

Hearing Statement

on behalf of Roberttown Residents' Committee

Site H442: Land between Sunnyside Avenue and Richmond Park Avenue, Liversedge

We refer the Inspector to our submission of 19th December, 2016 and make the following additional comments in response to the Inspector's questions.

Is the release of this Green Belt land justifiable?

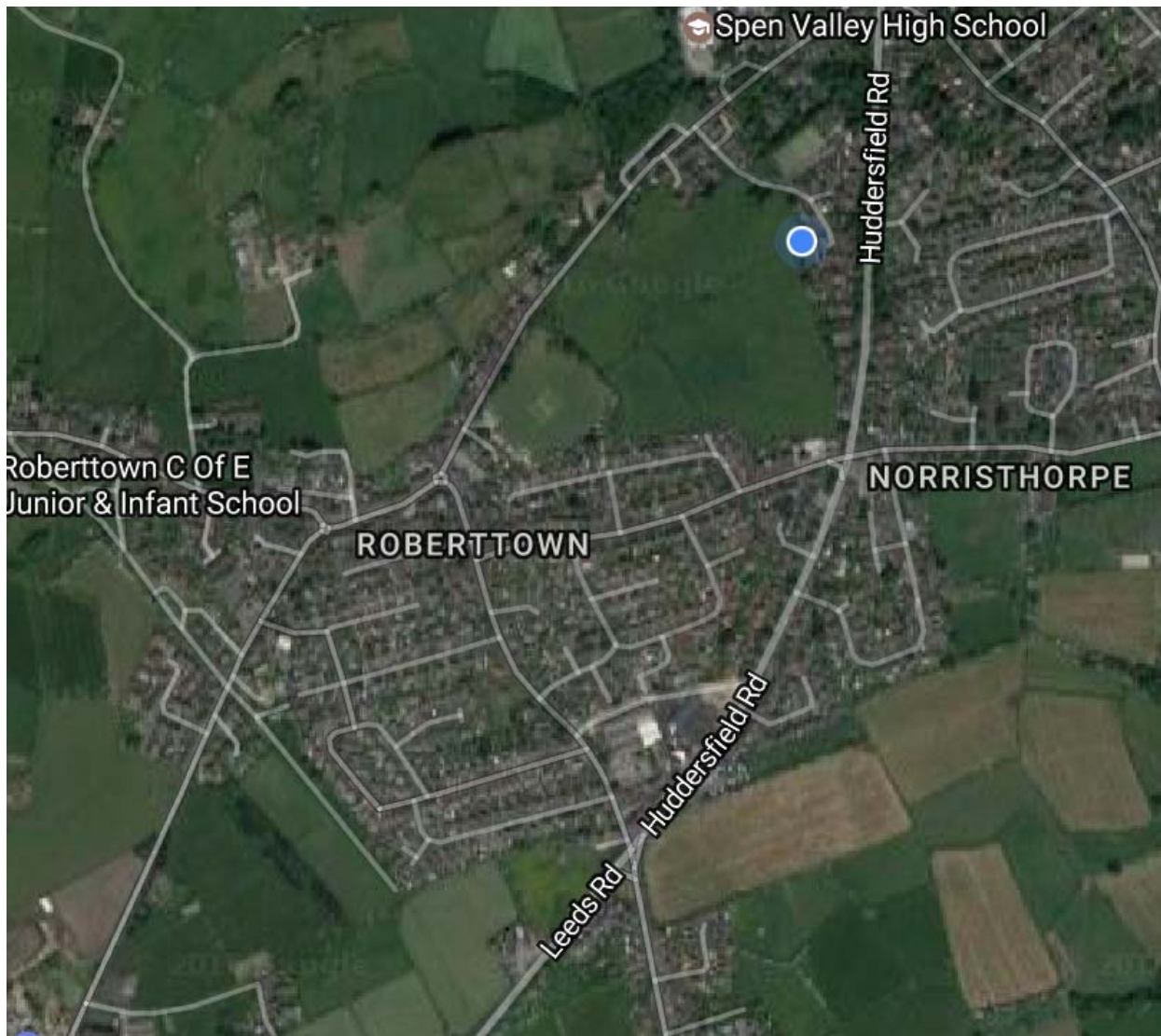
The decision to remove the site from the green belt has not been justified.

A core purpose of the green belt designation is to prevent neighbouring towns merging into one another. As can be seen from the photograph, Roberttown is a distinct small village, surrounded on every side by green belt land, which prevents merger with the settlements of Norristhorpe, Liversedge, Hightown, Hartshead and Mirfield.

The village only touches Norristhorpe slightly in the north-east corner, and the ribbon development along part of the north side of Roberttown Lane in no way detracts from the openness or function of the green belt land in question.

To develop the land would mean that Roberttown Village would effectively merge with Liversedge and Norristhorpe settlements.

We agreed with the council's initial green-belt study which recommended that this land should be retained for these reasons. The change of view by the council has not been explained or justified.



Impact on Heritage Assets and Recreation Value

The site used to be part of the estate of the grade 2 listed building Low Fold Hall. Its development will affect the setting of this building and so have a negative affect against this objective. We can provide further comment and history on this point at the hearing.

We do not believe that this site should be developed, and therefore we feel it inappropriate to comment on mitigation measures. With reference to Spen Valley Civic Society's submission, we agree that the heritage assessment is comprehensive and accurate. The land does provides structure and landscape benefits, as identified in the heritage assessment. A PROW (148) crosses the middle of the site, providing opportunity for informal recreation, and it links to a network of PROWs in the area.

The land is frequently used for rambling and dog-walking.

In conclusion, we consider that site H442 should be removed from the housing allocation.