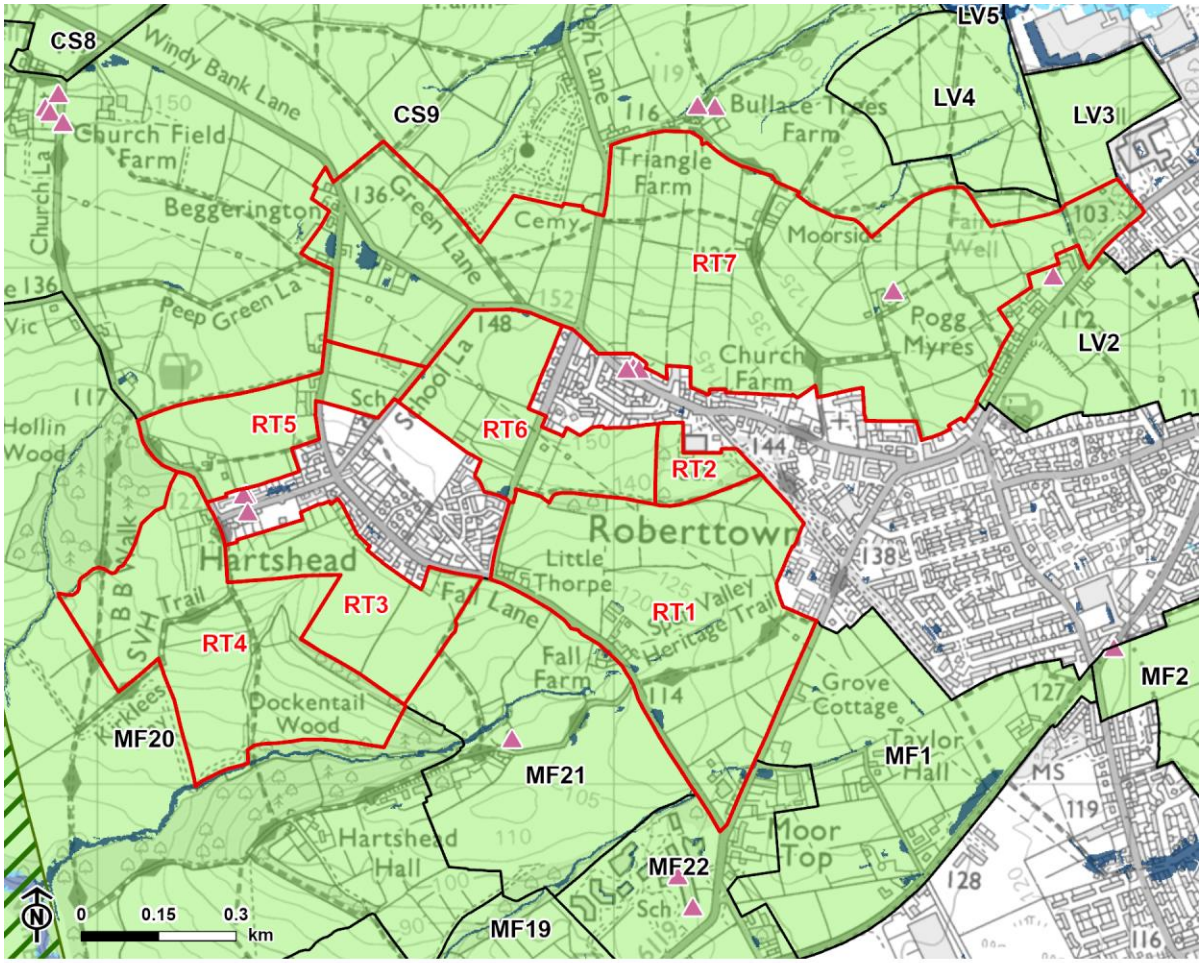
Roberttown and Hartshead



Roberttown and Hartshead parcel

Neighbouring parcel

Kirklees

Neighbouring authority

Green Belt

NPPF Footnote 7 designations

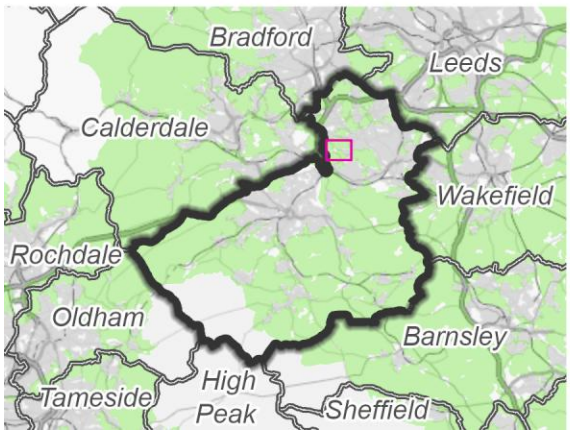
Listed building

Flood zone 3

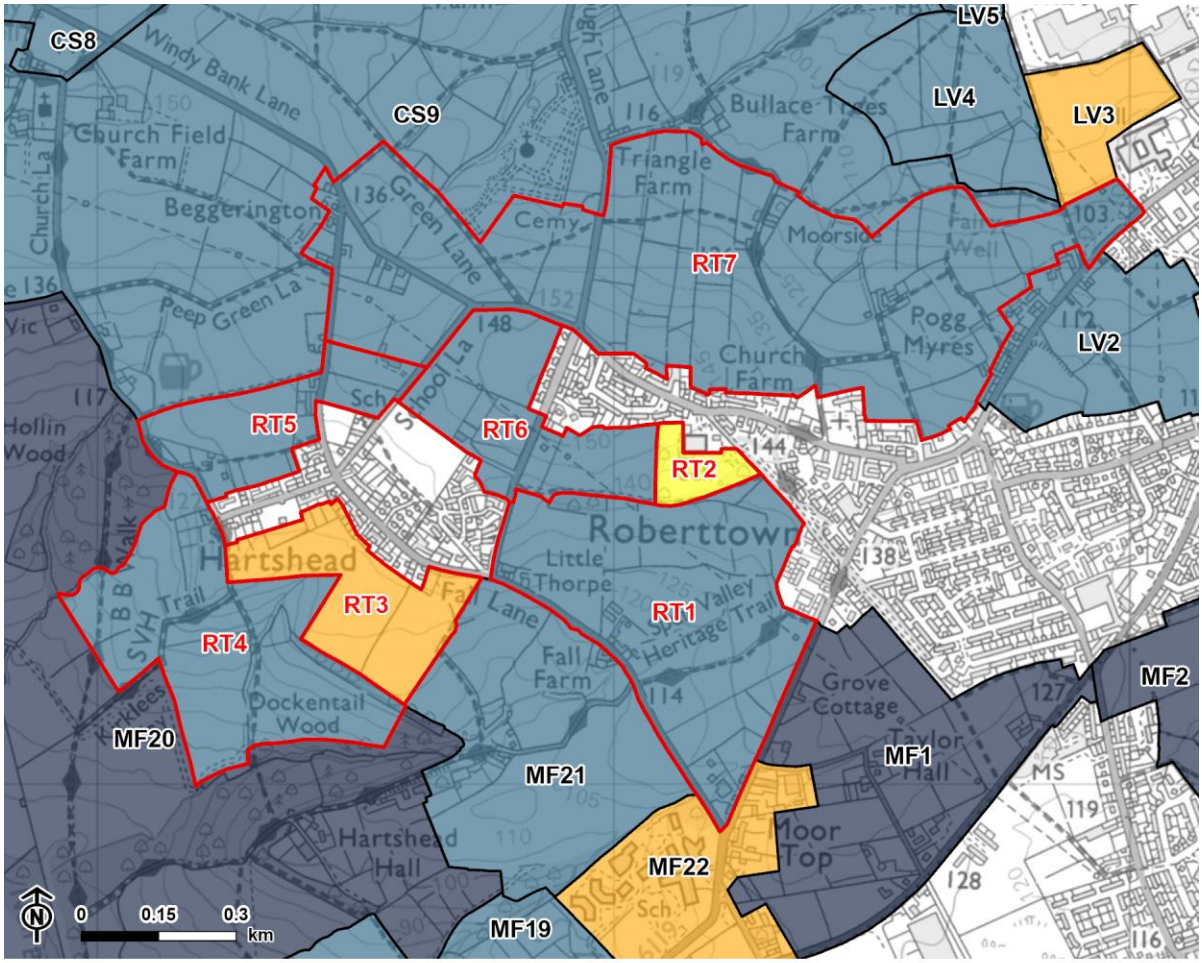
Flood zone 2

High risk of surface water flooding

Registered Parks and Gardens



Roberttown and Hartshead



Roberttown and Hartshead parcel

Neighbouring parcel

Kirklees

Neighbouring authority

Green Belt

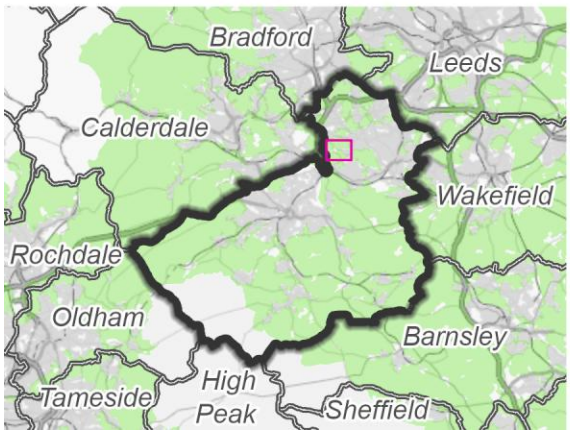
Highest Contribution to NPPF purposes A, B, C and D

Very Strong

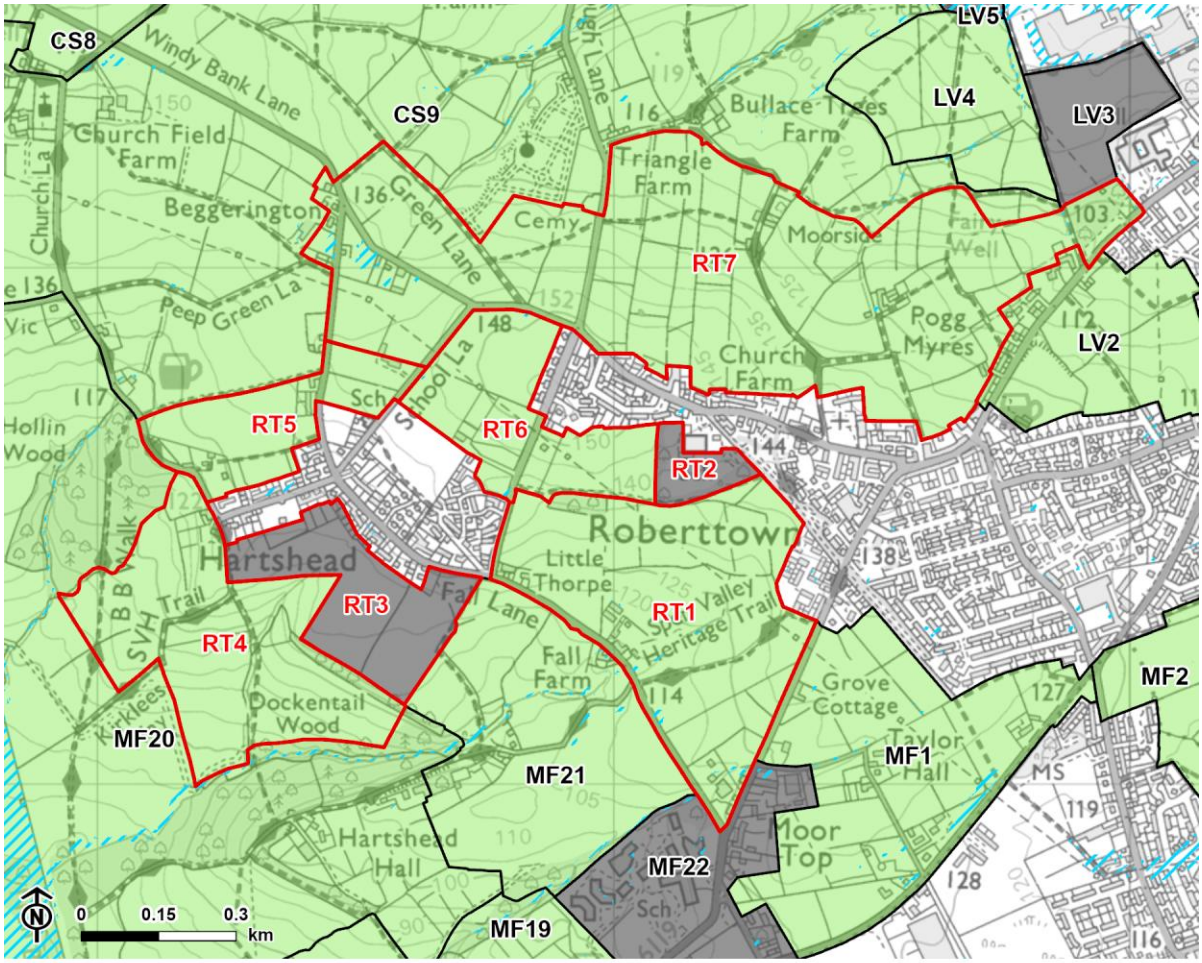
Strong

Moderate

Weak/no



Roberttown and Hartshead



Roberttown and Hartshead parcel

Neighbouring parcel

Kirklees

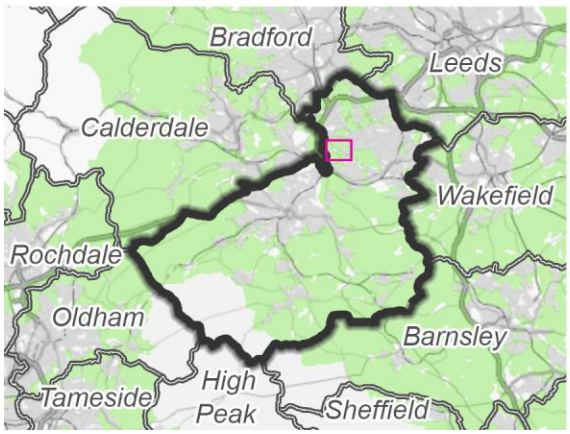
Neighbouring authority

Green Belt

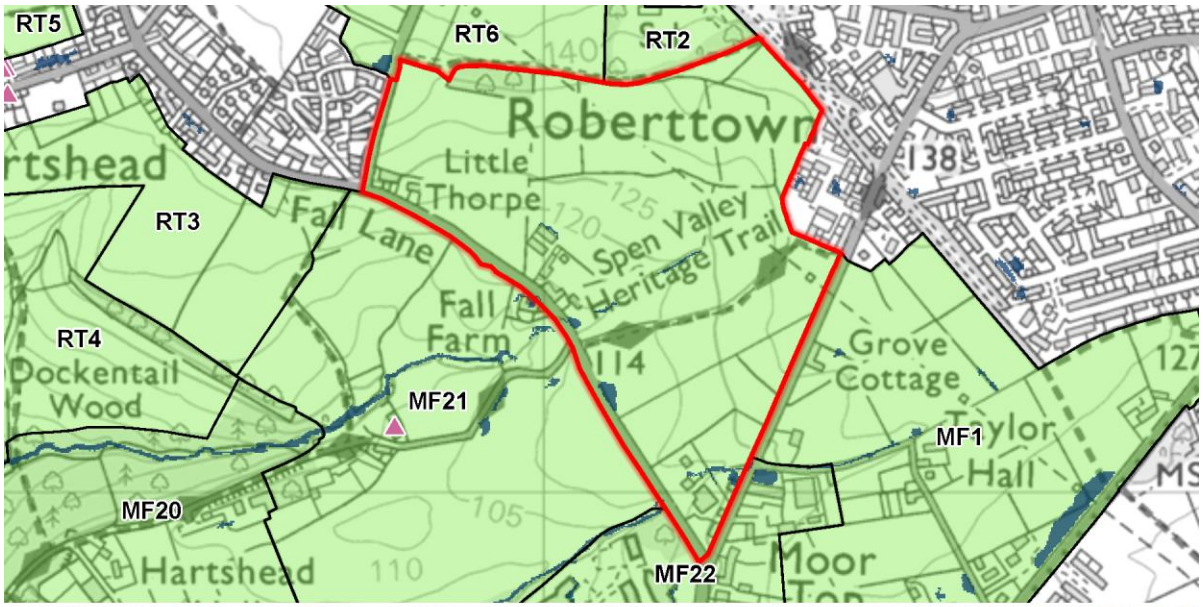
Potential grey belt

Potentially suitable for definition as grey belt land in the district

Footnote 7 designation



Parcel RT1





Parcel RT1 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Contribution of land in Parcel RT1

Parcel RT1 Assessment Conclusions

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

Parcel RT1 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the west of Roberttown, south-east of Hartshead and north-west of Mirfield. The parcel comprises open fields with a mix of dry-stone walls, post and rail fence, and hedged boundaries. The outer boundaries are predominantly formed by Roberttown Lane in the east, and Fall Road (B6119) to the south. Parcel size: 22ha. There are no significant boundary features to separate the parcel from the settlement. The parcels inner boundaries are formed of residential garden boundaries and minor roads of Commonside, Roberttown Lane, and Prospect Road. 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. Landform in the parcels forms a slight valley towards the the south-west. The parcels weak inner boundaries allow for some perception of both Roberttown to the east and Hartshead to the west. 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 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. Roberttown has a strong enough relationship with Mirfield to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel RT1

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. The parcels weak inner boundaries allow for some influence from both Roberttown to the east and Hartshead to the west.
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.
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 moderate gap between towns. The parcel lies in the gap between Cleckheaton to the north and Mirfield to the south via Roberttown and Hartshead. It also lies to the west of the very fragile gap separating Mirfield from Liversedge.
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. Development in the this part of the gap would reduce the visual separation between Roberttown and Hartshead and Mirfield, having a significant impact on the strength of the gap. Also, the remainder of the gap lacks 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 separation, the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Parcel RT1

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. The parcels weak inner boundaries allow for some influence from both Roberttown to the east and Hartshead to the west.
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 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:

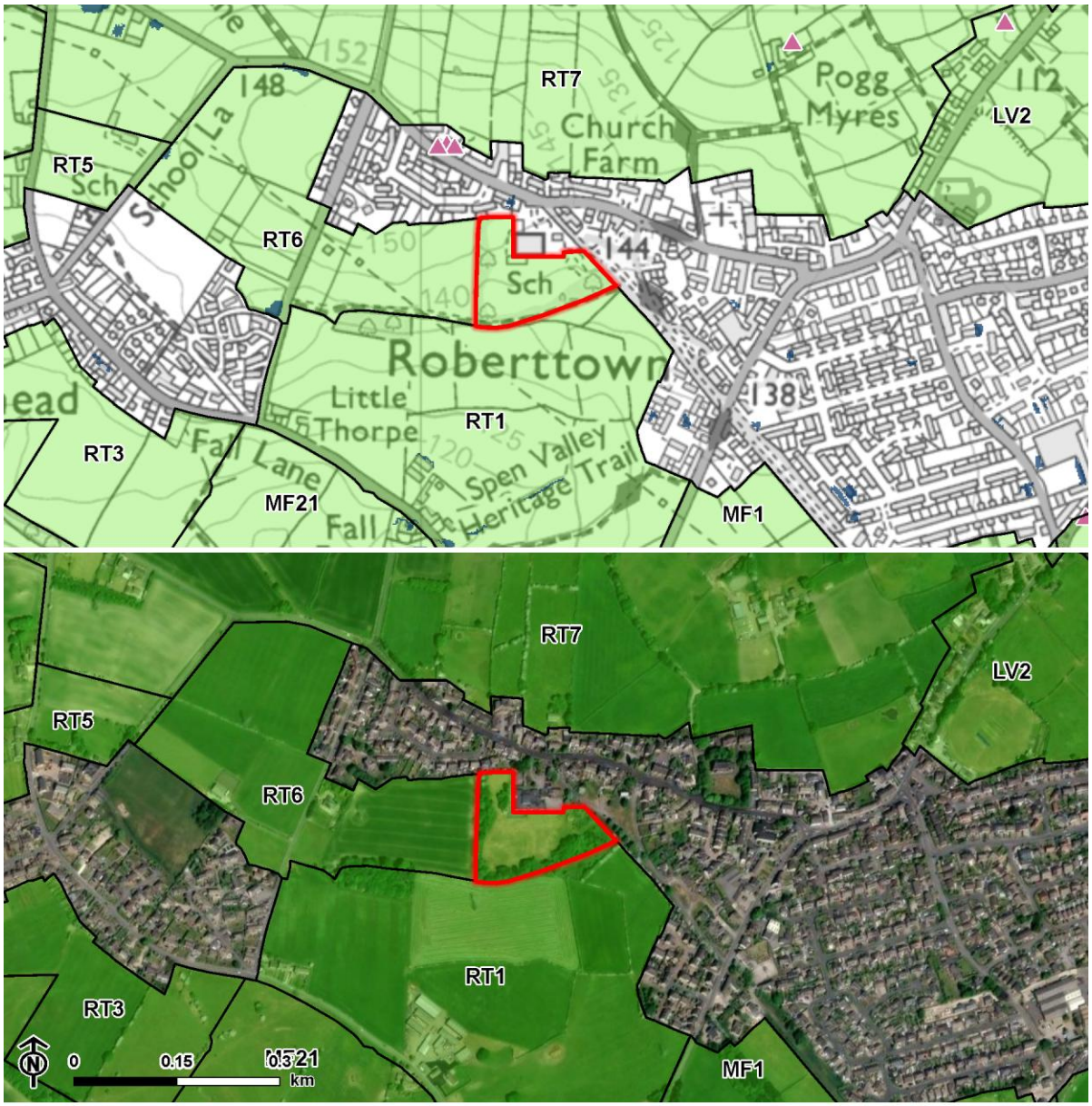
Equal contribution

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 RT2



Parcel RT2 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel RT2

Contribution of land in Parcel RT2

Parcel RT2 Assessment Conclusions

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

Parcel RT2 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the west of Roberttown, north-west of Mirfield. The parcel comprises open school playing fields with woodland tree cover which also forms the outer boundary. Parcel size: 2ha. There are no significant boundary features to separate the parcel from the settlement. The parcels inner boundary is formed by residential garden boundaries to the north, school building near the centre and Commonside in the north-east. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. The lack of any boundary features creates a strong perception from the urban edge of Roberttown to the north-east.` There is no significant urbanising development or activity in the Green Belt affecting this parcel. Urbanising development limits perception of the wider countryside.

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

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is 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. Roberttown has a strong enough relationship with Mirfield to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The parcels weak inner boundary allows for a urban influence from the north-east.

Parcel RT2

Assessment Considerations	Assessment
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 wooded boundary to the south and west of the parcel could contain development in this area.
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 parcel lies in the gap between Cleckheaton to the north and Mirfield to the south via Roberttown and Hartshead.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a very small part of the gap and has urbanising influences that mean it 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.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.

Parcel RT2

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. The parcels weak inner boundary allows for a urban influence from the north-east.
Would development impact adjacent Green Belt land?	Development in the parcel would not 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:

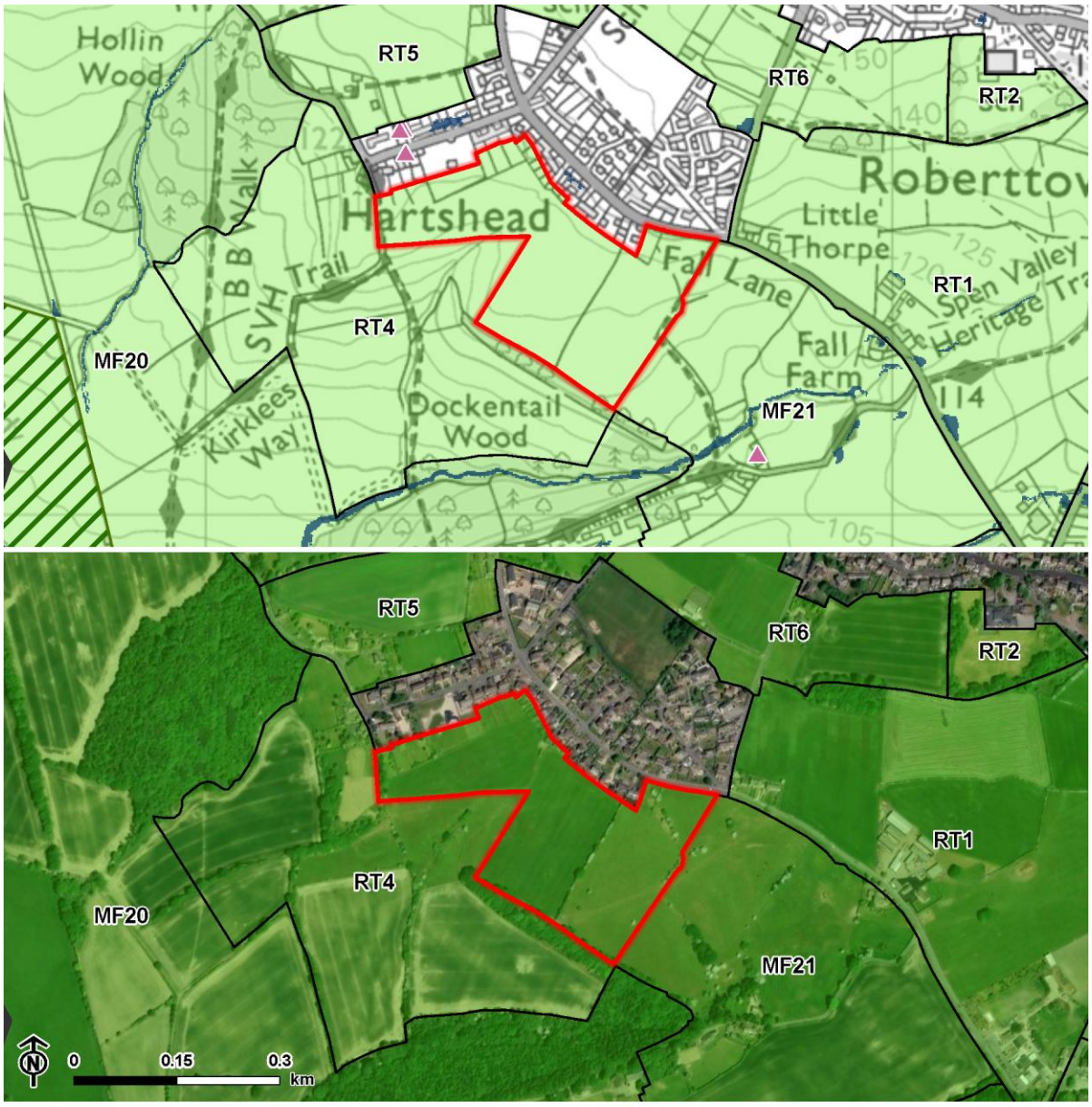
Equal contribution

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

Grey Belt

The parcel 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 RT3


Hollin Wood
RT5
RT6
RT2
Hartshead
Little Thorpe
Fall Lane
RT1
Spen Valley Heritage Tra
BB Walk
SVH Trail
RT4
MF20
Kirklees Way
Dockentail Wood
Fall Farm
MF21
105
RT5
RT6
RT2
RT1
RT4
MF20
MF21
0
0.15
0.3
km
Parcel RT3
Neighbouring parcel
Green Belt
Kirklees
NPPF Footnote 7 designations
Listed building
High risk of surface water flooding
Flood zone 3
Flood zone 2
Registered Parks and Gardens

Parcel RT3

Contribution of land in Parcel RT3

Parcel RT3 Assessment Conclusions

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

Parcel RT3 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the west of Roberttown, south of Hartshead. The parcel is comprises of open fields with gappy hedgerow boundaries. The outer boundaries are formed of an area of woodland to the south and open field edges. Parcel size: 8ha. There are no significant boundary features to separate the parcel from the settlement. The parcels inner boundaries are formed by residential garden boundaries with some of the western boundary crossing open garden space. 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 area of Hartshead to the north. 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 sloping landform and lack of strong boundary features to the south of the parcel allows for a strong perception of the wider Green Belt in that direction.

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 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. Hartshead has a strong enough relationship with Mirfield to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The parcels weak

Parcel RT3

Assessment Considerations	Assessment
	inner boundary allows for some influence of the urban area of Hartshead to the north.
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 belt to the south-east of the parcel and the landform change in the south-west of the parcel could contain development in this area.
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 is peripheral to a fragile gap between towns. The parcel lies in the gap between Cleckheaton to the north and Mirfield to the south via Hartshead.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. It forms a very small part of the gap and has urbanising influences that mean it 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.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

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

Parcel RT3

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The parcels weak inner boundary allows for some influence of the urban area of Hartshead to the north.
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 reduce any significant urbanising impact from development in the parcel 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:

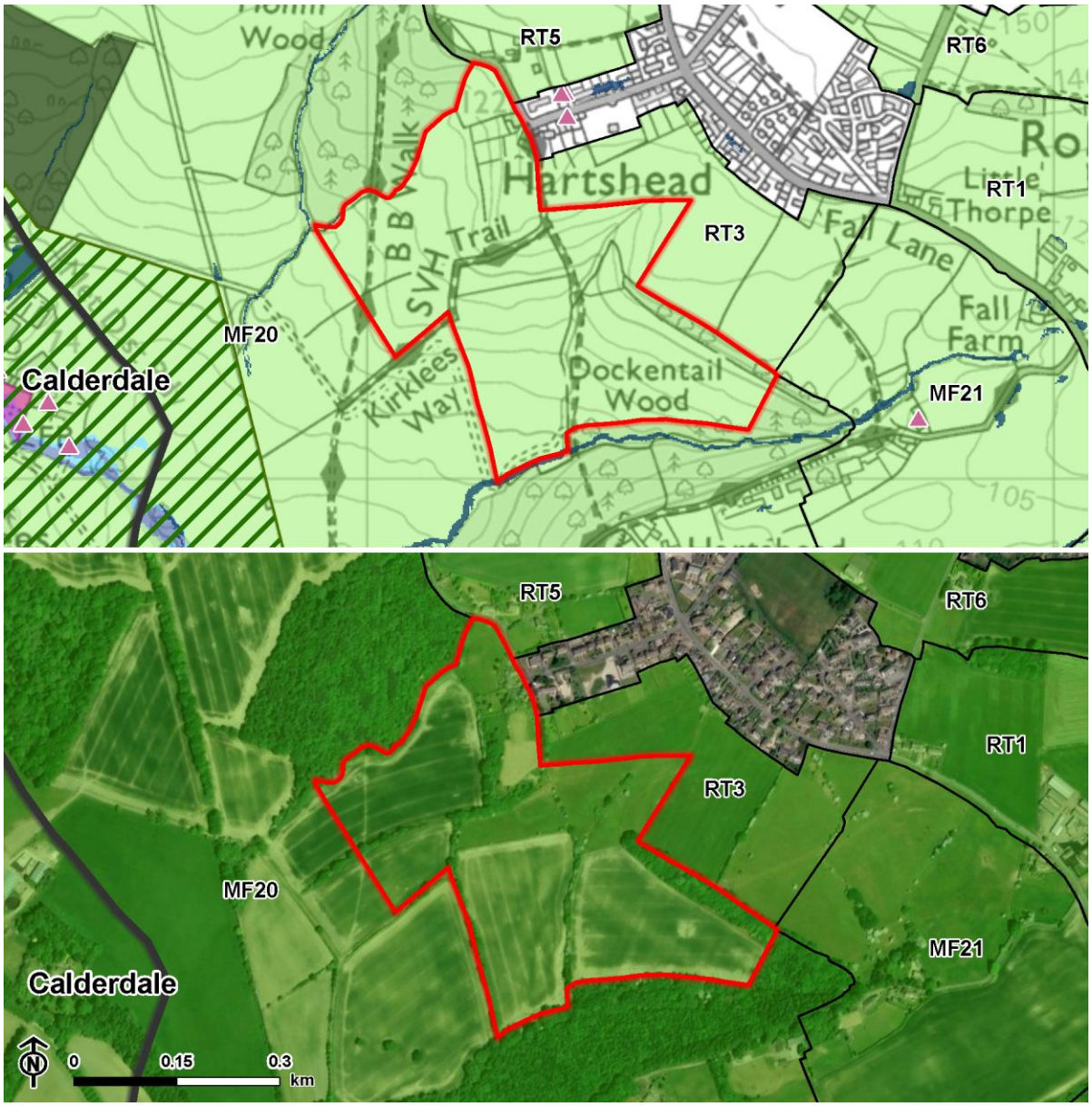
Equal contribution

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 RT4



Parcel RT4
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 RT4

Contribution of land in Parcel RT4

Parcel RT4 Assessment Conclusions

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

Parcel RT4 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the west of Roberttown, south-west of Hartshead and north of Mirfield. The parcel comprises open fields with gappy hedgerow boundaries and a narrow woodland belt. The parcels boundaries are formed by Hollin Wood to the north-west, Dockentail Wood to the south, and gappy hedgerows to the east and west. Parcel size: 18ha. There is a combination of features creating a strong boundary between the settlement and the parcel. The woodland belt and change of landform in the north-east of the parcel form a strong separating feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. Landform in the parcel forms a valley running north to south though its centre. 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:

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. Roberttown has a strong enough relationship with Mirfield to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.

Parcel RT4

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

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in the gap between Cleckheaton to the north and Mirfield to the south via Hartshead.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap. Dockentail Wood to the south of the parcel and Hollin Wood to the north form strong separating features that maintain the strength of the gap elsewhere.
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 RT4

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is 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 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:

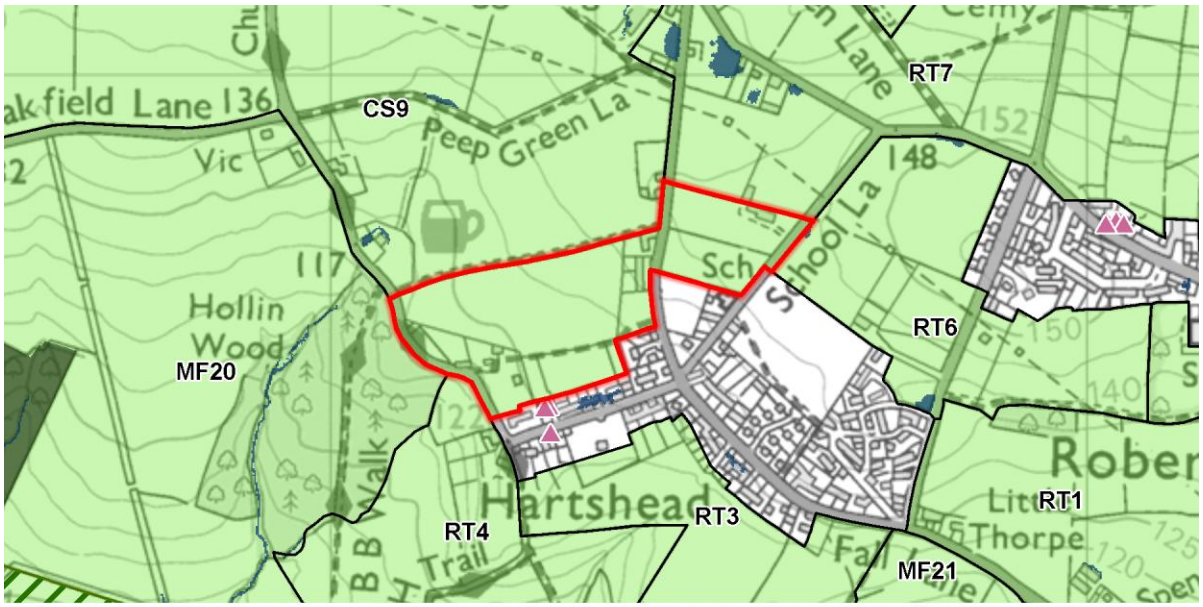
Equal contribution

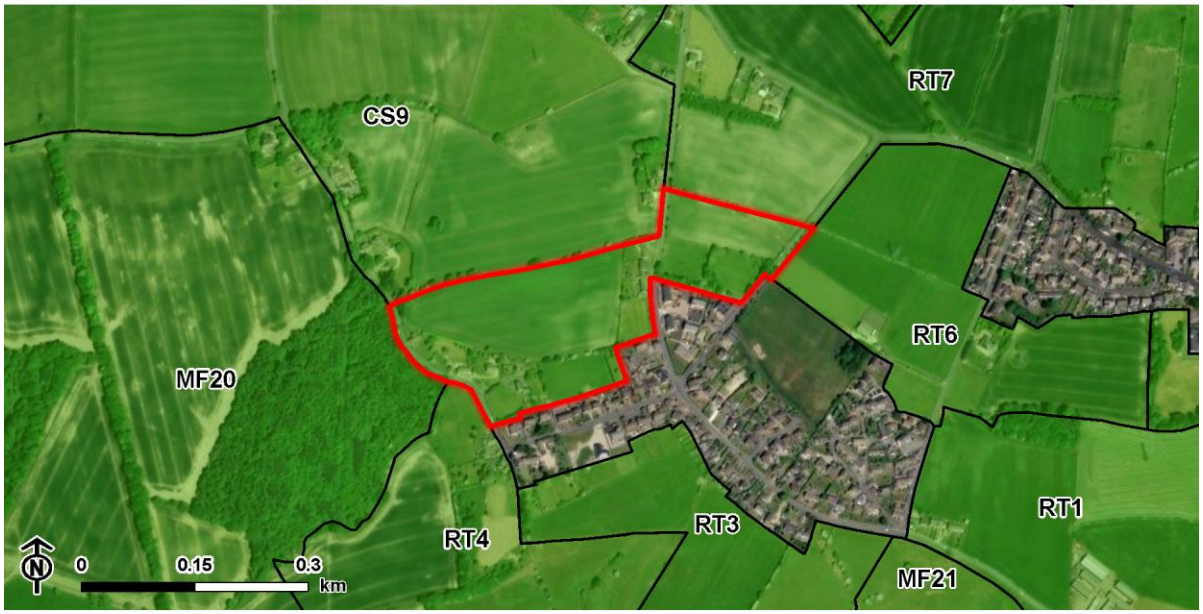
All Green Belt land plays an equal role in relation to this purpose.

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 RT5





Parcel RT5 | Neighbouring parcel | Green Belt

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 RT5

Contribution of land in Parcel RT5

Parcel RT5 Assessment Conclusions

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

Parcel RT5 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the west of Roberttown, north-west of Hartshead. The parcel comprises open fields with dry-stone wall and hedgerow boundaries. The parcel also contains several residential properties and a school sports field in the east. The outer boundaries are formed of field boundaries and minor roads to the east and west. Parcel size: 7ha. There are no significant boundary features to separate the parcel from the settlement. The inner boundary is formed by residential garden boundaries to the southern edge. 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 area of Hartshead 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. The weak outer boundary to the north along with a sloping landform allows for some connection to the wider Green Belt.

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. Roberttown has a strong enough relationship with Mirfield to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There are several residential properties in the north-east of 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. The parcels weak

Parcel RT5

Assessment Considerations	Assessment
	inner boundaries allow for some influence from the urban edge of Hartshead to the south.
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.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Cleckheaton and Mirfield via Hartshead. This gap in this area contains few separating features with the exception of minor roads and field boundaries.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There are several residential properties in the north-east of the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a very small part of the gap and has urbanising influences that mean it 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.

Parcel RT5

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. There are several residential properties in the north-east of 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. The parcels weak inner boundaries allow for some influence from the urban edge of Hartshead to the south.
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:

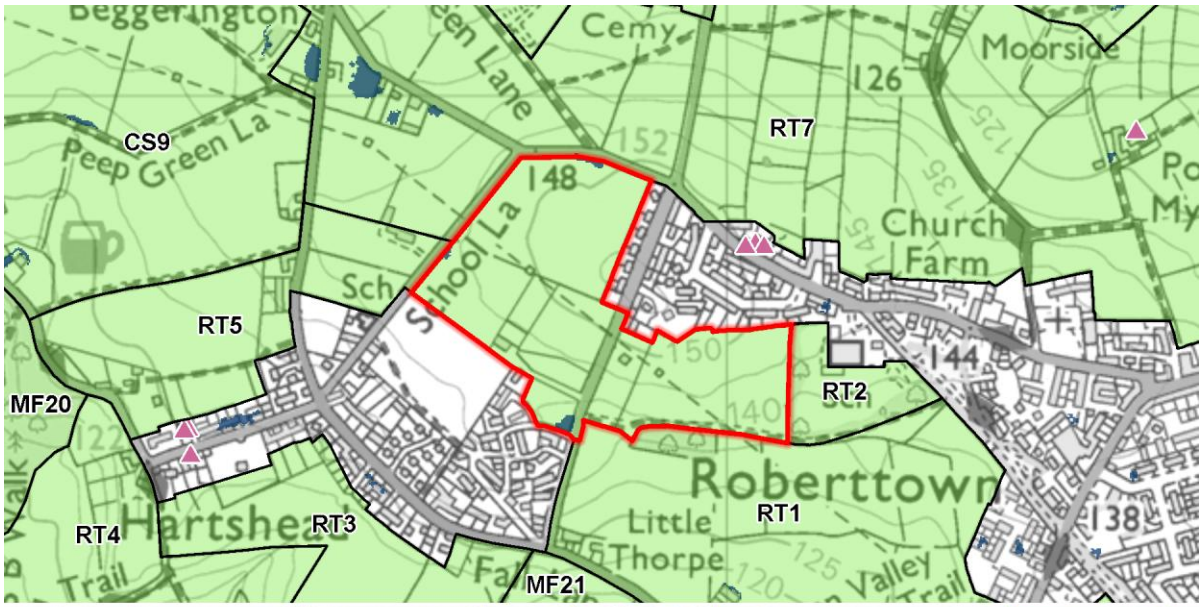
Equal contribution

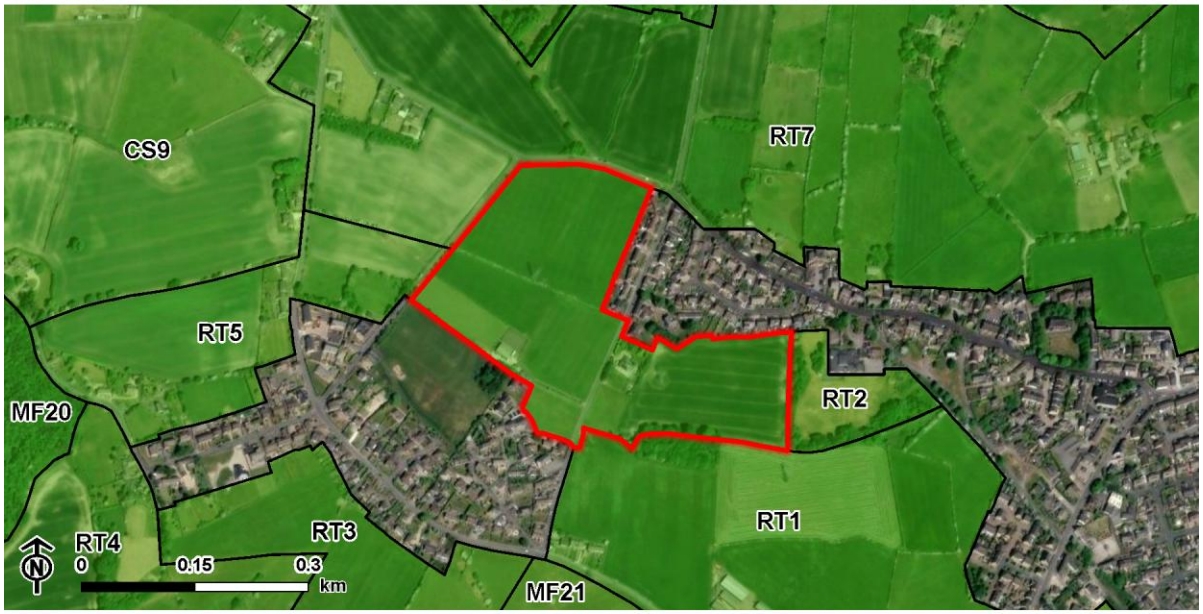
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel RT6





Parcel RT6 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

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

Parcel RT6

Contribution of land in Parcel RT6

Parcel RT6 Assessment Conclusions

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

Parcel RT6 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the west of Roberttown and east of Hartshead. The parcel comprises open fields with dry-stone wall and post and wire fence boundaries. The parcel's outer boundaries are formed by field boundaries and minor roads in the west. Parcel size: 10ha. There are no significant boundary features to separate the parcel from the settlement. The edges of both Roberttown and Hartshead are defined by residential garden boundaries. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The parcels weak settlement edge boundaries allow for some perception of the urban areas of 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.

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. Roberttown has a strong enough relationship with Mirfield to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel RT6

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 parcel lacks strong outer boundary features meaning development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Development in this parcel would lead to a loss in separation between Hartshead and Roberttown 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:

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 Cleckheaton and Mirfield via Hartshead and Roberttown. This gap in this area contains few separating features with the exception of minor roads and field boundaries.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a very small part of the gap. The parcel lacks any strong separating features and has urbanising influence that prevent it from forming a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely 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.

Parcel RT6

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	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 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:

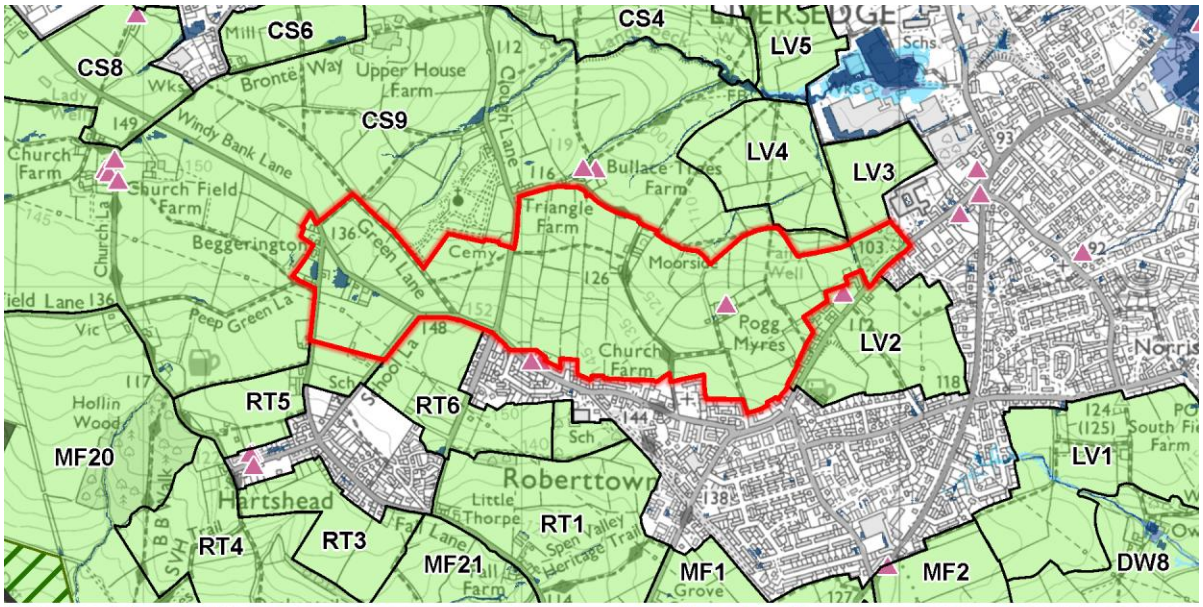
Equal contribution

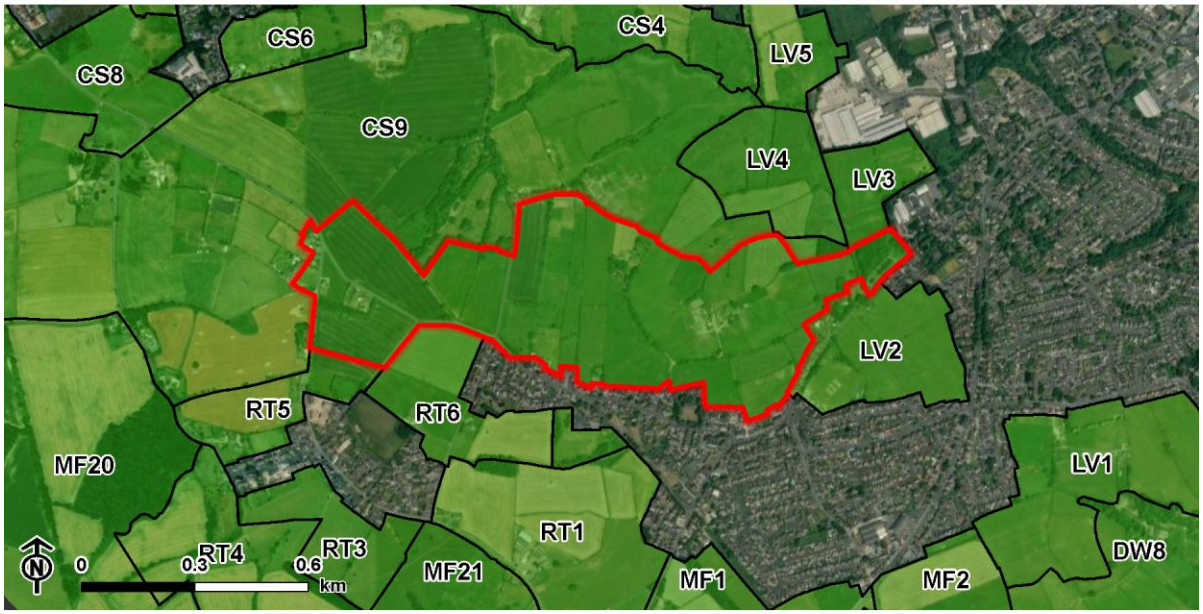
All Green Belt land plays an equal role in relation to this purpose.

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 RT7





Parcel RT7

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

Contribution of land in Parcel RT7

Parcel RT7 Assessment Conclusions

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

Parcel RT7 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north-west of Roberttown. The parcel comprises open fields with hedgerow boundaries . The outer boundaries are formed by hedgerow field boundaries. Parcel size: 50ha. There are no significant boundary features to separate the parcel from the settlement. The inner boundary is largely formed by residential garden boundaries along the southern edge. There is some change in landform which creates a sense of separation between the settlement and the parcel. Landform in the parcel slopes down away from the urban edge in the south. There is some perception of urban development outside of the parcel. The parcels weak inner boundary allows for some perception of the northern urban edge of Roberttown. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is 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. Roberttown has a strong enough relationship with Mirfield to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. The parcels weak inner boundary allows for

Parcel RT7

Assessment Considerations	Assessment
	some influence of the urban edge of Roberttown to the south.
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.
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 in the south, 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 Cleckheaton and Mirfield via Hartshead and Roberttown. The gap in this area contains few separating features with the exception of minor roads and field boundaries.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. Although the parcel forms a large part of the gap, it lacks any strong separating features and landform changes and moderate boundary features elsewhere in the gap maintain its strength.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns.

Parcel RT7

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. The parcels weak inner boundary allows for some influence of the urban edge of Roberttown to the south.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. 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.

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.