



Mirfield

Neighbourhood Development Plan

2024 – 2031



Emerging Draft Plan

For Informal Public Consultation

May 2024

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1. Public Consultation – May 2024

Welcome to the Mirfield Neighbourhood Plan (MNP).

This is the emerging Draft Plan, and it is published for **informal consultation** until **the end of May 2024**. You will see that the Draft Plan is not quite finished; **red text** indicates ongoing work or input and resources required. However, this is an opportunity to have your say on the proposed policies and general shape and content of the Plan before it is finalised and published for formal consultation later in 2024.

The MNP contains a Vision and Objectives and Planning Policies to help guide decisions on planning applications in the parish of Mirfield up to 2031. It has been prepared by a Working Group of local people and town councillors on behalf of Mirfield Town Council. We need to know if local residents and stakeholders:

- Support the Draft Vision, Objectives and Planning Policies;
- Object to anything in the Draft Plan; and
- Have any suggestions about how it could be improved.

Postcards have been delivered to local households with details about how you can have your say.

The Emerging Draft Plan, Mirfield Neighbourhood Area Design Guide, other background documents and a questionnaire are published on the neighbourhood plan page of the Mirfield Town Council website – see:

<https://www.mirfieldtowncouncil.com/neighbourhood-plan.html> .

A public drop in event is taking place on Saturday 11th May 2024 from 1.30pm – 4.00pm In Mirfield Community Centre, Water Royd Lane, Mirfield WF14 9SG. All are very welcome to come along and meet members of the Working Group, find out more about the neighbourhood plan and comment. The display material will then be moved to Mirfield Library where it will be available to view **until the end of May**.

Please complete the online questionnaire or download a hard copy and either bring it to the event on 11th May or drop it off in the box at the library. Hard copies of all documents will also be available at the library.

We are also inviting **young people in Mirfield to complete a questionnaire** about local issues that concern them and open space facilities so that we can support improvements in the town. The young peoples' questionnaire is on the website and hard copies are in the library.

In addition, we would like to know if there are any **local buildings which are of special heritage or architectural interest** which could be nominated as 'Non designated Heritage Assets' on a local list. The form for nominations is also on the website above and hard copies are in the library.

Thank you for your time and interest.

2. List of Mirfield Neighbourhood Plan Draft Policies

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3. Foreword

1. Welcome to this 'emerging draft' of our Mirfield Neighbourhood Plan (MNP). The neighbourhood plan will, in time, form part of the Kirklees Development Plan and have statutory (legal) status in guiding decisions about future development across our parish.
2. Our Plan will be used to help determine planning applications in Mirfield neighbourhood plan area (and parish) from the time it is made (adopted) by Kirklees Metropolitan Council until 2031, which is the same plan period as the [Kirklees Local Plan Strategy and Policies Adopted 27 February 2019](#).
3. This emerging Draft Plan is published for informal consultation with the local community – residents, businesses and stakeholders, before it is finalised and published for formal (Regulation 14) consultation for 6 weeks. At that stage local people will again have the opportunity to comment, as well as statutory organisations such as the Environment Agency, Historic England and other significant bodies that have an interest in our area.
4. The Plan will be revised again before being submitted by Mirfield Town Council to Kirklees Council, who will publish it for further consultation. It will then be examined by an independent examiner who is likely to recommend further changes to ensure it meets the required 'basic conditions'. At the end of the process the Plan will eventually come back to you, the community, for approval at a local Referendum. The result of this will determine whether or not our Plan is 'made' and thus able to guide future planning decisions.
5. So, at this time, your input is critical! We want and need to prepare a Plan that is compatible with the wishes and needs of the majority – your views are so important to us! Please take time to digest this document and respond via the accompanying questionnaire. We will consider all responses very carefully and use them to inform any amendments.
6. Our joint enterprise, that of the Town Council and all our residents and businesses, is to plan for future prosperity, sustainable growth and the well-being of all our citizens. I hope you will find that this draft Plan has that intent very much at its heart and we look forward to receiving your comments on it!

Mayor of Mirfield Town Council

4. Background to the Mirfield Neighbourhood Plan (MNP)

1. The Localism Act 2011 gave Parish Councils the power to prepare Neighbourhood Development Plans, also known as 'NDP's or 'neighbourhood plans'. Once made (adopted), this NDP will form part of the statutory Development Plan for Kirklees Council and will be used by the Council to inform decisions on planning matters that affect the parish of Mirfield.
2. This Plan sets out draft planning policies as well as some practical actions, and longer-term aspirations for the community, all framed within a Vision for Mirfield. Together these should ensure that when development takes place in the parish, it is in line with the community's aspirations and views – i.e. putting our community at the heart of our future. The MNP aims to increase the provision of suitable and affordable homes, support increased prosperity and investment in our town centre and improvements to much loved and valued facilities, such as play areas, green spaces and rights of way.
3. In July 2015, Mirfield Town Council made the decision to set up a public meeting, engage residents and set up a steering group to produce a Neighbourhood Plan for the town. Following that decision, a public meeting was held in St Paul's and a Steering Group was set up to prepare the MNP on behalf of the Town Council.
4. On 19th December 2016 Kirklees Council approved the Neighbourhood Area designation – see Map 1 on p8. The neighbourhood plan area has the same boundary as the area for Mirfield Town Council. This is important as the MNP Policies will only apply to development within this boundary.
5. A Service Level Agreement was signed between the Mayor of Mirfield and the Service Director at Kirklees Council. A Terms of Reference document has been agreed between Mirfield Town Council and the Steering Group and agreed by Kirklees Council.
6. Throughout the process of preparing this Draft Plan, the Steering Group, on behalf of the Town Council, has undertaken a range of engagements with residents, businesses and stakeholders in the development of policies and wider community aspirations. These are published on the MNP web page and include the following:
 - Town Council undertook a community survey – Mirfield Matters, 2015.
 - A series of community engagement activities were undertaken in the town, advertised through flyers and social media.
 - 18th January 2020 – Consultation event at Trinity Methodist Community Rooms – 25 consultees with comments submitted and recorded on the following themes: Housing, Health, Wellbeing and Safety, Traffic and Transport, Environment, and Employment and Economy.
 - Engagement with Kirklees Council and Mirfield Town Council – regular meetings have been held with the Kirklees planning policy team throughout the preparation of the Plan and the Mirfield Neighbourhood Area Design Guide. These meetings enabled the team to track progress against the Local Plan and to

receive advice and guidance from Kirklees planners on how the Neighbourhood Plan should progress.

7. The MNP has been prepared to be in general conformity with the strategic policies set out in the adopted Local Plan – here the Kirklees Local Plan Strategy and Policies, adopted in 2019. The Local Plan policies map for Mirfield is available on the Kirklees Local Plan pages of the website – see <https://www.kirklees.gov.uk/beta/planning-policy/local-plan.aspx>.
8. Neighbourhood Plan policies cannot conflict with or duplicate local plan policies, but they can be used to add appropriate local detail to these higher-level policies. An important aspect of the Mirfield Neighbourhood Plan is the intention to provide a robust local design framework to ensure future development is designed sensitively and sustainably. The Town Council therefore commissioned design codes through the Locality Technical Support progress to provide evidence and detailed guidance for both new development and conversions of existing buildings. The Mirfield Neighbourhood Area Design Guide, November 2023 is published on the neighbourhood plan website <https://www.mirfieldtowncouncil.com/neighbourhood-plan.html> and forms Appendix 4 of the MNP. MNP policies on design refer to the relevant parts of the Design Guide document.
9. It is also important to note that the neighbourhood plan has to be ‘in general conformity’ with national planning policy. The National Planning Policy Framework (NPPF) was updated on 19th December 2023 and sets out the government’s planning policies for England and how these are expected to be applied. In preparing the MNP the Town Council has therefore had to take into consideration the NPPF including those parts relating to non-strategic planning policies and neighbourhood plans.
10. Overall, the MNP has to meet the required ‘basic conditions’ and these will be tested at the examination stage by the independent examiner.

Map 1: Mirfield Neighbourhood Plan Area and Parish Boundary



	Kirklees Council Planning Policy Group	Mirfield Neighbourhood Plan Area	
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5. Mirfield – Middle Ages to Modern History

1. Mirfield and Hopton are ancient settlements. Both are described in the Domesday Book but there is some evidence that there were people living in the area much earlier. Pobjoy in '*A History of Mirfield*'¹ states that there may have been a Roman outpost on the high ground at Hopton. There is the mound at the rear of the Parish Church, which has not been properly excavated, said to be Anglo-Saxon, with later buildings upon the top. Danes and Vikings certainly visited the area leaving names behind (Ravensthorpe). Following this there were the Normans (Domesday) and the Manor Lords of Mirfield and occupation through the Middle Ages to the present day. The wealth of old buildings still standing and in use today provides evidence of the continual occupation of Mirfield and Hopton over hundreds of years and up to present times.
2. The town of Mirfield is located in the Calder Valley on the Calder & Hebble Navigation and dates back to Medieval times. It grew up as an industrial area based around textiles, but later industries shifted towards coal mining and malting. There have been as many as thirteen malt houses in Mirfield. The wealth associated with this industrial development resulted in a number of affluent families who resided in manor houses and halls, which are still evident today. Today people visit Mirfield to walk along the canal and enjoy the fresh air, away from traffic. This is reminiscent of the Victorian 'constitutional' away from the smog of the industry.
3. In recent years Mirfield has seen significant changes. There have been positive aspects in terms of social and economic benefits, but the scale and character of large housing and other developments have had an impact on the traditional character of the town and its 'village feel'. At the same time the town centre is under pressure as retailing and food drink sectors face ongoing economic pressures and changes in customer behaviours.
4. A glance at a map of Mirfield reveals there are several distinct areas which make up the built-up area of the town today.
5. **Northorpe** - This area grew up along three main routes in a linear pattern based around the coal pits of the area. Away from the major lanes and thoroughfares, there are blocks of housing development based around a cul-de-sac pattern.
6. **Mirfield** - This is not based around the church but has shifted to Easthorpe. This is due to the development of the Turnpike Roads, which sandwiched development between the northerly boundary and the Turnpike Road. However, this development did not spread further than the opposite side of the valley, separated by the river, railway and the canal.
7. **Hopton** - Upper Hopton is mediaeval in origin and has experienced limited development. It is now clustered around the 19th century church and benefits from a

¹ A History of Mirfield – By H N Pobjoy. Published by the Ridings Publishing Company in 1969

panoramic view of Castle Hill. It is considered to be a desirable location for those looking to buy executive homes. Lower Hopton fronts the river, and it is here that housing was built to provide accommodation for the local mills and coal mines.

8. **Rural area** – this includes scattered cottages and farms in the Green Belt.
9. The population of the Mirfield Neighbourhood Plan Area is about 19,800 (Census 2021)². There has been a modest increase in population since the 2011 Census when the population was 19,563. In 2021 93.2% of the population is defined as white British. There are 8,800 households. In terms of household tenure, 40.6% own their property outright, 33.6% own the property with a mortgage or loan or shared ownership, 11.2% are in social rented accommodation and 14.6% are in private rented accommodation or live rent free. The population has an ageing profile with a higher proportion of residents aged 50 and over in all age bands than in England as a whole and in Kirklees Borough.
10. **More on economy, transport, education, local government. WG – please provide some text describing this eg valley bottom and problems with flooding from the River Calder and run off from steep valley sides, industrial areas, parks and community facilities etc. This part of the plan sets the context and is usually described as a ‘portrait’ of the area.**

² See Build a Profile, Office for National Statistics, Census 2021

6. Key Planning Themes

1. Community consultation and analysis of supporting research and policy documents has resulted in the following key planning issues being identified as important in promoting the future growth of Mirfield town and its hinterland:
 - Materials and design in new development and renovations
 - Renewable energy and sustainability
 - Drainage & flooding
 - Leisure facilities
 - Play areas for children
 - High Street renewal and a prosperous local economy

2. Guided by our community consultation, the MNP has ordered its policy themes according to these identified priority issues. The key planning themes are:
 - Housing
 - High Quality and Sustainable Design
 - Green Environment
 - Historic Environment
 - Health and Wellbeing
 - Traffic and Transport and
 - Employment and Economy

3. In addition, the community consultation showed that there were a number of significant local issues which cannot be addressed through planning policies which are used to guide decisions on planning applications. Therefore, these are captured in a series of proposed actions and community aspirations which will add value to the policies in the MNP. **These are provided in Appendix 1 Working Group – please to do some more work on these – review the ones in each chapter, update them and put them all together in one document for an Appendix.**

7. Mirfield Neighbourhood Plan Vision and Objectives

1. A neighbourhood plan is required to have a Vision and Objectives.
2. The Draft Vision for Mirfield Neighbourhood Plan has been prepared taking into account the aspirational vision in the Mirfield Design Statement 2002 and the Vision for Kirklees as a whole set out in the adopted Kirklees Local Plan.
3. Through consultation and discussion, the Steering Group for the Mirfield Neighbourhood Plan has set out the following Draft Vision which will guide the development and implementation of this Plan.

A DRAFT VISION FOR MIRFIELD 2031

Mirfield in 2031 has coped well with the rapid expansion of its population. It remains a vibrant, clean and attractive place to live, study, work in and to visit. Development is of a high-quality design and respects Mirfield's distinct character and heritage. The town provides better quality amenities for residents in response to their changing needs and benefits from enhanced pedestrian and cycling alternatives in the electric vehicle era. The town centre is buoyant whilst much of Mirfield's village-like character remains. Overall Mirfield successfully balances conserving what is best about the town's past, with the demands of today's residents whilst ensuring the natural environment is protected and enhanced.

4. The Draft Objectives have been prepared to help ensure the Vision is delivered by 2031:

Objective 1. Housing

To support the development of high quality, sustainable homes which meet the identified needs of the community in terms of size, tenure, affordability and which are sympathetic to their setting.

This will be delivered through MNP Policy **HOU1: Housing Mix and Town Council Actions / Community Aspirations.**

Objective 2. High Quality and Sustainable Design

To ensure all new development and conversions are of high-quality design which responds positively to Mirfield's distinctive local character and which embeds sustainability principles in response to the challenges of climate change.

This will be delivered through MNP Policies **D1: Sensitive and Appropriate Design, D2: Development in Local Character Areas and D3: Sustainable Design and Town Council Actions / Community Aspirations.**

Objective 3. The Green Environment

To conserve and enhance the natural environment including landscape character, biodiversity and wildlife.

This will be delivered through MNP Policies **GE1: Topography and Flood Risk, GE2: Landscape Features, GE3: Biodiversity and Habitats and GE4: Routes of Former Spen Valley Railway and Canal Corridor and Town Council Actions / Community Aspirations.**

Objective 4. The Historic Environment

To conserve and enhance the built heritage of the town including the historic core / town centre and Upper Hopton Conservation Area.

This will be delivered through MNP Policies **HE1: Mirfield Historic Core / Town Centre and HE2: Upper Hopton Conservation Area and Town Council Actions / Community Aspirations.**

Objective 5. Health and well-being

To protect and improve local community facilities, green spaces and amenities so that Mirfield has a safe and welcoming environment which supports improved health and wellbeing for all.

This will be delivered through MNP Policies **HWS1: Local Green Spaces and HWS2 Supporting Improvements in Community, Health and Recreation Provision and Town Council Actions / Community Aspirations.**

Objective 6. Traffic and transport

To support the town centre's role as a transport hub which provides improved accessibility for all and to improve opportunities for sustainable and active travel across Mirfield and linking to the wider area.

This will be delivered through MNP Policies **TT1: Public Rights of Way (PROW) Network and Walkable Neighbourhoods and TT2: Design Guidance for Streets and Town Council Actions / Community Aspirations.**

Objective 7. Employment and Economy

To promote the development of Mirfield as a destination Market Town, reinforcing its role as a focus for local shopping community and leisure activities, including a vibrant, diversified high street and town centre with a distinct history and identity.

This will be delivered through MNP Policy **EE1: Lifelong Learning and Skills and Town Council Actions / Community Aspirations.**

8. Mirfield Neighbourhood Plan Policies

1. This section of the Plan sets out the detailed planning policies, the justification for these and how policies will contribute towards the objectives set out for achieving the Plan's Vision. Together these policies should help to contribute towards a sustainable future for Mirfield.
2. The MNP Policies are organised into seven themes, following on from the neighbourhood plan vision and objectives.

Insert Map 2: Mirfield Neighbourhood Plan Policies Map

(Local Green Spaces, Canal Corridor and Spen Valley Railway etc)
To be prepared.

Theme 1: Housing

Housing Requirement and Local Needs

1. The NPPF (2023) sets out that local planning authorities should provide an indicative housing growth figure for designated neighbourhood plan areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations (paragraph 67).
2. The Kirklees Local Plan Strategy and Policies Spatial Development Strategy identifies a minimum of 31,140 new dwellings between 2013 and 2031 (1730 new dwellings per annum) through allocation sites and taking account of windfalls, committed housing figures and losses/demolitions. Identified housing needs across the district's settlements will be met through a combination of housing and mixed-use allocations including approximately 400 dwellings in Mirfield.
3. There are 5 Local Plan site allocations for new housing in Mirfield. The following sites have all been developed or have planning consent:
 - HS61 Land to the south of, Ravensthorpe/Lees Road, Dewsbury (partially in Mirfield) (site capacity 1,869 in total **and how many in Mirfield?**)
 - HS66 Land to the southwest of, Sheep Ings Farm, Granny Lane, Mirfield (site capacity 70) and
 - HS69 Land to the east of Northorpe Lane, Mirfield (site capacity 48).
4. Site allocation HS68 Land to the east of Slipper Lane, Mirfield for 21 dwellings does not yet have planning permission for development and site allocation HS70 Land at Flash Lane and Dunbottle Lane, Mirfield for 71 dwellings has planning consent for housing and employment use subject to reserved matters.
5. Mirfield has seen significant housing growth in recent years. Over the plan period (since 2013) there have been **XXX** houses developed in the town and another **XXX** have planning permission **(KC to provide figures)**.
6. In 2024 Mirfield continues to be subject to development pressure. The 2023 update of the council's five-year housing land supply position demonstrates only 3.96 years supply of deliverable housing sites within the next five years with a shortfall of over 2,800 dwellings³. Kirklees Council therefore must apply the 'presumption in favour of sustainable development' in positively determining planning applications for housing, as set out in the NPPF (paragraph 11d). In practice this is likely to mean that planning applications for residential development will continue to come forward over the plan period.
7. The Mirfield Neighbourhood Plan provides an opportunity to help ensure that new housing development is suitable in terms of type, size and tenure so that it meets local housing needs. Policy HOU1 Housing Mix has been prepared to support proposals which address the housing needs of the Mirfield neighbourhood plan area.

³ See: Interim Housing Position Statement to Boost Supply, Report to Cabinet, 21st December 2023

DRAFT POLICY HOU1: HOUSING MIX

Proposals for new housing development and conversions of existing buildings to residential use will be expected to contribute to a suitable mix of house types, tenures and sizes in Mirfield.

Schemes will be expected to demonstrate how they have addressed local housing needs as set out in the Kirklees Strategic Housing Market Assessment 2015 or more up to date assessment for the Mirfield Neighbourhood Plan Area.

In particular housing schemes that provide one or more of the following house types will be supported in Mirfield:

- **3 bed affordable housing;**
- **2 bed luxury flats;**
- **Housing suitable for older residents; and**
- **Starter homes.**

All proposals will be expected to be of a high-quality design which is sympathetic to the character of the surrounding area in accordance with MNP Policies for design.

Justification

8. NPPF paragraph 60 advises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed. The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community.
9. Kirklees Local Plan Policy LP11 Housing Mix and Affordable Housing sets out that all proposals for housing, including those affecting the existing housing stock, will be of high quality and design and contribute to creating mixed and balanced communities in line with the latest evidence of housing need.
10. The [Kirklees Strategic Housing Market Assessment \(2015\)](#) located Mirfield in one of three local housing market areas, Dewsbury and Mirfield. This Assessment notes the following key points for the area:
 - For affordable housing, the area has significantly lower need than the rest of the District but a high imbalance in relation to the provision of larger (3+ bedroom) homes.
 - House prices for lower and median quartile housing are broadly average for the

District but the upper quartile housing is significantly lower (£165,000 for the area, compared to £180,000 for the District).

- The area had a total of 31,135 dwellings, comprising 30,093 households, with 354 vacant properties – the lowest in the District by some margin and accounting for just 1.1% of total stock.
 - Dewsbury and Mirfield had a higher stock of terraced housing compared to the District as a whole.
 - In the ‘executive sector’ although the District does not have a large stock, Mirfield is noted for having a small stock and 2 bedroom luxury flats in particular are in high demand in the town due to its accessibility and rural feel.
 - 2426 households were identified as ‘in need’ across the area, representing 8.1% of total households.
 - The population of Kirklees as a whole is estimated to rise over the plan period from 428,300 in 2013 to 475,800 by 2031. Residents over the age of 65 are predicted to rise by 43.8% over the same period.
11. Kirklees Council has started the process of a formal review of the Local Plan. As part of this work an updated housing market needs assessment has been commissioned. Once published this report will provide up to date evidence to inform decisions on local housing needs in Mirfield and other areas.
 12. The responses to the consultation with the local community in 2020⁴, included the following points which were raised by members of the public in relation to local housing needs:
 - Mirfield now has a surfeit of properties for the over 55s in the town centre; and
 - Any new residential developments should include starter homes/affordable first-time buyer opportunities.
 13. The responses to the Mirfield Matters Residents Survey, 2015 showed that Respondents aged over 50 (36%) were less satisfied with affordable, decent housing than respondents aged 30 to 50 (41%) and respondents aged under 30 (51%). Male Respondents (34%) were also less satisfied with affordable, decent housing than female respondents (40%).
 14. MNP Policy HOU1 has been prepared to help ensure proposals for new housing development in the town respond to local needs.

⁴ See ‘Comments made by the community at Consultation Event’, 18th January 2020. [Put this on the website.](#)

Theme 2: High Quality and Sustainable Design

High Quality Design and Responding to Local Character

1. In 2021, the Neighbourhood Plan team commissioned AECOM to produce a Design Codes document to inform future development across the neighbourhood plan area. Mirfield Neighbourhood Area Design Guide 2023 is available at <https://www.mirfieldtowncouncil.com/neighbourhood-plan.html> .
2. The Design Guide provides detailed design guidance under a number of key design themes following consideration of Context and Identity and then sets out Character Area Design Guidelines for 6 identified local Character Areas. Design Policies D1 Sensitive and Appropriate Design and D2 Development in Local Character Areas in the MNP refer to the relevant parts of the Mirfield Neighbourhood Area Design Guide.
3. The Design Guide is an Appendix (**Appendix 4**) of the MNP and is published on the neighbourhood plan page of the Parish Council website as a separate document.

DRAFT POLICY D1: SENSITIVE AND APPROPRIATE DESIGN

All new development and proposals for conversions of existing buildings will be expected to respond to local character and make a positive contribution to the local built character and identity of Mirfield.

Designs will be expected to demonstrate how they have considered the design guidance set out in Section 2.8 Built Form and Heritage of the Mirfield Neighbourhood Area Design Guide 2023 (Appendix 4** of the Mirfield Neighbourhood Plan) and applied the detailed design principles for the following:**

- **Form scale and massing**
- **Building Heights and Roofscape**
- **Materials and Details**
- **Preserve and Respect Local Character features and Details and**
- **Boundaries and Enclosure.**

In order to demonstrate Responsive Design (see Section 2.9 Responsive Design of the Mirfield Neighbourhood Area Design Guide 2023) proposals should clearly set out how they reflect or complement or innovate in response to the existing local character.

DRAFT POLICY D2: DEVELOPMENT IN LOCAL CHARACTER AREAS

Designs will be expected to incorporate the relevant design principles for the individual Character Area within which the development is located. These are identified and described in Section 3 Character Area Design Guidance of the Mirfield Neighbourhood Area Design Guide 2023 and are:

1. Northern Suburbs – suburban / local centres

Designs should address the design advice for the following:

- Historic Focus Areas
- Edges conditions
- Mixed-character
- Bungalow estates
- Development Pressures
- Plot boundaries
- Built-form
- Building heights/ storeys
- Gardens and plot sizes
- Development pattern
- Street hierarchy
- Building line formality and
- Building materials.

2. Lower Hopton – riverside urban village

Designs should address the design advice for the following:

- Residential and Industrial Focus
- Edges condition
- Mixed-use flexibility
- Building heights/ storeys
- Development opportunities
- Plot boundaries
- Built-form
- Gardens and plot sizes
- Development pattern
- Street hierarchy
- Building line formality and
- Building materials.

3. Calder Valley – flood plain / industry

Designs should address the design advice for the following:

- **Regeneration Opportunity**
- **Precedent schemes**
- **Plot boundaries**
- **Built-form**
- **Building heights/ storeys**
- **Gardens and plot sizes**
- **Development pattern**
- **Street alignment**
- **Building line formality**
- **Corner sites**
- **Building scale and character**
- **Building materials and**
- **Typical details and features**

4. Green Belt – rural farmsteads and hamlets

Designs should address the design advice for the following:

- **Typical building types**
- **Building setback**
- **Plot boundaries**
- **Built-form**
- **Building heights/ storeys**
- **Degree of enclosure**
- **Gardens and plot sizes**
- **Development pattern**
- **Street alignment**
- **Building line formality**
- **Corner buildings/ details**
- **Street scale and character**
- **Public realm**
- **Building materials and**
- **Typical details and features.**

Justification

5. The NPPF recognises the importance of good design in development. Paragraph 131 sets out that 'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should

achieve.’ Paragraph 132 goes on to advise ‘Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.’

6. Policies in the Kirklees Local Plan support high quality design at a strategic level. Policy LP24 Design sets out ‘Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal.’
7. Mirfield Neighbourhood Area Design Guide 2023 provides a comprehensive and detailed set of design principles to guide development proposals in Mirfield neighbourhood plan area and to help ensure changes are of a high quality and sensitive design.
8. The Aims and Objectives of the Design Guide are to:
 - **Present analysis of key neighbourhood area features:**
 - Analyse the spatial pattern of the neighbourhood area and its various settlements, including the following frameworks; Movement structure, Landscape structure, Neighbourhood structure; and Townscape & Heritage,
 - Define the different character areas types of the neighbourhood area, from a landscape and built-form perspective (for example: Town centre, Urban, Suburban and Semi- Rural village);
 - **Protect heritage and define Code Areas across the whole neighbourhood area:**
 - Identify historic focus areas, characteristics and features that make Mirfield special;
 - Promote and reinforce these with code area design guidelines.
 - **Encourage the right types of development in the right place:**
 - Promote locally distinctive models for new development and regeneration;
 - Focus on how heritage can be used as a catalyst and focus of regeneration; and
 - Require characterful homes and developments that respond to their context.
9. The Design Guide includes a character analysis and detailed design principles for each of the 6 identified local Character Areas. **Character Area 1: Upper Hopton** and

Character Area 2: Historic Core/ Town Centre are addressed in MNP Part 4 Historic Environment.

- 10. Character Area 4: Lower Hopton.** Characteristic features include:
- Views to the River Calder, its bridges (Ledgard Bridge / Hopton New Road);
 - Ledgard Wharf (redeveloped) is a local landmark, across the River Calder;
 - The Chapel, set back from Calder Road, is a grander institutional building and landmark;
 - Stone wall with crenellations atop running the length of the River Calder;
 - Victorian era light sandstone brick terraces (worker housing for mills);
 - A highly connected built-form – terraces stepping up the hill;
 - Terraces ‘turn the corner’, having dual frontage on corners and set to back of pavement or small front yards;
 - Small back yards, alleys for rear access and limited parking; and
 - Pitched roofs parallel to street and chimneys.
- 11. Area 5: Calder Valley Industry.** The Calder Valley acts as a “green & blue corridor”, due to its many linear features and extensive tracts of water. The presence of a navigable waterway and a history of boat building in Mirfield is an important asset to the landscape, although much of this is hidden from view. Reinforcing this green infrastructure corridor, prioritising sustainable travel methods and minimising flood risk impact through development should be prioritised within this area. A range of industrial uses are located here but a long-term vision for change away polluting businesses and move towards sustainable, productive uses (like existing allotments) that are compatible with flood risk would help.
- 12. Character Area 6: Greenbelt.** Rural hamlets and farmsteads have the following characteristic features:
- Stone cottages and farm buildings interspersed with modern working farm buildings;
 - Narrow hedge-lined lanes or with stone walls;
 - Enclosed fields and views to / across the valley; and
 - Stands of trees and planting break up and help settle buildings into the landscape.
- 13.** Development proposals should respect these locally characteristic features and consider how they can be used to inform and inspire design and detailing in new development and conversions of existing buildings.

Sustainable Design

14. MNP Policy D3 Sustainable Design has been prepared to help ensure new development and conversions are designed to maximise resource and energy efficiency and minimise greenhouse gas (GHG) emissions which contribute to climate change.

DRAFT POLICY D3: SUSTAINABLE DESIGN

All new development and proposals for conversions of existing buildings will be expected to incorporate principles of sustainable design as set out in Section 2.10 Sustainability of the Mirfield Neighbourhood Area Design Guide 2023 (Appendix 4 of the Mirfield Neighbourhood Plan).

In particular they should apply the sustainable design objectives, assess opportunities for renewable energy sources and optimise other resources / solutions in accordance with the advice in the Design Guide.

Justification

15. The NPPF sets out that planning should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure (paragraph 157).
16. Kirklees Local Plan Policy LP24 Design advises that proposals should promote good design by ensuring high levels of sustainability, to a degree proportionate to the proposal, through various measures.
17. The need to address the climate emergency is an international and national priority. Kirklees Council declared a climate emergency in 2019 and has a vision is for a 'Net Zero and Climate Ready Kirklees by 2038
– see <https://www.kirklees.gov.uk/beta/climate-emergency/our-approach.aspx> .
18. In July 2021 the Council adopted the 'Climate change guidance for planning applications' note. Principle 18 of the Housebuilder Design Guide SPD covers sustainable development. The MNP supports both these initiatives.
19. Mirfield Town Council and the Neighbourhood Plan Working Group are mindful that the MNP offers an opportunity for ensuring future development is designed and built as sustainably as possible. In this way the town can play a positive part in addressing climate change and moving towards net zero in line with Kirklees Council's targets to

be net zero and climate ready by 2038 following the Council's declaration of a climate emergency in 2019. Embedding principles of sustainability into development should help to contribute to climate emergency priorities.

20. The Mirfield Neighbourhood Area Design Guide 2023 sets out that the overall approach to sustainability should be not to treat it as a separate subject to design but to integrate it into the design process at all stages, from location, use, layout, details and access to facilities.
21. Other policies in the MNP provide more detailed advice in relation to matters such as reducing flood risk and supporting biodiversity and wildlife and promoting more sustainable transport alternatives.

Theme 3: The Green Environment

Introduction

1. Residents and stakeholders place a high value on the natural environment in Mirfield. There are local concerns about the need to protect and enhance the town's green assets and to address flooding. The responses to the community consultation in 2020 raised the following issues: 'Mirfield needs an upstream flood prevention device just like Dewsbury has between Brighouse and Lower Hopton', a suggestion for a 'Tree Planting Charter – for every tree removed, a replacement must be planted'.
2. Locally, this emphasis on the green environment extends beyond the priorities for addressing traffic movements and its impacts on air pollution. The Neighbourhood Plan includes policies to help ensure Mirfield is playing its part in addressing environmental issues, and these will benefit local residents and businesses, as well as the planet.
3. With significant numbers of new homes proposed in and adjacent to the neighbourhood plan area, there is a need to offset the impacts of development through on-site measures, to enhance biodiversity and provide opportunities for residents and visitors to enjoy green spaces which are richer in wildlife, particularly in the north of the area where new development is more concentrated.

Flooding

DRAFT POLICY GE1: TOPOGRAPHY AND FLOOD RISK

Development proposals will be expected to incorporate the design principles for Layout, Topography & Flood Risk set out in Part 2.4 Landscape & Topography in the Mirfield Neighbourhood Area Design Guide.

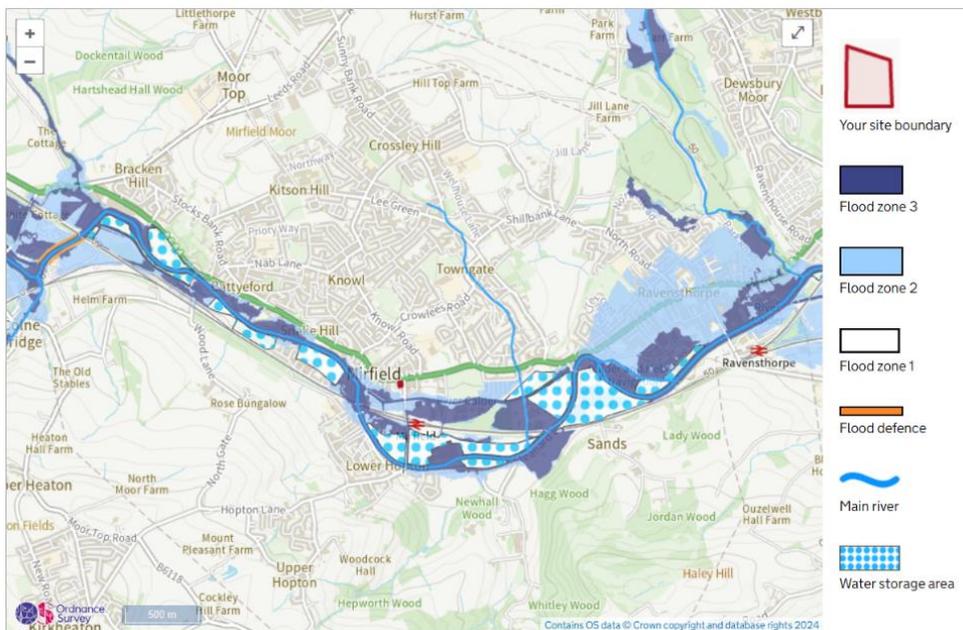
Justification

4. The NPPF is clear that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere (paragraph 165).
5. Kirklees Local Plan includes a suite of policies which address flood risk. These include LP27 Flood Risk, LP28 Drainage, LP29 Management of water bodies and LP34 Conserving and enhancing the water environment. MNP supports this approach.
6. The River Calder flows through the centre of Mirfield, and has several weirs to allow navigation. The river floods on a regular basis making roads impassable and leaving

affected properties at risk of being un-insurable. There are concerns that increased periods of heavy rainfall falling on already saturated ground are leading to greater frequency of severe flood events, and these are exacerbated by a build-up of silt and lack of dredging to protect natural river habitats. Flood defenses are in place.

7. Significant flood events have occurred most recently in 2015 and 2020. The Government’s Flood Map for Planning⁵ (See Map 3) illustrates the risk facing local communities, with the brunt faced by businesses located in the flood plain but with significant impact upon residents also located in the flood plain and in terms of accessing local services at times of flood.

Map 3: Flood Map for Planning – Mirfield Area



8. In addition to the River Calder, the Calder and Hebble Navigation runs through the town centre. This a broad inland waterway, with locks and bridgeholes that are suitable for 14-foot-wide (4.3m) boats. The Navigation starts in Wakefield, where there is an end-on junction with the Aire and Calder Navigation and runs upstream through Mirfield, after which there is a junction with the Huddersfield Broad Canal, to arrive at Sowerby Bridge, where it meets the Rochdale Canal.
9. Mirfield Neighbourhood Area Design Guide includes design guidance for Layout, Topography & Flood Risk in Section 2.4 Landscape & topography. The topography and hydrology of the Calder River valley is integral to the settlement pattern of Mirfield’s settlement and indeed its origins and growth in terms of water powered mills and industry. The relationship of Mirfield’s buildings to its valley form is key to

⁵ <https://flood-map-for-planning.service.gov.uk/>

the sense of place and settlement character, but its location comes with risk, relating to flooding. This particularly affects the valley bottom, but all development can help to address this throughout the area. The guidance in the Mirfield Design Guide, together with Kirklees Local Plan policies should help to ensure new development avoids areas at risk of flooding and incorporates measures which do not exacerbate flooding on site or elsewhere.

10. Draft MNP Policy GE1 requires developers to consider the relevant design guidance in the Design Guide for flooding and topography.

Landscape Character

DRAFT POLICY GE2: LANDSCAPE FEATURES

Development proposals will be expected to retain existing features which contribute to the distinctive local landscape character of Mirfield. These important local landscape features include (but are not limited to the following):

- **Traditional native hedgerows and areas of woodland;**
- **Existing street trees and native trees which form part of the street scene;**
- **Millponds and farm ponds;**
- **Limestone and dry-stone boundary walls with stone coping; and**
- **Low stone walls with metal railings.**

Landscaping schemes should take opportunities to incorporate these features into new designs in order to help 'settle' the development into the surrounding landscape and to soften the edges of built form.

In addition, proposals will be expected to consider any impacts on existing views of the open countryside and notable landmarks, and to take steps to avoid or minimise any adverse impacts through siting, scale, height and design.

Justification

11. The NPPF recognises the importance of landscape character. Planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and sympathetic to local character and history, including the surrounding built environment and landscape setting (paragraph 135). Paragraph 136 notes that trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change.
12. Kirklees Local Plan Policy LP32 Landscape sets out that proposals should be designed

to take into account and seek to enhance the landscape character of the area considering various aspects including setting of settlements and buildings within the landscape and the patterns of woodland and trees.

13. Mirfield is situated in the valley bottom and is enclosed by green and wooded hills. The area holds a significant proportion of the woodland in North Kirklees. The surrounding landscape lends a rural character to the town and is part of its attraction for development as people like to have access to the countryside. The majority of the wooded area lies to the south of the town. Much of it is ancient woodland in origin. Some areas suffer from uncontrolled and unauthorised recreational use.
14. Mirfield, in common with other valley developments in Yorkshire, had numerous millponds as well as farm ponds. A small number of these survive, one at Sunnybank, is now a Local Nature Reserve; and another at Camira Fabrics has become a desirable feature. Ladywood Lakes at Sands Lane came into being following cessation of gravel extraction and is an attractive asset that has been stocked with fish.
15. Most of Mirfield's development has been on the south facing (sunniest), north side of the Calder Valley. To the south of the Calder, the land rises steeply to a ridge running east-west at 180 metres above sea level. Not only does this side command excellent views over Mirfield and beyond, but it provides an attractive landscape backdrop to Mirfield. This area contains extensive areas of woodland, which together with the amenity landscape of the Dewsbury District Golf Club, provides a contrast to the urban development.
16. Mirfield Neighbourhood Area Design Guide notes in Part 2.4 Landscape & topography that it is important to understand the landscape character of the location. Development that is responsive to both this character and the finer grain green infrastructure of a site will maintain Mirfield's green character and distinctive sense of place within the Calder Valley. This will also help to support biodiversity by connecting and enhancing habitat and ecology networks (p29). In addition, the importance of using native trees and hedgerows to soften the street scene, screen parking and unwelcome views and provide shading and cooling benefits to help moderate the impacts of climate change is also recognised (see Part 2.5 Movement & streets). Locally characteristic boundary treatments of stone walls are described in section 2.8.2 Boundaries & enclosure.
17. Draft Policy GE2 identifies important local landscape features within Mirfield which contribute to local character and encourages developers to incorporate existing features into their schemes and to include appropriate new features which respect local character.

DRAFT POLICY GE3: BIODIVERSITY AND HABITATS

Development proposals will be expected to deliver wildlife enhancements as part of biodiversity net gain on development sites, unless evidence is presented to demonstrate that an off-site proposal would be a more beneficial solution.

In such cases local off-site habitat management may be secured to provide an overall benefit within the Mirfield Neighbourhood Plan Area. In particular, contributions will be sought for demonstrable benefits to one or more of the five biodiversity opportunity zones and Local Wildlife Sites.

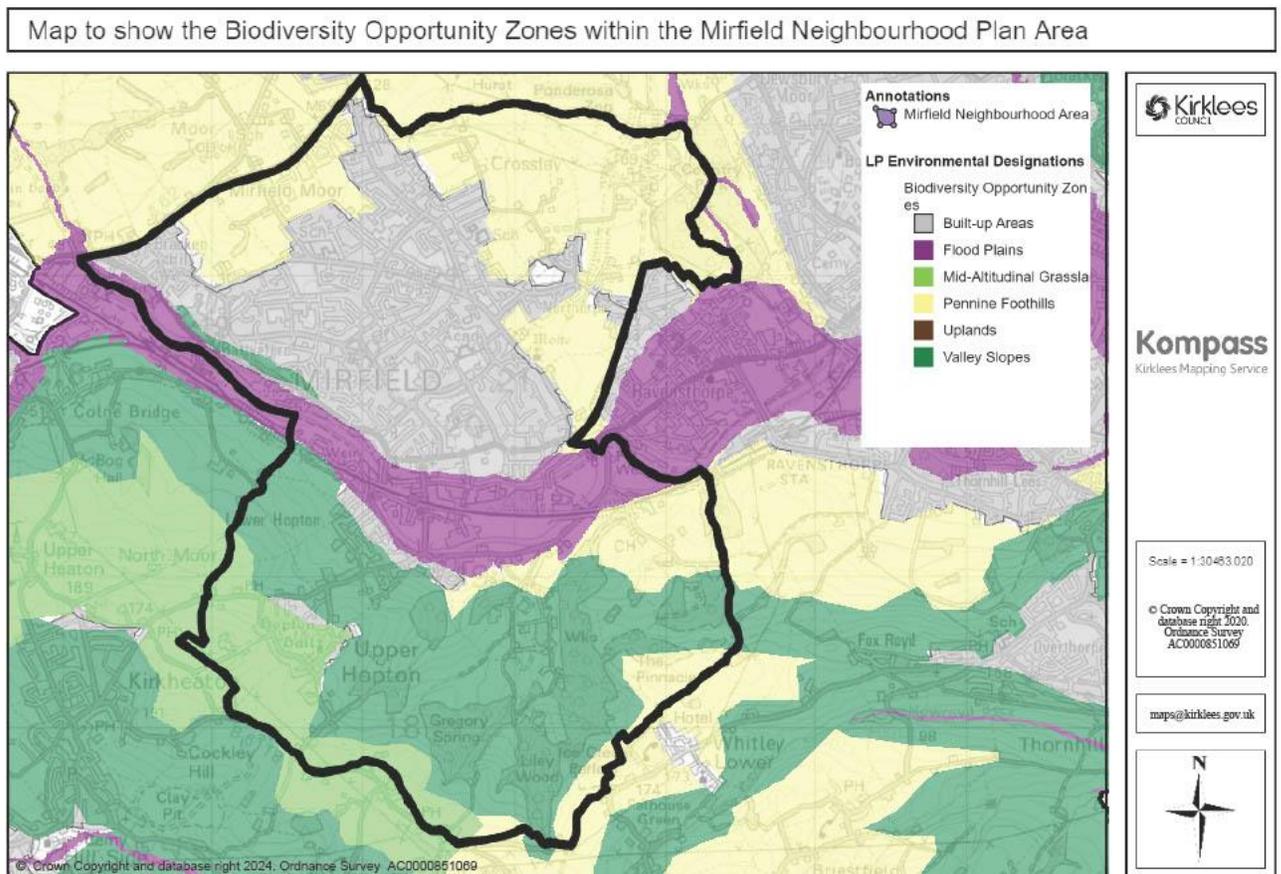
(Do these include the woodland, wasteland and pasture mentioned below? If not could add these in)

Justification

18. NPPF paragraph 180 advises that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan) and recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.
19. Kirklees Local Plan identifies local wildlife sites at Briery Bank Wood, Lower Hopton, Covey Clough, Gregory Spring Wood, Jordan Wood and Oliver Wood, Sunny Banks Pond Local Nature Reserve, Whitely Wood, Liley Wood, Lower Hopton and Lower Hopton (includes Hagg Wood).
20. Local Plan Policy LP30 Biodiversity & Geodiversity sets out that the Council will seek to protect and enhance the biodiversity and geodiversity of Kirklees, including the range of international, national and locally designated wildlife and geological sites, Habitats and Species of Principal Importance and the Kirklees Wildlife Habitat Network. Developers should refer to the Biodiversity Technical Paper and Biodiversity Guidance for Developers issued by West Yorkshire Joint Services⁶.
21. Mirfield neighbourhood plan area contains 5 biodiversity opportunity zones: Built up areas, Floodplains, Mid Altitudinal Grasslands, Pennine Foothills, valley slopes – see Map 4.

⁶ <https://www.wyjs.org.uk/ecology/planning-issues/>

Map 4: Biodiversity Opportunity Zones



22. The acidic soils of the Mirfield neighbourhood plan area naturally support an upland oak wood, dominated by sessile oak and birch, with rowan, elm, holly, hazel and hawthorn. The ground flora would consist of soft grass, wavy hair grass, bluebells with bracken and brambles. Sycamore and beech are not native to this area but are frequently present and have naturalised. A high proportion of Mirfield's woodlands are ancient (continuous woodland cover since at least 1600 - possibly even back to the last Ice Age); and most are classed as sites of wildlife significance. This is probably the single largest category of habitat type, although much has been lost to house building over the years. Grassland also forms a significant proportion of land use within the built environment. This is predominantly, frequently cut amenity grassland with little wildlife value, in parks, open spaces and gardens.
23. Wasteland includes land that is not currently actively managed and is frequently the result of some previously abandoned industrial use. It is characterised by a natural process of colonisation with pioneer species which, if left undisturbed, is eventually succeeded by woodland; and is of great significance as valuable wildlife habitat. Even in the green belt, the disused railway lines, shale tips and abandoned workings are

also likely to be more valuable to wildlife than modern, intensively managed agricultural land. Clearly unless these sites are an eyesore, they should be recognised as significant and valuable to wildlife.

24. Many of the pastures around Mirfield together with wildflower-rich hay meadows have become degraded by alterations in farming practice or lost through building. There is a significant area of grassland in the open space within the town. In Mirfield the river/canal/rail corridor offers a lot of derelict land and although sometimes unsightly, it provides valuable relatively undisturbed wildlife habitat.
25. MNP Policy GE3 seeks to ensure biodiversity net gain is delivered in the most appropriate and effective way within Mirfield.

Spenn Valley Railway and Canal Corridor

DRAFT POLICY GE4: ROUTES OF FORMER SPENN VALLEY RAILWAY AND CANAL CORRIDOR

The routes of the former Spenn Valley railway (Mirfield to Low Moor) and the Canal Corridors are identified on Map 2 Mirfield Neighbourhood Plan Policies Map.

Development proposals will be expected to avoid harm to these recreational routes and should take opportunities to enhance them or provide new linkages to them.

Justification

22. NPPF paragraph 110 d) sets out that plans should provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans). Paragraph 124 b) advises that planning policies and decisions should recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production.
23. Local Plan Policy LP31 Strategic Green Infrastructure Network advises that priority will be given to safeguarding and enhancing green infrastructure networks, green infrastructure assets and the range of functions they provide. Spenn Valley corridor and River Calder corridor are two of several areas of strategic green infrastructure identified in Kirklees where the functions of green infrastructure are considered to be significant and wide ranging. In the Statement Place Shaping - Dewsbury and Mirfield Strengths/opportunities for growth section of the Local Plan Strategy and Policies (p22) it is recognised that there is potential to enhance river and canal corridors for the River Calder, Spenn River and the Calder Hebble Navigation to help attract investment and provide an attractive setting and a leisure and recreation asset.

24. WG please explain what you are wanting to do here – are these walking routes or wildlife corridors or both eg?
25. Insert some information about Spen Valley Railway.
26. There was a need for canals where the river was too shallow for boats and the Calder & Hebble Navigation was opened in October 1776. It is in use today by pleasure craft. Commercial usage ceased in the early 1980s. There are locks at Shepley Bridge, Newgate and Battyeford where the river and canal join. At Shepley Bridge there is a marina and repair facility and a boat builder in the centre of Mirfield. There has been an increasing number of pleasure boats using the navigation in recent years.
27. Today people visit Mirfield to walk along the canal and enjoy the fresh air, away from traffic. This is reminiscent of the Victorian ‘constitutional’ away from the smog of the industry.
28. MNP Policy GE4 recognises the potential for these routes to provide leisure, recreation whilst supporting local wildlife and habitat improvements in the area?

Theme 4: The Historic Environment

Introduction

1. Mirfield has an interesting and important built heritage which is highly valued by local people and which provides significant opportunities for future heritage led regeneration and investment in the town. Listed buildings in Mirfield neighbourhood plan area are noted in Appendix 2.
2. Kirklees Local Plan contains Policy LP35 Historic environment which protects built heritage assets and historic character. MNP policies add local detail to this strategic policy and are underpinned by the Mirfield Neighbourhood Area Design Guide.
3. In addition to the designated built heritage assets in Mirfield of statutory Listed Buildings and Upper Hopton Conservation Area, there are a number of buildings and features which might be considered as candidates for 'Non designated Heritage Assets' (NdHAs) of local interest and importance. The MNP provides an opportunity to help identify such NdHAs in consultation with local residents and local stakeholders will be asked to suggest important local buildings for consideration as part of the informal consultation on the emerging Draft MNP.

Mirfield Historic Core / Town Centre

DRAFT POLICY HE1: MIRFIELD HISTORIC CORE / TOWN CENTRE

Development proposals within Mirfield Historic Core / Town Centre (as identified on Map 5) will be expected to respect the characteristic features identified in the Mirfield Neighbourhood Area Design Guide for Character Area 2: Historic Core/Town Centre.

Designs should be sympathetic to the built heritage of the area by preserving existing features which make a positive contribution to the area's character and street scene and restoring any attractive features which have been lost over time through unsympathetic alterations. In particular proposals will be expected to address the following Historic Character Area Design Guidelines in the Design Guide:

- **Reinstate character features and traditional shopfronts**
- **Materials and details**
- **Minor alterations**
- **Open spaces**
- **Plot boundaries and security and**
- **Building height and scale.**

Shopfronts

Existing traditional shopfronts which contribute to the character of the building and historic core of Mirfield should be retained and special care should be given to the preservation and sensitive restoration of any original features.

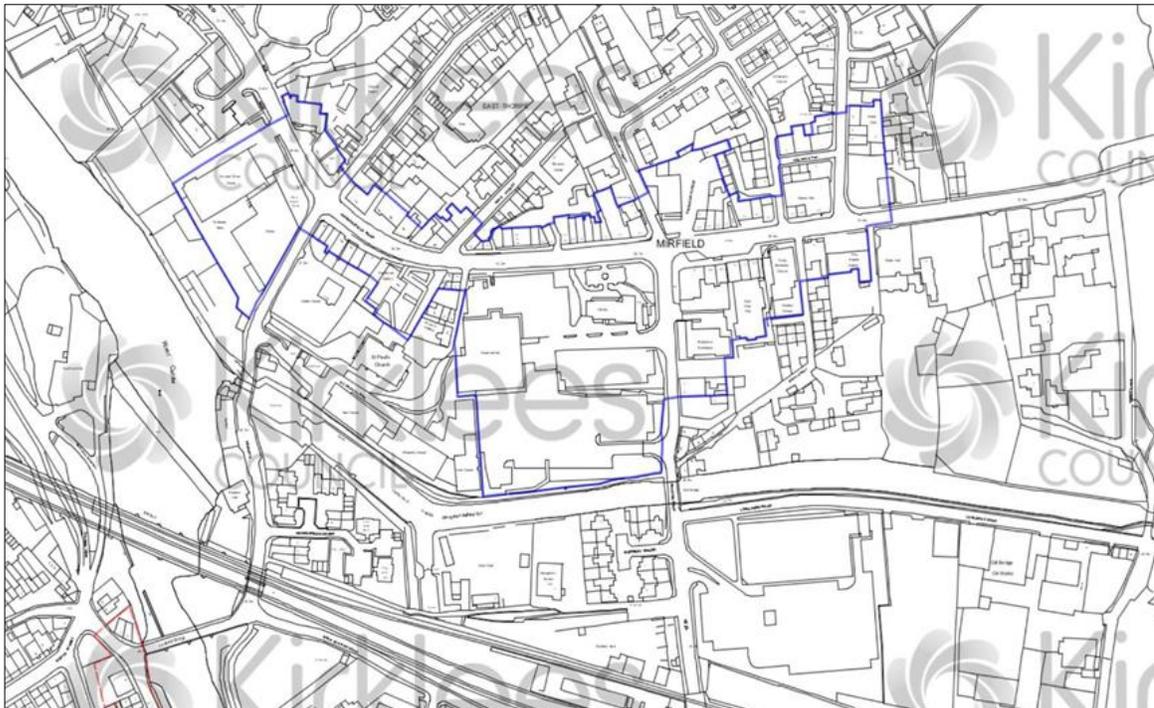
Proposals for new shopfronts should respect the period, scale and architectural style of the building. Shopfronts should have individual distinctive identities with different stallriser heights, window designs and fascias that positively contribute to the character and integrity of the building and the complexity and diversity of the street scene.

Justification

4. The historic core / town centre is based around the Huddersfield Road (formerly Eastthorpe Lane) which effectively forms the High Street, linking into Knowl Road (more residential in nature), Station Road and Newgate both linking back to industrial areas across the Calder and Hebble Navigation. This relationship with industry (along the canal, rail and river) cemented Eastthorpe as the centre of Mirfield despite being pre-dated by Towngate. It is the core of the settlement and has much historic richness and value.
5. The area is not a Conservation Area, but it includes many interesting and attractive historic buildings which contribute to Mirfield's distinctive character and local heritage.
6. Mirfield's wealth and prosperity from its heyday is exhibited in a variety of buildings along its 'high street' which have been well preserved and are often richly detailed (particularly moving further east) including corbelling, decorative window surrounds, keystone arches, quoins and date stones. The rough finish sandstone brick and slate roofs define this Yorkshire mill town aesthetic. The main town centre area is surrounded by streets containing Victorian terraced properties with imposing gables and sash windows. The ironwork, which has been retained on some boundary walls, matches the gates that add to the character of the area. Queen Street, Knowl Road and St. Paul's Road have some excellent examples, though there are more modern buildings interspersed amongst them. These include many of the detached properties. Knowl Road is an impressive street particularly. To the east of the town centre are major open spaces of Mirfield Showground and the significant sports grounds that straddle the A644 and reach down to the canal side.
7. Characteristic features identified in the Mirfield Neighbourhood Area Design Code for Character Area 2: Historic Core / Town Centre include the following:
 - Sandy brick and stone predominant;

- Town houses, terraces, mixed-use shops and offices;
 - Grand town houses/club on Knowl Road;
 - Low stone walls, stone piers and metal railings;
 - Vistas and views to the countryside (southerly);
 - Retaining walls and additional storeys taking up level changes (s. of high street)
 - Precedent developments: Mixed-use apartment conversion (Speights Lighting), St Paul's Lock, Beech Grove (suburban).
8. Modern developments between Eastthorpe Lane and the Canal have somewhat fragmented the town centre, notably the Co-op supermarket and its open surface car park create a large gap in the urban form that is not in keeping with the scale and enclosure of streets and spaces in the town centre. The fire station is another example of an unfitting architectural response capturing the view at the end of Knowl Road.
9. Map 5 identifies the historic core of the town centre, based on analysis undertaken for the Design Codes study by AECOM in 2020/21. The area includes the whole of the District Centre as defined by Kirklees Local Plan Policy LP13 Town centre uses.

Map 5: Historic Core / Town Centre



DRAFT POLICY HE2: UPPER HOPTON CONSERVATION AREA

Development proposals within the Upper Hopton Conservation Area must demonstrate a positive response to its setting in terms of scale, form, materials and the nature of construction.

Proposals will be expected to respond positively to the characteristic features described in the Mirfield Neighbourhood Area Design Guide for Character Area 1: Upper Hopton, and address the following Upton Hopton Character Area Design Guidelines:

- **The Conservation Area**
- **Retain and reinstate character features**
- **Materials and details**
- **Open spaces and coalescence**
- **Trees and hedgerows.**

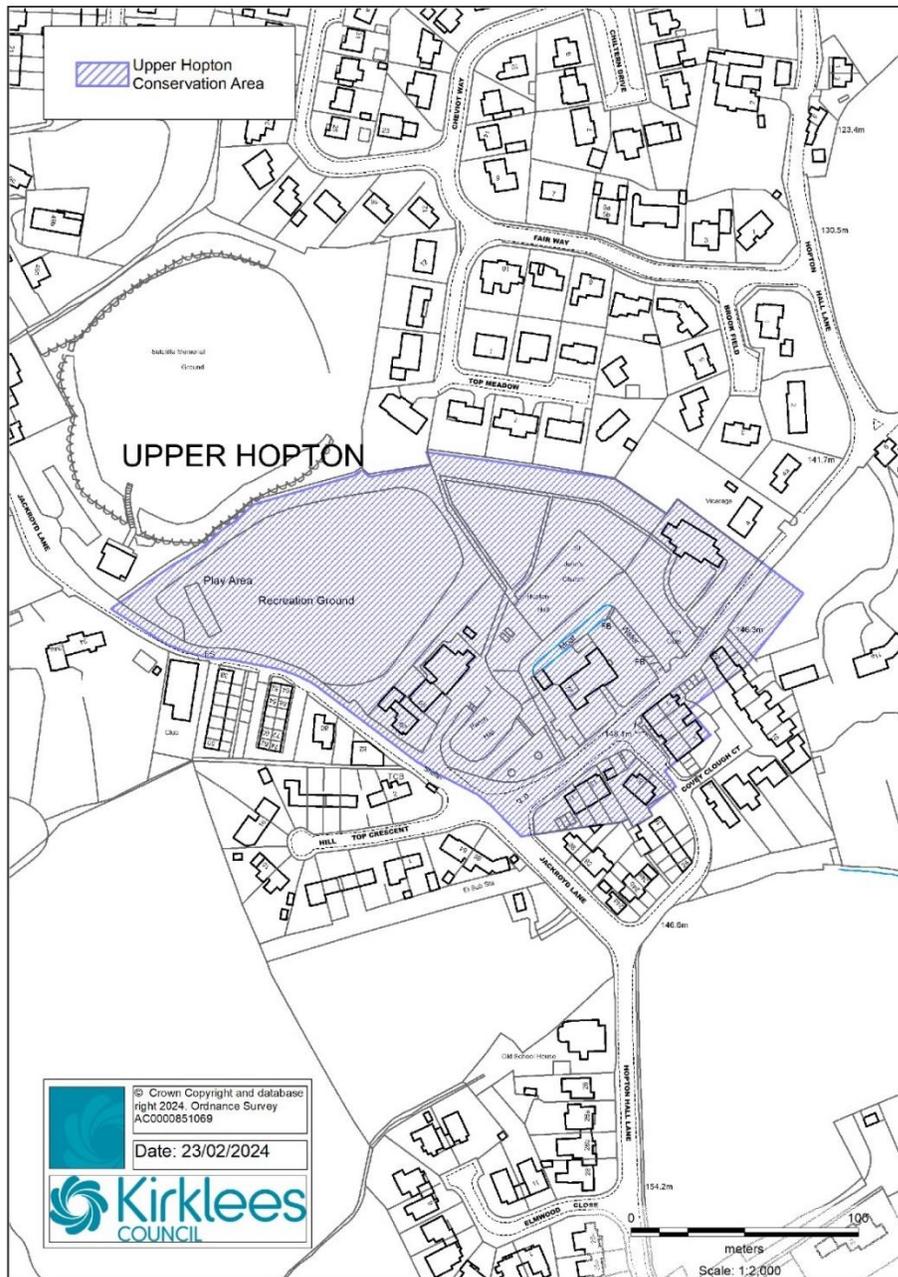
Justification

10. Upper Hopton is a semi-rural hillside village overlooking the Calder Valley adjacent to Lower Hopton/Mirfield. The village has preserved much of its historic character as well as continuing to evolve and grow over time. It remains distinctly separated from the main urban area of Mirfield. A significant proportion of the main village streets (historic lanes) and trees/ buildings that face them are protected in a Conservation Area. Throughout the conservation area there are many good and historic qualities worth preserving and a scattering of listed buildings across the village as well as protected trees and walls.
11. The boundary of the Conservation Area is shown on Map 6.
12. Characteristic features identified in Mirfield Neighbourhood Area Design Guide for Character Area 1: Upper Hopton include the following:
 - Buff coloured stone / brick is the predominant building material across the village;
 - Large detached properties set back behind walled gardens, also terraces
 - Open spaces with long distance views over the Calder valley;
 - Stone walls and hedgerows lining property boundaries;
 - Triangle of historic lanes forming 'the face' of the village;
 - Infill development within the core of the village (on former quarry site);
 - Mature landscape setting and large trees lining streets;
 - Halls, barns, farmsteads, villas, terraces and cottages provide variety; and
 - Open spaces on higher ground to the south.

13. There are 3 listed structures inside the Conservation Area:

- St John's church
- Hopton Hall
- Converted former barn, which is now 1, 3 and 5 Covey Clough Court and 11c, 11d and 11e Hopton Hall Lane.

Map 6: Upper Hopton Conservation Area



Theme 5: Health and Well-being

Introduction

1. The Resident Survey of 2015 identified some critical insights about how local residents view health and well being:
 - 67% were either satisfied or very satisfied with the levels of parks and open spaces available to them.
 - 49% were either satisfied or very satisfied with the level of health services.
 - 27% were either satisfied or very satisfied with sports and leisure provision.
 - 34% were either satisfied or very satisfied with community activities and facilities.
 - 19% were either satisfied or very satisfied with facilities for young people.
2. Kirklees Local Plan Open Space Study 2015 (Revised 2016) Open Space Assessment Report notes the following:
 - Provision of parks and recreation grounds compared to the district wide quantity standard in the Mirfield ward is significantly below the standard.
 - In terms of natural and semi-natural greenspace the main areas with deficiencies include Mirfield.
 - Mirfield ward is above the standard for amenity greenspace provision.
 - Mirfield ward falls short of the standard for allotments provision.
 - There are no significant gaps in provision for children and young people.
3. Since the study was undertaken in 2015 there have been population and other changes in Mirfield, including new residents moving into recent housing developments. It is understood that an up-to-date open space study will be undertaken to inform the Local Plan Review, and this is likely to provide more recent data and information about open space provision and any deficiencies in the Mirfield area.
4. The MNP provides an opportunity to protect existing open spaces and community facilities which support local health and wellbeing and to support proposals which would help to address gaps in local provision.

Local Green Spaces

DRAFT POLICY HWS1: LOCAL GREEN SPACES

The following areas as identified on **Map 2: Mirfield Neighbourhood Plan Policies Map and the larger scale maps in **Appendix 3** are protected as **Local Green Spaces**:**

- 1. St Paul's Gardens on Eastthorpe**
- 2. Pinfold Lane, Mirfield**

Development proposals within the Local Green Spaces will be consistent with national policy for Green Belts.

Justification

4. Mirfield has a number of open spaces in and around the town, ranging from small, incidental spaces which provide opportunities to sit, relax and enjoy some time out in a pretty landscaped garden, to large recreational playing fields used by sports clubs and schools. These open spaces make an important contribution to local character and are highly valued by residents. They also play an important role in supporting residents' health and wellbeing, both in terms of providing opportunities for rest, relaxation and social activities and facilities for physical activity such as sports and informal recreation.
5. Kirklees Local Plan Strategy and Policies Policy LP61 sets out the limited circumstances where development proposals which would result in the loss of Urban Green Space will be permitted. Urban Green Spaces in Mirfield are identified on the Local Plan Policies Map and listed in Kirklees Local Plan Allocations and Designations Part 14 Urban Green Space (see Table 62 Dewsbury & Mirfield pp266-270). Policy LP61 notes that the protection set out in the policy also applies to smaller valuable green spaces not identified on the Policies Map.
6. The NPPF allows local communities to identify important open spaces as Local Green Spaces through local and neighbourhood plans (paragraph 105). This gives them similar protection to Green Belt. The Local Green Space designation should only be used where the green space is:
 - a) *in reasonably close proximity to the community it serves;*
 - b) *demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
 - c) *local in character and is not an extensive tract of land* (paragraph 106).
7. Community consultation in 2020 included comments that allotments on Lowlands

Road site need protecting as a valuable green corridor for wildlife and St Paul's Gardens on Eastthorpe should be a Local Green Space. There were also concerns about the impacts on the health of local people if green spaces are lost and people were not sure that there will be any green space left in the area.

8. The Neighbourhood Plan Working Group undertook an assessment of all identified open spaces in Mirfield to consider possible candidates for Local Green Space. Open spaces which are identified in the Local Plan as Urban Green Space, and sports fields and playing pitches have been screened out as they are also already protected in Local Plan policies. Local Green Space designation would not be appropriate for areas where planning restrictions could constrain future development proposals which may be needed to enhance sports facilities or other community provision. This assessment is provided in Appendix 2, Table 2 with an accompanying map (Map 3) showing the location of the open spaces.
9. Two candidate Local Green Spaces were identified which were not already protected by Local Plan policies and which are highly valued by the local community. An assessment was carried out against the three criteria in the NPPF (see paragraph 7 above) and is provided in Table 1 in Appendix 3.
10. Those spaces which are considered to meet the criteria are St Paul's Gardens on Eastthorpe and Pinfold Lane, Mirfield and these are included in Policy HWS1 Local Green Space.

Community and Recreation Provision

DRAFT POLICY HWS2: SUPPORTING IMPROVEMENTS IN COMMUNITY, HEALTH AND RECREATION PROVISION

Proposals which improve local provision for local community, health and recreation facilities will be supported. In particular investment in the following will be encouraged:

- **Include anything from consultation with young people**
- **Parks, recreation and semi natural green space**
- **Allotments.**

Justification

11. Kirklees Local Plan Strategy includes policies which support improvements in community facilities for all. Policy LP47 Healthy, active and safe lifestyles aims to create an environment which supports healthy, active and safe communities and reduces inequality and Policy LP48 Community facilities and services supports

proposals for development that protects, retains or enhances provision, quality or accessibility of existing community, education, leisure and cultural facilities that meets the needs of all members of the community.

12. Kirklees Council's Playable Spaces – People, Places and Play Survey for Mirfield provides information from The Mirfield Playable Spaces and S106 priorities consultation which took place from 13th December 2022 to 23rd January 2023. The purpose of the consultation was to establish what the local communities' needs are so the Council can prioritise the funding and pull together a rolling programme for the Mirfield Ward. Headline results included the following
 - The majority of respondents (96%) who completed the survey visit parks or play areas within Mirfield.
 - 69% of respondents said they visited parks and play areas within Mirfield weekly or more.
 - Most respondents wanted better and updated equipment in play areas to cover a wider age range.
 - Respondents would like to see improved provision for skating, scooting, and cycling facilities.
13. As part of the work on the MNP the Town Council undertook a process of informal consultation with young people.
14. Insert information about this and key findings when available.

Theme 6: Traffic and Transport

Introduction

1. Mirfield is bisected by the A644, which carries a significant amount of traffic. This road connects Huddersfield with Dewsbury and beyond. The other main route, the A62, forms the northern boundary of the area and connects Huddersfield to Leeds, but again the volume of traffic is heavy; although this was reduced by the construction of the M62. Both of these roads follow the routes of the turnpike roads.
2. The town centre of Mirfield is dominated by the busy A644. Traffic levels through the town centre generate constant complaints and comments to the Town Council, with concerns ranging from air pollution through to pedestrian safety. With no opportunity for traffic to bypass the town, improvements to provide a cleaner urban environment are limited.
3. There were a number of comments relating to traffic, transport and accessibility in the 2020 consultation. These included agreeing with the need for more EV charging points in the town center, the need for traffic calming on some roads and safe pedestrian access, parking at the railway station and fears of gridlocked roads following development.
4. Most EV charging points can be installed in town centres without the need for planning consent. Currently, EV charging stations in and around Mirfield are located at:
 - Ravensthorpe Shopping Park
 - Lidl Mirfield
 - Station Road carpark, Mirfield (Source: www.zap-map.com).
5. MNP can help to support more sustainable transport alternatives by supporting active sustainable travel alternatives such as walking and cycling and promoting greater use of public transport. Proposals for traffic management such as traffic calming measures and car parking may help to make the town a safer and healthier environment but would have to be delivered through community aspirations and actions rather than planning policies.
6. Mirfield Design Guide considers Movement and Streets in Section 2.5 and promotes walkable neighbourhoods in Section 2.6.

DRAFT POLICY TT1: PUBLIC RIGHTS OF WAY (PROW) NETWORK AND WALKABLE NEIGHBOURHOODS

Wherever practicable, development proposals for new housing and commercial uses should take opportunities to support active travel by providing safe pedestrian access and links to existing or proposed routes of the Kirklees Core walking and cycling network and Public Rights of Way (PROW) as shown on Map 7.

Overall schemes should demonstrate how they contribute towards making Mirfield a more 'walkable' neighbourhood where residents and visitors are less reliant on private cars to access the town centre, open spaces and local facilities.

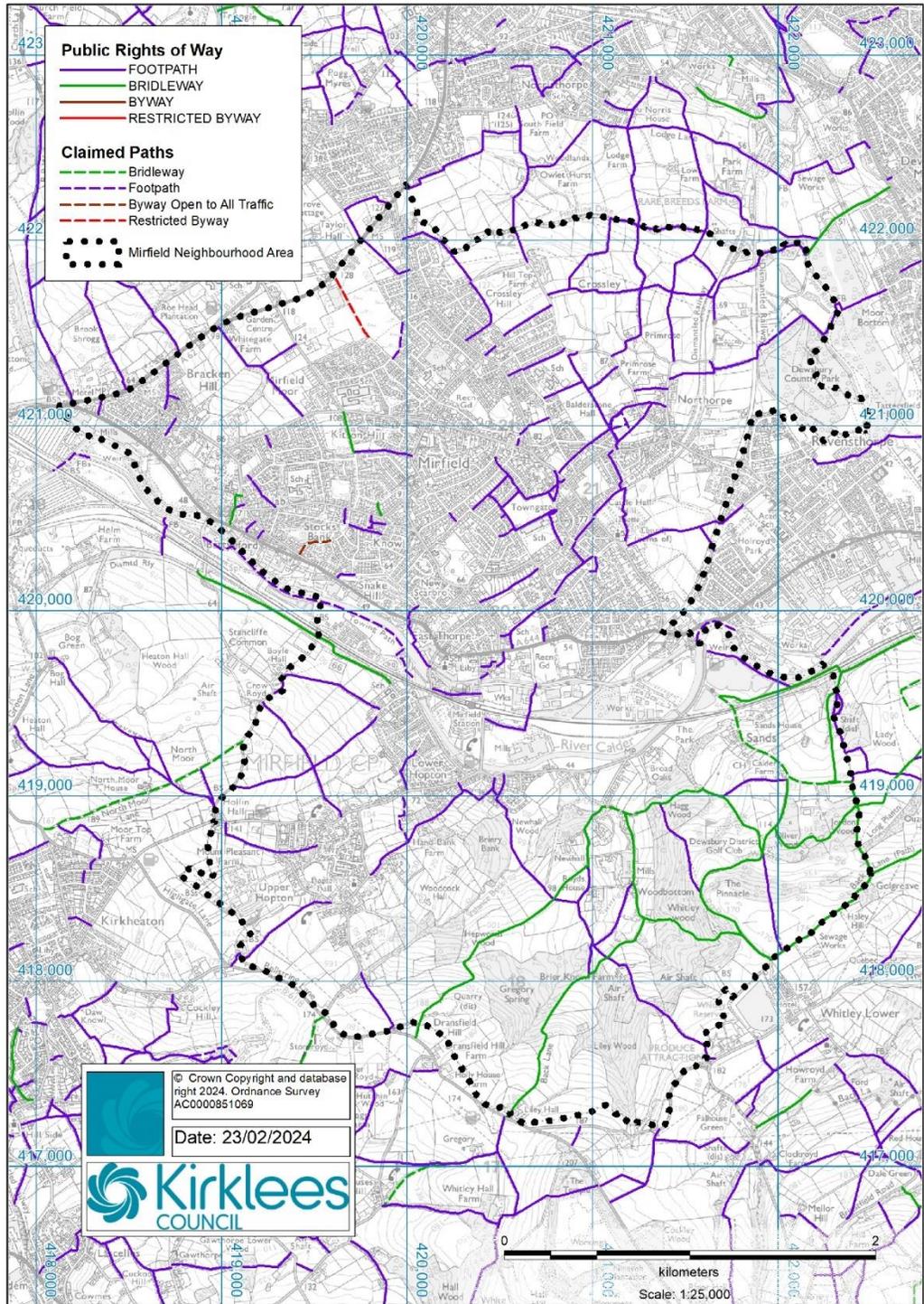
Justification

7. NPPF paragraph 96 a) sets out that planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which promote social interaction - for example with street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods. Paragraph 110 d) advises that planning policies should provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans).
8. Local Plan Policy LP20 Sustainable travel sets out that proposals should include measures to encourage the use of sustainable travel options, including public transport, the promotion of personal journey planning, walking, cycling, car sharing, and requires proposals to facilitate a user hierarchy user hierarchy: of a. pedestrians, b. cyclists, c. public transport and d. private vehicles. Policy LP23 Core walking and Cycling Network provides an integrated system of cycle routes, public footpaths and bridleways that provide opportunity for alternative sustainable means of travel throughout the district and efficient links to urban centres and sites allocated for development in the Local Plan. In Mirfield the Core walking and cycling network includes routes along the A644 Huddersfield Road, A62 Leeds Road as shown on Map 7.
9. A strategic cycle route the 'Calder Valley Greenway' passes through Mirfield, running from the Colne Bridge as National Route 66 to Dewsbury via Mirfield and passing through the town centre. Mirfield has around 80 public footpaths providing around 7km of walking routes.
10. The town is well connected by public transport to local towns and cities as well as

London. The railway first came to Mirfield in 1840 and a second line was built in 1849 with the station, which was built in 1866, situated in Station Road. The station **is undergoing/ has had?** major refurbishment; and after over 40 years of being without facilities for the disabled, a lift is to be installed. Passengers can travel from Mirfield Station to Bradford, Huddersfield, Leeds and London. There are local bus services to Dewsbury and Huddersfield and a National Express coach service to London.

11. The rail line, River Calder and Calder and Hebble Navigation Canal in the valley bottom bisect the Mirfield Neighbourhood Plan area and provide a barrier to movement north / south. Traffic relies on bridges including Cooper Bridge (Leeds Road); Wood Lane Bridge (to Hopton Lane); railway bridge; Ledgard Bridge; Hopton New Road; and Steanard Lane and there can be problems of congestion at key pinch points.
12. Good and safe pedestrian accessibility within the town centre and linking residential and commercial areas to the town centre, bus stops, rail station and other local facilities in the neighbourhood area could be an important way of reducing local traffic movements by private motor car.
13. Part 2.6.1 of the Mirfield Neighbourhood Area Design Guide notes that the 'walkability' of the town is important and can contribute to active and healthy lifestyles based on the town's topography. This must be in line with other modes of accessibility such as wheelchair use and cycling which can become challenging on steeper slopes, to the north and south.
14. Map 7 illustrates that while the south of the parish has a relatively well-connected system of public rights of way, including bridleways accessible to all forms of non motorised traffic, the north of the parish has a far more disjointed network entirely, although this is clearly offset by the urban area and therefore served by a comprehensive network of pavements alongside the thoroughfares.
15. Policy TT1 supports community aspirations for helping to make Mirfield a safe and healthy environment with good access for everyone and less reliance on private cars to meet day to day needs.

Map 7: Core Walking and Cycling Network and PROW



DRAFT POLICY TT2: DESIGN GUIDANCE FOR STREETS AND THE TOWN CENTRE

Proposals should incorporate the Design Guidance set out in the Mirfield Neighbourhood Area Design Guide for primary, secondary and tertiary streets and for rural lanes where they apply to the development concerned.

Proposals in Character Area 2: Historic Core/Town Centre will be expected to take opportunities to protect and enhance the public realm and historic environment whilst improving accessibility for all. Schemes which promote active and sustainable travel such as walking and cycling, and which reduce or mitigate adverse environmental impacts of heavy vehicular traffic in the town centre will be supported.

In accordance with the Historic Character Area Design Guidelines for Character Area 2: Historic Core/Town Centre in the Design Guide, developments should:

1. Retain street trees and take opportunities to incorporate new street trees in landscaping schemes;
2. Retain and re-use traditional stone flags, setts and kerbs and use appropriate and sensitive materials in highways and public realm schemes;
3. Support 'civilised streets' by prioritising pedestrian, wheelchair users' and cyclists' use and comfort;
4. Minimise street signage and avoiding unnecessary clutter. Street furniture should be placed carefully and designed sensitively so that it enhances the conservation area and reinforces the Mirfield's sense of place.

Schemes which would help to deliver the Historic Core Design Opportunities identified in the Mirfield Neighbourhood Area Design Guide for Character Area 2: Historic Core/Town Centre will be supported. These include the following:

5. Green link to the station
6. Public square opportunity area (Tesco)
7. Co-op frontage, Huddersfield Road; and
8. Public Realm opportunity area (Huddersfield Road).

Justification

16. Kirklees Highway Design Guide Supplementary Planning Document (adopted November 2019) sets out in the Vision that the most successful streets are those where traffic and other activities have been integrated together with buildings, spaces and the needs of people, rather than vehicles, shaping the area and creating a sense of place. The SPD prioritises pedestrians and cyclists and provides guidance for street design.
17. The Mirfield Neighbourhood Area Design Guide includes design guidance for movements and streets in Part 2.5. Section 2.5.1 Street hierarchy notes that it is important to understand the street pattern of the settlement as it is today, including primary streets, secondary streets and tertiary streets. Street character is important as primary and secondary streets form the 'face' of the town of Mirfield and historic character should be reinforced and retained. 'Like a good building, a good street has an effect on those that use it and encourages walking and cycling alongside providing a feeling of joy, or at the very least, just safety to encourage modal shift for local journeys.'
18. MNP Policy TT2 encourages developments to incorporate the relevant principles in the Design Guide to help ensure schemes support sustainable and safe movement in the town.
19. MNP also provides an opportunity to address local concerns about the adverse impacts of heavy vehicular traffic in the town centre and support improvements which would make the area a more pleasant, healthier and welcoming environment for all.
20. Although traffic management and parking fall outside planning policy, proposals may provide opportunities for developer contributions to improve traffic and transport in Mirfield. Ideas for local improvements are provided in Appendix 1 – **check**.

Theme 7: Employment and the Economy

Introduction

1. The town of Mirfield has a thriving local economy which provides a range of services and employment opportunities for local residents.
2. In addition to the shops, cafes and various other businesses located in the town centre, there are several business parks. These are:
 - Ashley Industrial Estate Huddersfield Road WF14 9DL
 - Bankfield Business Park Huddersfield Road WF14 9DQ
 - Foldhead Mills Huddersfield Road WF14 8BE
 - Holme Bank Mills Station Road WF14 8NA
 - Junction 25 Business Park Huddersfield Road WF14
 - Moor Park 25 Huddersfield Road WF14 0DE
 - Perseverance Mills Huddersfield Road WF14 9DL
 - Station Business Park WF14 8QF
 - Wheatley Park Woodbottom WF14 8HC
3. The southern half of the parish is predominantly rural in nature with land use divided between small settlements, woodlands and farmland.
4. Community consultation in 2020 raised the following issues:
 - Regeneration of the High Street is critical – too much through traffic and declining offer.
 - Are there specific sites that could be developed?
 - Strongly agree with all these policy statements in order to revitalise our local economy.
5. Kirklees Local Plan policies provide a robust planning framework for business and employment development in Mirfield, but the MNP provides an opportunity to add local planning policies to address issues which are particularly relevant to Mirfield.

Training and Lifelong Learning

DRAFT POLICY EE1: LIFELONG LEARNING AND SKILLS

Proposals for developing a new hub for lifelong learning in Mirfield town centre will be supported. Proposals should provide opportunities for delivering further and higher education and / or educational courses and be in an accessible location.

Justification

6. There are already several education and tutoring providers with premises in the town

centre. Mirfield Town Council recognises that enhanced training and education provision in the town could provide opportunities for local people to gain qualifications, and lead to entrepreneurship and investment in the town's economy.

7. Trading conditions for retailing, food and drink and other businesses on the high street are increasingly challenging for shops and businesses as shopping habits continue to change and more people use online shopping and home delivery options. Mirfield town centre, along with many others, is under pressure. There is a need to support the town centre economy so that it continues to provide for the day-to-day needs of local residents whilst attracting new employment opportunities. The town centre has a number of underused and vacant buildings, including accommodation above shops, which could be re-used to support education and training provision and improve opportunities for local people and businesses.
8. **Insert description of what this hub could be and any other evidence for it.**
9. Policy EE1 provides a supportive local planning framework for such development or re-use of existing buildings where planning consent is required.

9. Next Steps

1. Following the informal consultation on the emerging Draft MNP in May 2024, the Working Group and Town Council will consider all the responses carefully and revise and update the Draft MNP. This may include changes to the Draft Vision, Objectives, planning policies and community aspirations / town council actions and supporting text where required.
2. The revised Draft Plan will then be published for 6 weeks formal consultation (Regulation 14), hopefully later in 2024.
3. Following any further changes, MNP then will be submitted to Kirklees Council, who will check it and publish it for a further 6 weeks consultation (Regulation 16).
4. MNP will then be subjected to examination by an independent examiner. Provided the examiner finds that the MNP meets the required basic conditions (subject to any recommended modifications), the MNP will go forward to a local referendum. Everyone on the electoral register in Mirfield will be invited to vote on whether the MNP should be used to determine planning applications in the parish area. If there is a Yes vote, the Plan will be made by Kirklees Council and become part of the statutory development plan.

Appendix 1: Mirfield Town Council Actions and Community Aspirations

WG to review

(Copied from policy chapters)

1. Housing
 - a. Monitor the density of proposed developments compared to the current built form.
 - b. Encourage innovative design, including self-build projects which enhance Mirfield's reputation as a welcoming and interesting place to visit and live.
 - c. Investigate brownfield opportunities for future developments

2. High Quality and Sustainable Design

3. The Green Environment
 - a. Local schools to participate in environmental greening projects, for example by creating a "Living Wall", Eco-clubs, biodiversity areas on site etc.
 - b. Identify the extent of threats to biodiversity, the degree of habitat connectivity, opportunities for new green infrastructure, for example through academic research projects undertaken by local academic institutions.

4. The Historic Environment
 - a. Identify and nominate Non designated Heritage Assets (NdHAs)

5. Health and Wellbeing
 - a. Directly seek views from young citizens about what amenities they would value.
 - b. Annual challenge to young citizens to present ideas for improving Mirfield.
 - c. Promote indoor and outdoor facilities for 16-25 year age group.

6. Traffic and Transport
 - a. Speed restrictions and improved pedestrian safety measures in the town centre.
 - b. Improvements to cycle paths and urban footpaths to enable safe transit in the town.

- c. Work with Network Rail to encourage enhancements to the services and rail links between Mirfield and London and the northern conurbations.

7. Employment and Economy

- a. Promote regular street markets, themed weekends, festivals.
- b. Promote cultural and natural assets via social media and websites aimed at attracting visitors.
- c. Identify potential sites and opportunities for economic development not already allocated in the Local Plan.

Other Projects and Aspirations

The following projects support the policy and have been determined through consultation. Mirfield Town Council is encouraged to identify partners and lead organisations to drive projects forward.

WG to combine with above list?

No. Projects Priority List

High Priority

- 1 Promote regular street markets, themed weekends, festivals.
- 2 Speed restrictions and improved pedestrian safety measures in the town centre.
- 3 Identify potential sites and opportunities for economic development not already Allocated in the Local Plan.
- 4 Directly seek views from young citizens about what amenities they would value.

Medium Priority

- 5 Promote cultural and natural assets via social media and websites aimed at attracting visitors.
- 6 Identify the extent of threats to biodiversity, the degree of habitat connectivity, opportunities for new green infrastructure, for example through academic research projects undertaken by local academic institutions.
- 7 Local schools to participate in environmental greening projects, for example by creating a “Living Wall”, Eco-clubs, biodiversity areas on site etc.
- 8 Improvements to cycle paths and urban footpaths to enable safe transit in the town.
- 9 Annual challenge to young citizens to present ideas for improving Mirfield.
- 10 Promote indoor and outdoor facilities for 16-25 year age group.
- 11 Encourage innovative design, including self-build projects which enhance Mirfield’s reputation as a welcoming and interesting place to visit and live.

Longer Term Priority

- 12 Investigate brownfield opportunities for future developments.
- 13 Work with Network Rail to encourage enhancements to the services and rail links between Mirfield and London and the northern conurbations.
- 14 Monitor the density of proposed developments compared to the current built form.

Appendix 2: Listed Buildings

(See Historic England: <https://historicengland.org.uk/listing/the-list/advanced-search/>)

BOUNDARY STONE OPPOSITE NUMBER 272

List Entry Number: 1134602

Heritage Category: Listing

Grade: II

Location: BOUNDARY STONE OPPOSITE NUMBER 272, HUDDERSFIELD ROAD, ROBERTTOWN, Mirfield, Kirklees

GARDEN WALL, GATES AND GATEPIERS TO FRONT OF BALDERSTONE HALL

List Entry Number: 1134673

Heritage Category: Listing

Grade: II

Location: GARDEN WALL, GATES AND GATEPIERS TO FRONT OF BALDERSTONE HALL, BALDERSTONE HALL LANE, MIRFIELD, Mirfield, Kirklees

BARN IMMEDIATELY SOUTH WEST OF BALDERSTONE HALL

List Entry Number: 1134674

Heritage Category: Listing

Grade: II

Location: BARN IMMEDIATELY SOUTH WEST OF BALDERSTONE HALL, BALDERSTONE HALL LANE, MIRFIELD, Mirfield, Kirklees

HOPTON CONGREGATIONAL CHURCH

List Entry Number: 1134675

Heritage Category: Listing

Grade: II*

Location: HOPTON CONGREGATIONAL CHURCH, CALDER ROAD, MIRFIELD, Mirfield, Kirklees

CALDER AND HEBBLE NAVIGATION FLOOD LOCK AT NEWGATE BRIDGE

List Entry Number: 1134676

Heritage Category: Listing

Grade: II

Location: CALDER AND HEBBLE NAVIGATION FLOOD LOCK AT NEWGATE BRIDGE, MIRFIELD, Mirfield, Kirklees

CHURCH OF ST MARY

List Entry Number: 1134677

Heritage Category: Listing

Grade: II* Location: CHURCH OF ST MARY, CHURCH LANE, MIRFIELD, Mirfield, Kirklees

TOWER OF OLD CHURCH OF ST MARY

List Entry Number: 1134678

Heritage Category: Listing

Grade: II Location: TOWER OF OLD CHURCH OF ST MARY, CHURCH LANE, MIRFIELD, Mirfield, Kirklees

RAISED GRAVE SLAB TO WRAITH FAMILY, 15 YARDS TO SOUTH WEST OF TOWER OF OLD CHURCH OF ST MARY

List Entry Number: 1134679

Heritage Category: Listing

Grade: II

Location: RAISED GRAVE SLAB TO WRAITH FAMILY, 15 YARDS TO SOUTHWEST OF TOWER OF OLD CHURCH OF ST MARY, CHURCH LANE, MIRFIELD, Mirfield, Kirklees

CHURCH OF ST JOHN

List Entry Number: 1134680

Heritage Category: Listing

Grade: II

Location: CHURCH OF ST JOHN, HOPTON HALL LANE, UPPER HOPTON, Mirfield, Kirklees

MAIN BARN TO HALL FARM

List Entry Number: 1134681

Heritage Category: Listing

Grade: II

Location: MAIN BARN TO HALL FARM, HOPTON HALL LANE, UPPER HOPTON, Mirfield, Kirklees

DETACHED HOUSE APPROXIMATELY 50 YARDS SOUTH EAST OF NUMBER 115

List Entry Number: 1134682

Heritage Category: Listing

Grade: II

Location: DETACHED HOUSE APPROXIMATELY 50 YARDS SOUTH EAST OF NUMBER 115, HUDDERSFIELD ROAD, MIRFIELD, Mirfield, Kirklees

CHURCH OF ST PAUL

List Entry Number: 1134683

Heritage Category: Listing

Grade: II

Location: CHURCH OF ST PAUL, HUDDERSFIELD ROAD, MIRFIELD, Mirfield, Kirklees

FRONT WALL, RAILINGS AND GATEPIERS TO TRINITY METHODIST CHURCH

List Entry Number: 1134684

Heritage Category: Listing

Grade: II

Location: FRONT WALL, RAILINGS AND GATEPIERS TO TRINITY METHODIST CHURCH, HUDDERSFIELD ROAD, MIRFIELD, Mirfield, Kirklees

GATE PIERS AND GATES TO WATER HALL

List Entry Number: 1134685

Heritage Category: Listing

Grade: II

Location: GATE PIERS AND GATES TO WATER HALL, HUDDERSFIELD ROAD, MIRFIELD, Mirfield, Kirklees

FORMER LOCK-KEEPERS COTTAGE

List Entry Number: 1134688

Heritage Category: Listing

Grade: II Location: FORMER LOCK-KEEPERS COTTAGE, 7, NEWGATE, MIRFIELD, Mirfield, Kirklees

NORTHORPE CROFT

List Entry Number: 1134689

Heritage Category: Listing

Grade: II

Location: NORTHORPE CROFT, NORTHORPE LANE, MIRFIELD, Mirfield, Kirklees

FORMER BARN TO NORTHORPE HALL

List Entry Number: 1134690

Heritage Category: Listing

Grade: II

Location: FORMER BARN TO NORTHORPE HALL, NORTHORPE LANE, MIRFIELD, Mirfield, Kirklees

WALLS TO EAST AND SOUTH OF BROAD OAKS

List Entry Number: 1134691

Heritage Category: Listing

Grade: II

Location: WALLS TO EAST AND SOUTH OF BROAD OAKS, STEANARD LANE, MIRFIELD, Mirfield, Kirklees

Wellhouse Farmhouse

List Entry Number: 1134692

Heritage Category: Listing

Grade: II

Location: 11 Wellhouse, Mirfield, Kirklees, WF14 0BE, Mirfield, Kirklees

CALDER AND HEBBLE NAVIGATION COTTAGE AT SHEPLEY BRIDGE LOCKS

List Entry Number: 1183890

Heritage Category: Listing

Grade: II

Location: CALDER AND HEBBLE NAVIGATION COTTAGE AT SHEPLEY BRIDGE LOCKS, CALDER AND HEBBLE NAVIGATION, Mirfield, Kirklees

HOPTON HALL

List Entry Number: 1183916

Heritage Category: Listing

Grade: II

Location: HOPTON HALL, HOPTON HALL LANE, UPPER HOPTON, Mirfield, Kirklees

NUMBERS 126, 124 AND ADJOINING BARN

List Entry Number: 1183929

Heritage Category: Listing

Grade: II

Location: NUMBERS 126, 124 AND ADJOINING BARN, HOPTON LANE, UPPER HOPTON, Mirfield, Kirklees

WATER HALL

List Entry Number: 1183947

Heritage Category: Listing

Grade: II

Location: WATER HALL, HUDDERSFIELD ROAD, MIRFIELD, Mirfield, Kirklees

LEDGARD BRIDGE (OVER RIVER CALDER)

List Entry Number: 1183989

Heritage Category: Listing

Grade: II

Location: LEDGARD BRIDGE (OVER RIVER CALDER), NEWGATE, MIRFIELD, Mirfield, Kirklees

22-34, NORTH GATE, UPPER HOPTON

List Entry Number: 1183997

Heritage Category: Listing

Grade: II

Location: 22-34, NORTH GATE, UPPER HOPTON, Kirkburton, Kirklees

NORTHORPE HALL

List Entry Number: 1184005

Heritage Category: Listing

Grade: II

Location: NORTHORPE HALL, NORTHORPE LANE, MIRFIELD, Mirfield, Kirklees

IVY LODGE

List Entry Number: 1184042

Heritage Category: Listing

Grade: II

Location: IVY LODGE, TOWNGATE, IVY LODGE, CROWLEES ROAD, MIRFIELD, Mirfield, Kirklees

SHEEP INGS FARMHOUSE AND ATTACHED BARN

List Entry Number: 1253260

Heritage Category: Listing

Grade: II

Location: SHEEP INGS FARMHOUSE AND ATTACHED BARN, GRANNY LANE, Mirfield, Kirklees

THE OLD RECTORY

List Entry Number: 1300318

Heritage Category: Listing

Grade: II*

Location: THE OLD RECTORY, PINFOLD LANE, MIRFIELD, Mirfield, Kirklees

COTTAGE TO REAR OF BROAD OAKS

List Entry Number: 1300325

Heritage Category: Listing

Grade: II

Location: COTTAGE TO REAR OF BROAD OAKS, STEANARD LANE, MIRFIELD, Mirfield, Kirklees

TRINITY METHODIST CHURCH

List Entry Number: 1300357

Heritage Category: Listing

Grade: II

Location: TRINITY METHODIST CHURCH, HUDDERSFIELD ROAD, MIRFIELD, Mirfield, Kirklees

THORPE COTTAGE

List Entry Number: 1300366

Heritage Category: Listing

Grade: II

Location: THORPE COTTAGE, 100, KNOWL ROAD, MIRFIELD, Mirfield, Kirklees

BOUNDARY WALL, RAILINGS, GATES AND GATE PIERS TO SOUTH AND WEST SIDES OF CHURCH OF ST MARY

List Entry Number: 1300379

Heritage Category: Listing

Grade: II

Location: BOUNDARY WALL, RAILINGS, GATES AND GATE PIERS TO SOUTH AND WEST SIDES OF CHURCH OF ST MARY, CHURCH LANE, MIRFIELD, Mirfield, Kirklees

TABLET FIXED TO TOWER OF OLD CHURCH OF ST MARY

List Entry Number: 1300381

Heritage Category: Listing

Grade: II

Location: TABLET FIXED TO TOWER OF OLD CHURCH OF ST MARY, CHURCH LANE, MIRFIELD, Mirfield, Kirklees

OVER HALL

List Entry Number: 1300386

Heritage Category: Listing

Grade: II

Location: OVER HALL, DUNBOTTLE LANE, MIRFIELD, Mirfield, Kirklees

BALDERSTONE HALL

List Entry Number: 1313670

Heritage Category: Listing

Grade: II

Location: BALDERSTONE HALL, BALDERSTONE HALL LANE, MIRFIELD, Mirfield, Kirklees

RANGE OF BARNS TO REAR OF BALDERSTONE HALL

List Entry Number: 1313671

Heritage Category: Listing

Grade: II

Location: RANGE OF BARNS TO REAR OF BALDERSTONE HALL, BALDERSTONE HALL LANE, MIRFIELD, Mirfield, Kirklees

BOAT HOUSE

List Entry Number: 1313672

Heritage Category: Listing

Grade: II

Location: BOAT HOUSE, BOATHOUSE LANE, MIRFIELD, Mirfield, Kirklees

CALDER AND HEBBLE NAVIGATION DOUBLE LOCK AT SHEPLEY BRIDGE

List Entry Number: 1313673

Heritage Category: Listing

Grade: II

Location: CALDER AND HEBBLE NAVIGATION DOUBLE LOCK AT SHEPLEY BRIDGE, CALDER AND HEBBLE NAVIGATION, Mirfield, Kirklees

STOCKS 20 YARDS TO SOUTH OF MAIN GATE TO CHURCH OF ST MARY

List Entry Number: 1313674

Heritage Category: Listing

Grade: II

Location: STOCKS 20 YARDS TO SOUTH OF MAIN GATE TO CHURCH OF ST MARY, CHURCH LANE, MIRFIELD, Mirfield, Kirklees

LILEY HALL

List Entry Number: 1313675

Heritage Category: Listing

Grade: II

Location: LILEY HALL, LILEY LANE, GRANGE MOOR, Mirfield, Kirklees

RAILWAY BRIDGE OVER RIVER CALDER (MIRFIELD COOPER BRIDGE LINE)

List Entry Number: 1313676

Heritage Category: Listing

Grade: II

Location: RAILWAY BRIDGE OVER RIVER CALDER (MIRFIELD COOPER BRIDGE LINE), NEWGATE, MIRFIELD, Mirfield, Kirklees

BROAD OAKES

List Entry Number: 1313677

Heritage Category: Listing

Grade: II

Location: BROAD OAKES, STEANARD LANE, MIRFIELD, Mirfield, Kirklees

CHURCH OF THE COLLEGE OF THE RESURRECTION

List Entry Number: 1313678

Heritage Category: Listing

Grade: II

Location: CHURCH OF THE COLLEGE OF THE RESURRECTION, STOCKS BANK ROAD, MIRFIELD, Mirfield, Kirklees

BOUNDARY STONE OPPOSITE THREE NUNS PUBLIC HOUSE

List Entry Number: 1313716

Heritage Category: Listing

Grade: II

Location: BOUNDARY STONE OPPOSITE THREE NUNS PUBLIC HOUSE, LEEDS ROAD, NUNBROOK, BATLEY AND LIVERSEDGE, Non Civil Parish, Kirklees

HOLMEDENE

List Entry Number: 1380284

Heritage Category: Listing

Grade: II

Location: HOLMEDENE, LEE GREEN, Mirfield, Kirklees

Mirfield war memorial

List Entry Number: 1439587

Heritage Category: Listing

Grade: II

Location: Ings Grove Park, Mirfield, West Yorkshire, Mirfield, Kirklees

Railway viaduct MVN2/196, Wheatley's Bridge

List Entry Number: 1450703

Heritage Category: Listing

Grade: II

Location: Mirfield, Kirklees

Railway underbridge MVN2/194, Hurst Lane

List Entry Number: 1450705

Heritage Category: Listing

Grade: II

Location: Mirfield, Kirklees

Castle Hall Hill motte and bailey castle

List Entry Number: 1009929

Heritage Category: Scheduling

Location: Mirfield, Kirklees

Appendix 3: Local Green Space Assessment

Note NPPF describes Local Green Space as follows:

The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.*

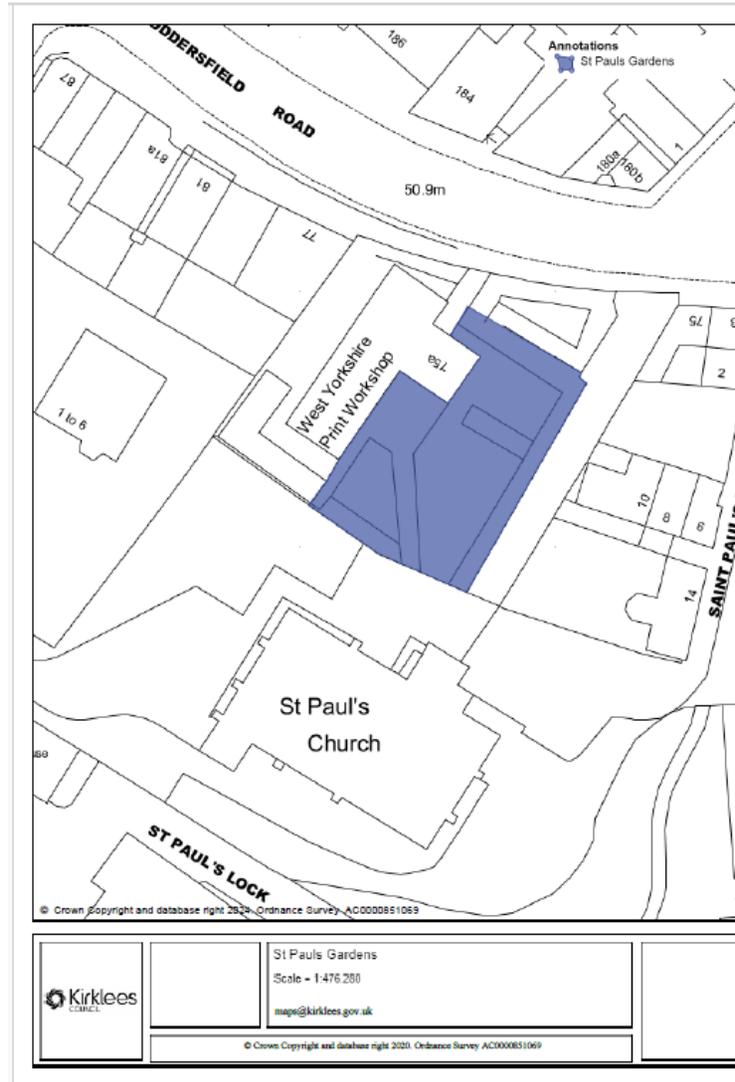
Table 1: Local Green Space Justification

Local Green Space	<i>Reasonably close proximity to the community it serves</i>	<i>Demonstrably special and has local significance</i>	<i>Local in character</i>
1. St Paul's Gardens on Eastthorpe	St Paul's Gardens is located in the town centre close to shops and services. It provides seating for passers by and is well used by the local community.	<p>This area is demonstrably special to the local community and has particular local significance for informal recreation and relaxation and has historic significance as it forms part of the setting of St Paul's Church, a Grade II Listed Building.</p> <p>Administered by Mirfield Town Council, this is a small, grassed area adjacent to strategic green infrastructure network between shops and The Yorkshire Print Workshop in the town centre.</p> <p>The steps and ramp from Huddersfield Road leads to a pathway to St Paul's Church.</p> <p>Extensively used by passers-by who can rest on the benches. The Yorkshire Print Workshop grows plants for use in dyeing in the centre bed. Often used by communities for picnics, overflow space at the annual Beer Festival and for play.</p>	<p>0.06 ha.</p> <p>This is a small defined space, edged with mature bushes.</p>

Local Green Space	<i>Reasonably close proximity to the community it serves</i>	<i>Demonstrably special and has local significance</i>	<i>Local in character</i>
<p>2. Pinfold Lane, Mirfield</p>	<p>Pinfold Lane is surrounded by local residential areas and is close to a pre-school.</p> <p>The path leads from the junction of Church Lane/Dunbottle Lane to the junction of Pinfold Lane/Vicarage Meadow,</p>	<p>This area is demonstrably special to the local community and has particular local significance for informal recreation as it is extensively used by pedestrians and is a safe walking space for children because it is separated from the road.</p> <p>The area also has a growing richness of wildlife because a local Pre-School has strategically placed a Bug Hotel and a Hedgehog House and the site forms part of Mirfield in Bloom's Hedgehog Highway.</p> <p>The pathway is bordered on both sides by mature trees and wild plants.</p>	<p>0.1 Ha</p> <p>The site is a tarmacked footpath with street lighting separated from one side of Pinfold Lane by a drystone wall.</p>

Local Green Space Site Plans

Map 1: St Paul's Gardens Local Green Space



Map 2: Pinfold Lane, Mirfield Local Green Space

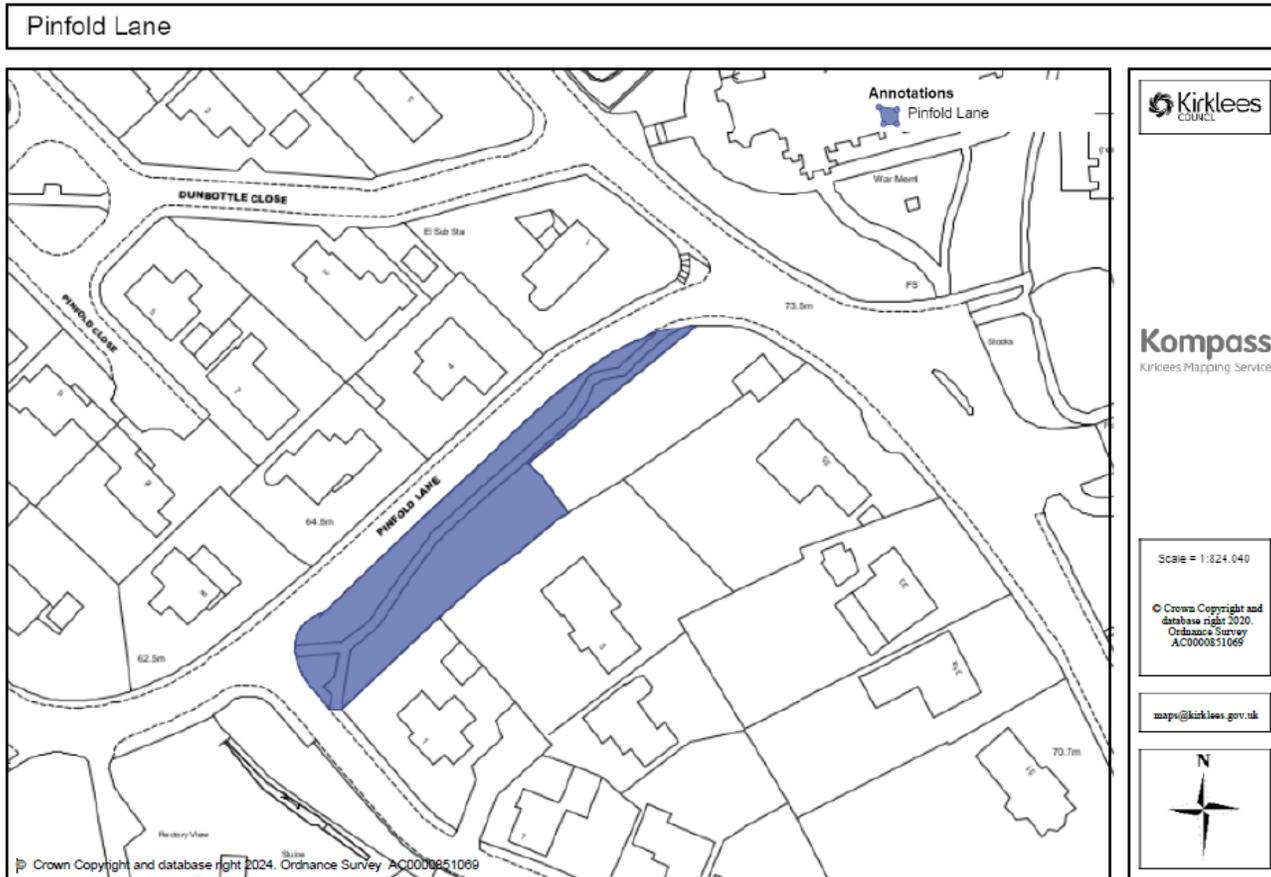


Table 2: Assessment of Potential Local Green Spaces⁷ in Mirfield (See Map 3)

No.	Site name & location	Local Plan Ref	Area in hectares	Special characteristics of the site.
1	Old Bank Recreation Ground	UG237	2.57	Field surrounded by shops & houses parallel to Old Bank Road. A significant resource used for informal play by children and dog walkers. Unlawfully used by Travellers who regularly descend on the site
2	Crossley Lane Recreation Ground	UG239	1.02	Bordered by houses adjacent to open fields on the northern outskirts of the town. Containing open space and a playground. A significant resource used by children and dog walkers.
3	West Field Mills Playing Field	UG240	4.59	Large sports field on the outskirts of Mirfield bordered by the River Calder and Huddersfield Road. Used regularly and extensively by Battyeford Sporting Club who have an on-site clubhouse. Space also used for galas and other on-off events. Prone to flooding
4	Church of the Resurrection	UG241	8.23	This world-renowned Mirfield landmark is surrounded by fields, and includes a quarry which is like an amphitheatre. Ambitions to convert it into an open-air theatre have been under consideration for many years. The fields are used on the Community's Commemoration Day as well as by Mirfield people for playing and walking.
5	Land at Jackroyd Lane	UG255	1.07	This field is bordered by Jackroyd Lane and Hopton Lane; and is used as Livery Stables
6	Stocksbank recreation ground	UG242	0.81	Also known as Rocket Park. It is opposite the Community of the Resurrection; and is surrounded on the three other sides by houses. This has a children's playground and open play space.

⁷ Note NPPF describes Local Green Space as follows:

The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.*

7	Castle Hall Academy Trust (Mirfield Showground)	UG245	2.2	Possibly the most significant open space in Mirfield. Used to host the annual Mirfield Agricultural Show, the Round Table Bonfire, fairs, circuses, horse shows and galas. Being on the outskirts of the town centre, bordered by Crowlees J& I School, houses & the main Huddersfield Road, it is the hub of the community. When not functioning as an important venue, it is used as a playing and dog walking field
8	Knowle Park	UG 246	3.33	Extensive public open space bordered by Knowl Crowlees Roads, edged by a Community Orchard. It contains a children's playground & MUGA including a Skate Park installed by Mirfield Town Council in consultation with local youth. This is used by dog walkers as well as youngsters.
9	Ings Grove Park	UG247	1.12	Bordered by King Street & Huddersfield Road in the town centre, this is the site of Mirfield's War Memorial; and is the venue for one of the largest Remembrance Parades outside of London. Also contains a children's playground and has a pathway that leads to Ings Grove House, a care home which can support up to 40 people. This provides intermediate care, which supports hospital discharge through rehabilitation. Many of the residents have rooms overlooking the park.
10	Mirfield Memorial Ground	UG249	5.3	Large open space at the edge of the town centre, north of the canal; and bordered by mature trees. It is home to Mirfield and Moorlands Cricket Clubs; both of which have Clubhouses, a Tennis Club, a Petanque Club and a Bowling Green. There is a children's playground. It is the hub for leisure activities
11	Nab Lane Allotments	UG250	1.22	Much sought after Allotments surrounded by houses near a cluster of shops on the outer area of Mirfield. Important for local growing
12	Francis Street Allotments & Adjacent Open Space	UG251	1.71	Much sought after Allotments surrounded by houses near a cluster of shops on the outer area of Mirfield. Important for local growing
13	Back Station Road Allotments	UG252	1.76	Much sought after Allotments bordered by the River Calder, Back Station Road and Hopton New Road. It is subject to flooding; but is important for local growing
14	Open land north of railway, Hurst Lane	UG253	2.01	Wooded scrub bordered by the railway line, and an industrial park. It is not significantly used by the public
15	Public Open Space, Wilson Terrace	UG254	0.5	Fenced off green area with trees at the head of Littlemoor Grove bordering the length of Wilson Terrace. It is not significantly used by the local community

16	Wellhouse Lane Football Ground (Also known as Gilder Hall Fields)	UG256	1.18	The Gilder Hall Youth Club dates back to 1898 and the land was gifted to the people of Mirfield by founder Annie Robinson in 1912. The youth club closed in 1996 and was demolished in 2004 after damage through vandalism, theft and fire. The environs of the building have now reverted to nature, making it a wild-life haven; but the field is regularly use by Norristhorpe Junior Football Club.
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The following sites are not featured in this assessment because they are already identified in the Local Plan:

Local Plan ref UG243 Battyeford Primary School

Local Plan ref UG248 Crowlees Junior & Infant School

Local Plan ref UG238 Mirfield Free Grammar School Fields

Local Plan ref UG257 Mirfield Free Grammar School Playing Fields

Local Plan Ref UG244 Mirfield Parish Cricket Club

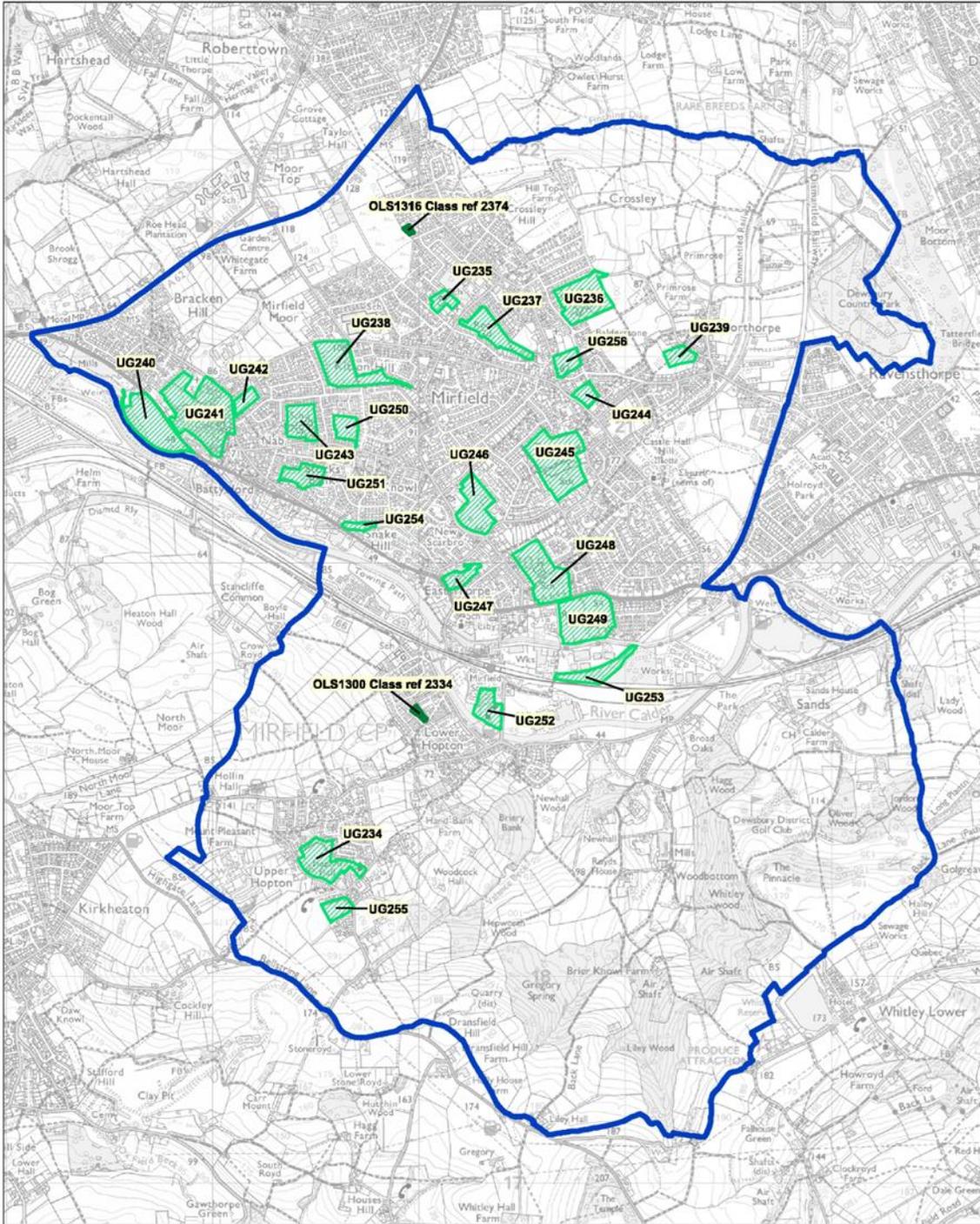
Local Plan ref UG235 Old Bank Junior, Infant & Nursery School

Local Plan ref OLS1316, Class 2374 (LP61 Appendix 4 Small Open Spaces – Protected by Local Plan Policy LP61 Urban Green Spaces) Sunny Banks Pond

Local Plan ref OLS1300, Class 2334 (LP61 Appendix 4 Small Open Spaces – Protected by Local Plan Policy LP61 Urban Green Spaces) The Pastures Play Area (Also known as 'Up Park')

Local Plan ref UG234 Upper Hopton Cricket Ground, Recreation Ground & St John Church

Map 3: Kirklees Local Plan Open Spaces



 <p>Kirklees Planning Policy</p>	Mirfield Urban Greenspace and Small Open Sites		
	Date: 30/04/2024 Scale: 1:24000		
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Appendix 4: Mirfield Neighbourhood Area Design Guide

See Mirfield Town Council Neighbourhood Plan web pages for complete document.

<https://www.mirfieldtowncouncil.com/neighbourhood-plan.html>



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May 2024