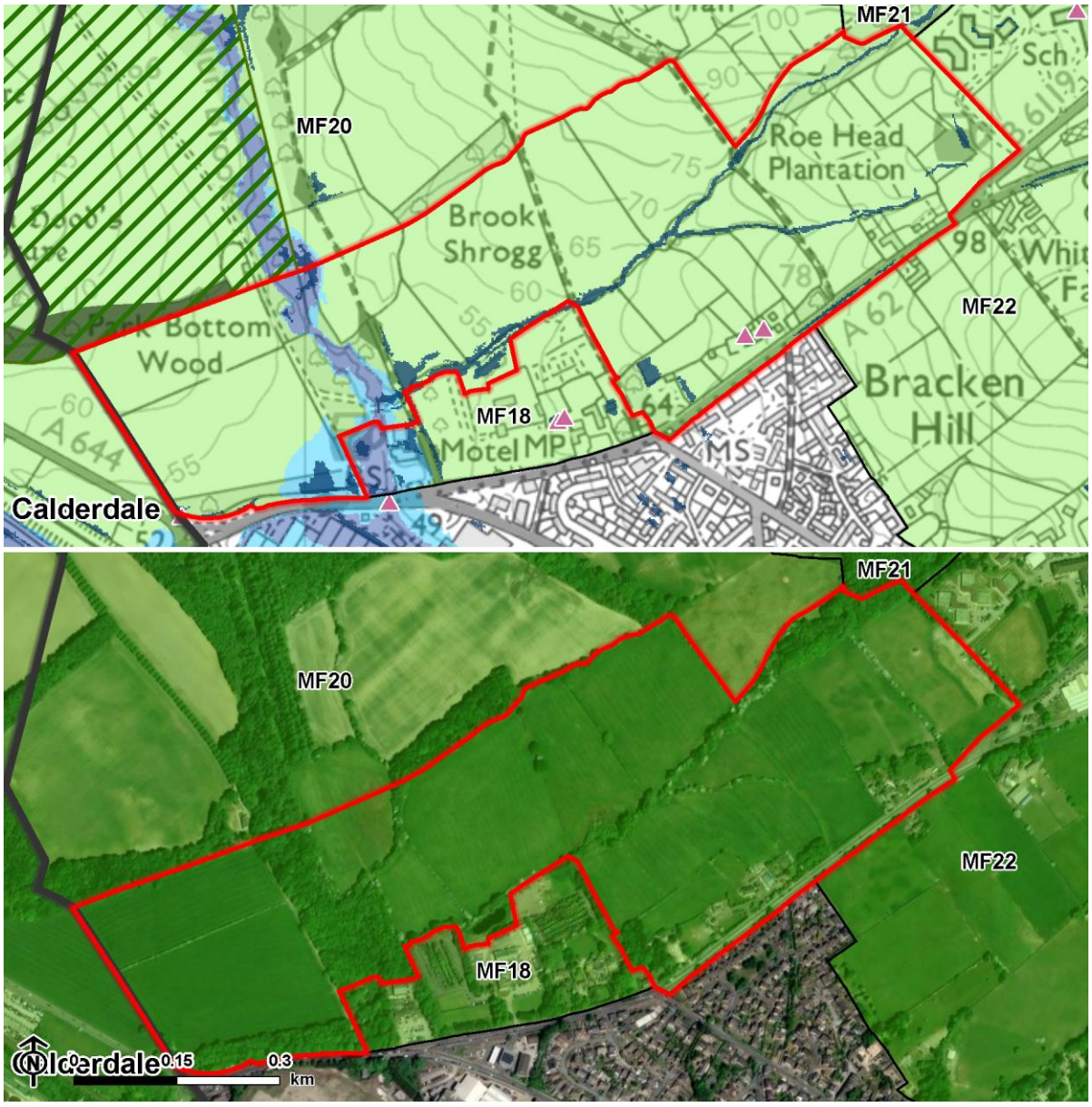
Equal contribution

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

Grey Belt

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

Parcel MF19



Parcel MF19
Neighbouring parcel
Green Belt
Kirklees

NPPF Footnote 7 designations

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

Parcel MF19

Contribution of land in Parcel MF19

Parcel MF19 Assessment Conclusions

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

Parcel MF19 Description

Parcel Location, Land Uses and Boundaries
The land located tot he northwest of Mirfield, and south of Roberttown and Hartshead. It is bounded by Leeds Road A62 in the southeast of the parcel. It includes Stubbin Plantation in the west, with Park Bottom Wood and the Nun Brook running along the parcel. The east side of the parcel primarily consists of farmlands and drain channels with woodland patches. Parcel size: 42ha. There is a combination of features creating a strong boundary between the settlement and the parcel. This includes the A62 and the woodland patches along it. 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, but woodland cover in the north reduces perception of urban development. 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. Mirfield is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Although the hedgerows and woodland belts establish a containing feature, development in the parcel would negate the role of the brook and wooded areas which

Parcel MF19

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

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Mirfield and Cleckheaton via Hartshead. There are strong separating features in the gap including areas of woodland and strong landform change.
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 large part of the gap but it does form a substantial part of it. This is due to the extent of strong separating features elsewhere in the gap and the orientation of the landform which would minimise the impact of development in the parcel on the remaining land in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns.

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 MF19

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Any development extending into this area would be likely to increase urbanising impact on adjacent open countryside.

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:

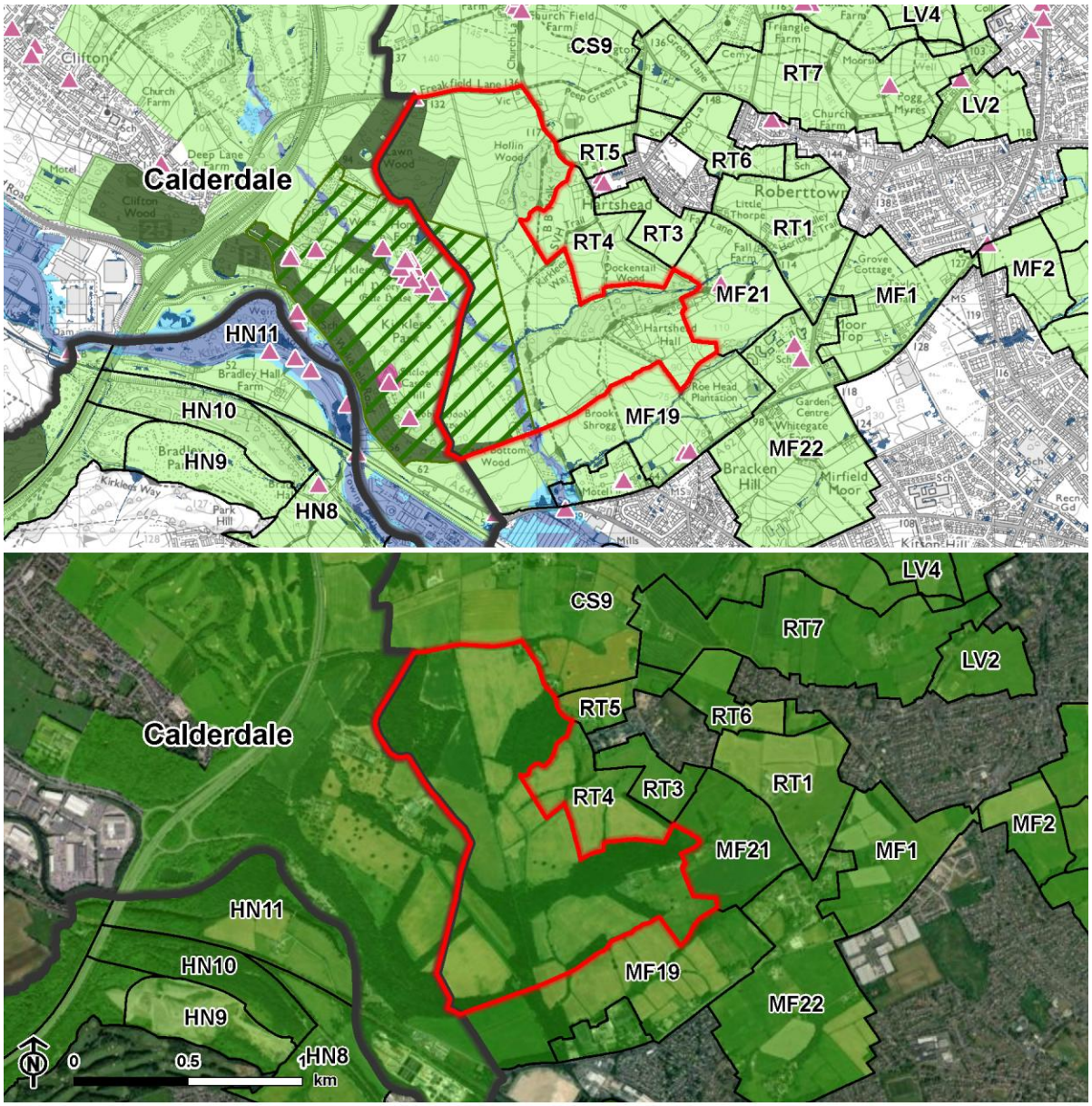
Equal contribution

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 MF20



Parcel MF20
Neighbouring parcel
Green Belt
Kirklees

NPPF Footnote 7 designations

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

Parcel MF20

Contribution of land in Parcel MF20

Parcel MF20 Assessment Conclusions

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

Parcel MF20 Description

Parcel Location, Land Uses and Boundaries
Land located to the northwestern edge of Mirfield, and southwest of Roberttown and Hartshead. It comprises of Nun Brook and associated woodland, Hartshead Hall Wood, Dockentail Wood, Hollin Wood and Lawn Wood to the north of the parcel. Freakfield Lane and Hartshead Lane form the outer boundary to the north of the parcel. Parcel size: 109ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. These include field boundaries, roads and, to the south of the parcel, the tree-lined Nun Brook. There is some change in landform which creates a sense of separation between the settlement and the parcel. The central and western part of the parcel is undulating land lying south of the valley floor marked by Nun Brook. 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. Despite the partial containment of the wider area by development the parcel is large enough for there to also be 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. Mirfield is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Mirfield for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel MF20

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of physical features which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features, 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 moderate gap between towns. The gap separates Mirfield and Cleckheaton via Hartshead. It also plays a role in preventing the merging of Huddersfield and Brighouse with Mirfield and the string of towns to the northeast including Liversedge and Heckmondwike.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. Although the parcel forms a large part of the gap, the scale of the gap and the extent of strong separating features within the parcel are such that new inset developmet, if limited in extent, would not significantly reduce visual separation.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns.

Parcel MF20

Purpose C: Assisting in safeguarding the countryside from encroachment:

Very Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Any development extending into this area would be likely to increase urbanising impact on adjacent open countryside.

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:

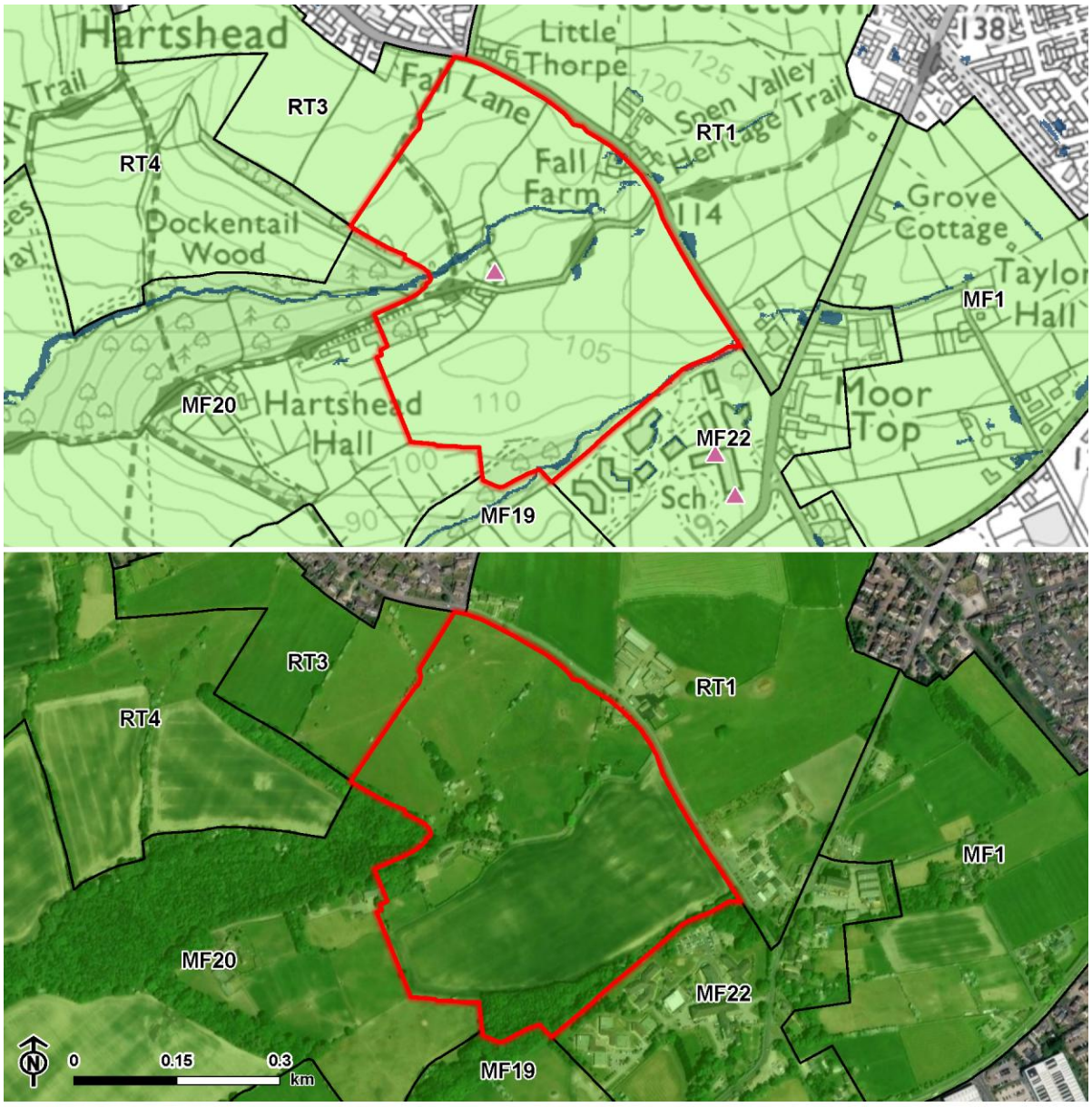
Equal contribution

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 MF21



NPPF Footnote 7 designations

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

Parcel MF21

Contribution of land in Parcel MF21

Parcel MF21 Assessment Conclusions

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

Parcel MF21 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north-west of Mirfield, south-west of Roberttown and south of Hartshead. The parcel comprises open fields with a mix of dry-stone walls, post and rail fence, and hedged boundaries. The parcels outer boundaries are predominantly formed by Fall Lane (B6119) to the east. Parcel size: 21ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. This includes Roe Head Plantation in the south. There is some change in landform which creates a sense of separation between the settlement and the parcel. Landform in the parcels forms a slight valley towards the south east. There is a weak perception of urban development outside of the parcel. The landform change limits perception of both Roberttown and Hartshead. 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. The local valley landform allows for strong connection to the surrounding Green Belt to the south and east.

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 close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Mirfield is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel MF21

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The landform change and strong relationship with the wider countryside is such that development in the parcel would breach these features which establish a strong sense of separation from the urban areas.
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. By breaching the strong features that restrict and contain development and by reducing the separation of Mirfield and Hartshead, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The gap separates Mirfield and Cleckheaton and Liversedge via Hartshead and Roberttown. This part of the gap contains very few strong separating features and becomes increasingly narrow in the east of the parcel.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel's lack of urbanising influences and the orientation of the landform is such that development in the parcel would significantly impact Mirfield's separation from Hartshead, which would have a combined merging impact on the remaining land in the gap, including the very fragile part of the gap to the east.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features, the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Parcel MF21

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 lack of strong consistent outer boundary features means development within the parcel would increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

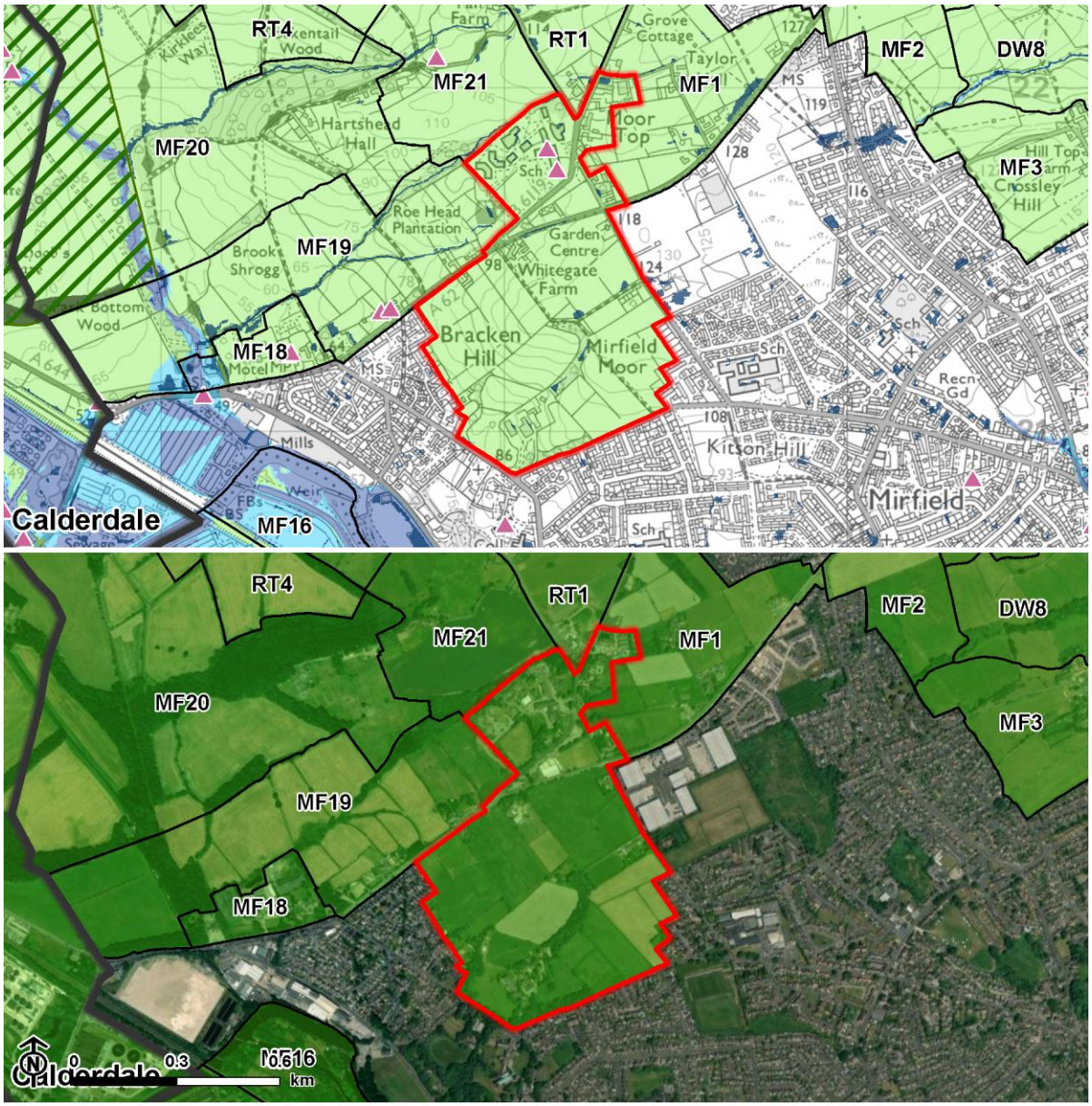
Equal contribution

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

Grey Belt

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

Parcel MF22



Parcel MF22
Neighbouring parcel
Green Belt
Kirklees

NPPF Footnote 7 designations

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

Parcel MF22

Contribution of land in Parcel MF22

Parcel MF22 Assessment Conclusions

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

Parcel MF22 Description

Parcel Location, Land Uses and Boundaries
The parcel located to the northwest of Mirfield, in a contained gap between east of Stocks Bank Road and west of Mirfield Moor. It includes Warren House Hill, and Leeds Road A62 forms its outer boundary. Parcel size: 51ha. The south area of parcel primarily comprises weak boundary features including residential gardens and open field boundaries, while the area to the north is separated by the A62. 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. Existing development in the Green Belt around Fieldhead Park, Holly Bank School and Fox Common Road has some urbanising influence. 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:

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. Mirfield is a town and and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The A62 and surrounding urban edges form a strong outer boundary feature which would contain development on Bracken Hill and as the north area of the parcel

Assessment Considerations	Assessment
	contains existing development, new development here would be limited.
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 level of urban containment and urbanising influences is such that development in the parcel would not have an incongruous impact on the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a very fragile gap between towns. The main part of the gap to the north separates Mirfield from Liversedge and Cleckheaton via Roberttown and Hartshead.
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 is largely contained by urban edges of Mirfield and has existing development which minimises its role in preventing the towns from merging.
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, although it retains rural land uses, is entirely contained by urban edges, limiting the extent to which it can be considered part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel MF22

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 A62 and Roe Head Plantation mark the parcel boundary to the north. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

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.