

Publication Draft Local Plan Accepted Site Options – Technical Appraisals

November 2016



Kirklees Publication Draft Local Plan
Accepted Development Site Options Report

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Introduction

This report identifies development options put forward for inclusion in the Publication draft Local Plan that have been Accepted. The decision about whether to accept each option is based on a cumulative judgement of technical assessments and consultee responses about each site.

The report includes summary tables of the following Accepted options:

- Employment, gypsies and traveller and travelling showpeople, housing, major development in the green belt (land at Storthes Hall), mineral areas of search, minerals extraction site, minerals preferred areas, mixed use and safeguarded land

Please note that the Local Plan also includes a number of other accepted land use categories and options. Some options, such as Priority Employment Areas and Waste Safeguarded sites already exist on the ground and do not require a full technical assessment. These options are therefore not included in this report. The technical assessment of urban green space and local green space options is set out in the Urban Green Space and Local Green Space technical paper which is available separately.

The summary of these options include:

- Publication draft Local Plan reference
- address
- settlement position (whether the site is within, on the edge or detached from an existing settlement)
- whether the site is within the green belt
- whether the site is greenfield or brownfield
- gross area in hectares
- site capacity (employment floorspace in square metres, housing capacity by number of dwellings)
- technical assessment (colour coding explanation in Appendix A)
- green belt assessment conclusions (taken from the green belt review report)
- overall site conclusion

Additional technical information about site options can be found in the relevant technical paper on the council website: www.kirklees.gov.uk/localplan

E1832c	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	45.79
Land north and west of the Three Nuns Pub and Former Cooper Bridge Waste Water Treatment Works, Leeds Road					Employment Floorspace	162,187	Housing Capacity	
Transport								Highways local links has not identified any significant issues. Safety issues identified within the vicinity of the site. Access is achievable. Issues can be mitigated via the proposed highways improvements planned for Cooper Bridge through the West Yorkshire Transport Fund.
Public Health								Area of low physical activity. Ensure employment development promotes and provides physical activity opportunities in close proximity to the employment site. Ensure travel plans include active travel.
Education								N/A
Historic Env								Impact upon Grade II registered Historic Park and Garden and Kirklees Hall - including other designated heritage assets. FAS recommendation is for the development to preserve the boundary of the park, retain the park wall, cottage and deer house. Beyond the park boundary, potential impact on designated heritage assets decreases. Impact on the setting of the Listed Buildings of the surrounding area would potentially be moderate, and would require mitigation through sensitive design and screening.
Flood/drainage								Flood zone 2 (24%) and 3a (18%). Sequential test required. Some surface water flooding within the Cooper Bridge Waste Water Treatment Works. Depth of flooding could be distorted due to presence of filter beds. Further investigation required.
Env Protection								Site falls within an AQMA therefore impact assessment will be required. Noise assessment and phase 1 and 2 contaminated land study also required. No absolute constraints identified but the findings of the aforementioned studies will need to be factored in, and appropriately mitigated, when planning permission is sought. Site also falls within the high pressure gas zone.
Biodiversity								WYE have confirmed that the area of Common Spotted Orchids should be retained if it can be mapped. The River Calder and Nun Brook converge at part of this proposed allocation. Both are UK BAP priority habitats. There are areas of recently planted woodland which link areas of woodland to east and west of the site and woodland along the Nun Brook all of which should be retained. Otter on the River Calder, need to retain minimum of 10 m stand off and plant with locally native woodland or scrub. Developable area reduced by 6.73 ha due to UK BAP habitat and WHN.
Other constraints								Part or all of the site lies within a high risk coal referral area.
Open space								N/A
Green belt								The presence of green belt in Calderdale prevents physical merger with adjoining settlements and the restriction of the extent of the site northwards limits the impact on the gap. This is an area of countryside but the option follows defendable boundaries, particularly to the north, so there is no risk of sprawl, although there would be risk of development pressure on the remaining green belt land sandwiched between the site and Leeds Road which is already an area of urban fringe. There are areas of priority habitat within the site and historic assets in close proximity.
Green belt edge								The fragmented land use presents some opportunity for limited settlement expansion without significantly impacting on the openness or strategic role of the green belt. This area includes part of Kirklees Park which also contains significant historic assets, which are within Calderdale.
Exceptional Circumstances								This site is required to meet the objectively assessed need for strategic employment locations in the district and as such exceptional circumstances exist to amend the green belt boundary. This is based on market need and locational demand and ensures that employment land is available to meet the aspirations both of the Kirklees Economic Strategy and the Leeds City Region economic market area. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating employment development on the site outweigh the loss of this part of the green belt.

Conclusion

The quantum of land proposed and the sites location meet the requirements of industry that cannot be currently accommodated within the district. Given the importance of such a site to meeting the objectives of the city region and councils own economic strategies exceptional circumstances to release the land from the green belt can be demonstrated. This location is also recognised as a regionally important employment location in the Leeds City Region Strategic Economic Plan and in the Kirklees Economic Strategy.









E1831	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	24.57
Land to the north and west of, The Royds, Whitechapel Road, Cleckheaton					Employment Floorspace	41,020	Housing Capacity	
Transport								
Public Health								
Education								
Historic Env								
Flood/drainage								
Env Protection								
Biodiversity								
Other constraints								
Open space								
Green belt								
Green belt edge								
Exceptional Circumstances								

Conclusion

The site has been accepted to meet the needs of the manufacturing industry - particularly advanced manufacturing and precision engineering. It has been demonstrated there are no site opportunities of the size and location required by manufacturing within the localities of Kirklees. In view of this exceptional circumstances exist to release land from the green belt for B2 operations.









E1873	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.82
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Land to the north of Crossroad Commercials Ltd, Pheasant Drive, Birstall	Employment Floorspace	6,371	Housing Capacity
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Transport		Site access achievable. Site feeds on to Geldred Rd / Woodhead Rd roundabout which is an accident hot spot. No safety issues within vicinity of site however.
Public Health		No issues / constraints identified
Education		N/A
Historic Env		Site contains area of archaeological interest (PRN3662) - recommend pre-determination archaeological evaluation
Flood/drainage		No flood risk or drainage issues identified.
Env Protection		Potential for noise and odour issues and land contamination a possibility. 93% of the site falls within the inner hazard zone. Phase 1 and 2 contamination survey required. Noise and odour assessments also required.
Biodiversity		No significant constraints.
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A








Conclusion








Site is an existing UDP business and industry allocation. No significant site constraints have been identified. Site is located within an existing business and industrial area and has good access to junction 27 of the M62.








E1985a	Site is in Green belt	Y	Green/Brownfield	PB	Settlement Position	D	Gross Area (Ha)	14.03
Former North Bierley Waste Water, Cliffe Hollins Lane, Cleckheaton			Employment Floorspace	46,451	Housing Capacity			
Transport		Highways improvement scheme required to accommodate the planned growth in the area. 5.9 hectares of the land identified within this allocation will need to be set aside to accommodate this scheme - including storage during road construction.						
		KC Highways local links work has not identified any significant constraints. Information supplied at draft stage remains relevant therefore amber rating is to be retained. Key issues include access is achievable using existing access to water works. 43m stopping sight distance required for site access junction (30mph speed limit). Although this existing access road is shown outside site boundary, it is assumed that this road can be utilised for access (it only serves this site). The road will require widening into the site and improve junction with Cliffe Hollins Lane. Signage on Cliffe Hollins Lane stating "unsuitable for heavy goods vehicles", refers to narrow road AFTER proposed site access location. Sign at Mill Carr Road / Cliffe Hollins Lane junction shows vehicles over 7.5t prohibited, except for access. This TRO should allow HGVs to access the site. PROW SPE/21/20 to north of site boundary. Highways Agency rank 3 site: additional mitigation required.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Ensure that the development of employment sites does not contribute to poor air quality.						
Education		N/A						
Historic Env		No apparent archaeological implications but given area would recommend desk-based assessment & possible pre-determination evaluation.						
Flood/drainage		Main river flood zones 1, 2 and 3a. FRA required for development in FZ2/3. Surface water flood risk; deep flooding shown at the south-eastern boundary as well as linear patterns reflecting position of watercourse. Stand-off for maintenance and flood routing. Surface water drainage; modelling for watercourse advised. Seek opportunities to support River Spen restoration. Although weir is not a priority structure for fish passage there may be benefits in improving fish passage.						
Env Protection		All the site lies within an outer hazard zone. Part of site affected by high pressure gas pipeline. AQIA required. Good site for all business and industrial uses.						
Biodiversity		Adjacent to Hanging Wood LWS an ancient wood site. Buffer of 0.34 ha required.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is separated from any settlement in Kirklees by major roads, including the M62 and M606 motorways. One of the purposes of the green belt is to prevent neighbouring towns from merging into one another and although it is acknowledged that there is development on the west of Bradford Road, undeveloped frontages help to maintain the appearance of separation. The extent of this site could reinforce merger between Oakenshaw and Cleckheaton, however the open fields between the site and Cliffe Hollins Lane would retain separation.						
Green belt edge		N/A						
Exceptional Circumstances		This site is required to meet the objectively assessed need for strategic employment locations in the district and as such exceptional circumstances exist to amend the green belt boundary. This is based on market need and locational demand and ensures that employment land is available to meet the aspirations both of the Kirklees Economic Strategy and the Leeds City Region economic market area. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating employment development on the site outweigh the loss of this part of the green belt.						
Conclusion		Site has been accepted to meet the needs of the manufacturing industry - particularly advanced manufacturing and precision engineering. It has been demonstrated there are no site opportunities of the size and location required by manufacturing within the localities of Kirklees. In view of this exceptional circumstances exist to release land from the green belt for B2 operations. 5.9 hectares will need to be set aside to accommodate the M606 / M62 link road. This area has been removed from the developable area.						








E1876	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.52
Land south east of , Spen Valley Industrial Park , Rawfolds way , Cleckheaton					Employment Floorspace	5,320	Housing Capacity	
Transport		No change from DLP. No significant constraints. Site access achievable. PROW routes along Rawfolds Way, improvements required including the bridge over River Spen.						
Public Health		Respiratory issues higher than Kirklees average. Ensure that the development of employment sites does not contribute to poor air quality.						
Education		N/A						
Historic Env		No significant constraints						
Flood/drainage		Majority of site falls within the flood zones. 2 (96%) and 3a (38%). Sequential test required but no area needs removing. 0.4% overlaps with flood zone 3b - area too small to remove. Area also at risk from surface water flooding and public combined sewer crosses the site.						
Env Protection		No change form DLP. Noise and odour assessments required. Potentially contaminated land - phase 1 & 2 contamination report required.						
Biodiversity		No significant constraints identified.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	No significant constraints identified. Site has planning permission for 13 business units (2015/92093). Development has yet to start. Option accepted.							








E1899	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	0.68
Land to the north and east of, 1-3, Greaves Road, Dewsbury					Employment Floorspace	2,367	Housing Capacity	
Transport		Access can be achieved from Crackenedge Lane but the road would require widening to accommodate HGV movements. Alternative access could be achieved from Greaves Road but this would require 3rd party land. The provision of a 2.0m footway will be required along the site frontage of Crackenedge Lane.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of feeling lonely and isolated in the over 65s are higher than the Kirklees average.						
Education		N/A						
Historic Env		No constraints identified.						
Flood/drainage		No constraints identified.						
Env Protection		AQMA - Full Air Quality Assessment required. This is close to an area of poor air quality, would not like to see B8. Noise and Odour issues						
Biodiversity		No constraints identified.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Existing UDP business and industry allocation now subject to planning permission for an industrial unit (2015/91564). Site access issues identified but should have been addressed through the granting of planning permission. Employment option accepted.								









E1879	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.83
Land south of, Tilcon Coal Yard, Bretton Street, Dewsbury					Employment Floorspace	2,904	Housing Capacity	
Transport		Site Access Achievable - Access can be achieved from Bretton Street. 2.4m x 43m (30mph speed limit) visibility splays required. The site received conditional outline planning permission (2004/94817) in March 2005 for the erection of B1, B2 and B8 units.						
Public Health		No applicable health problems						
Education		N/A						
Historic Env		The bridge over the Calder & Hebble Navigation Canal is a Grade II Listed Building. Impact upon this area would need to be carefully considered.						
Flood/drainage		Part of the site in Flood Zone 3a and most of it in Flood Zone 2 - Sequential Test required.						
Env Protection		No objections raised. Good site that is already surrounded by industry. Contaminated Land. Noise and Odour issues due to proposed use.						
Biodiversity		No constraints identified.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Part of the site in Flood Zone 3a and most of it in Flood Zone 2 - Sequential Test required. No significant constraints identified, Employment option accepted.								








E1836	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	4.76
Land south of , Bradley Business Park, Dyson Wood Way, Bradley					Employment Floorspace	15,156	Housing Capacity	
Transport		Access can be achieved from Dyson Wood Way. There is a public right of way to the west of the site.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		N/A						
Historic Env		Site may contain area of archaeological interest (PRN3569) - WYAAS recommend that this can be dealt with post determination by condition if allocated.						
Flood/drainage		No objections raised.						
Env Protection		This site has houses to the east and is not suited for B2 and B8 on eastern side. Would like to see B1 close to houses. It is very far from motorway junction, would require driving through AQMAs to get to motorway, so wouldn't like to see B8 if possible.						
Biodiversity		Within 20m of Low Fell Greave Wood LWS. The site provides an opportunity to enhance the woodland corridor between Low Fell Greave Wood and Bradley Gate Wood to the east. Remove 0.43ha of the site from the developable area leaving 4.32ha.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
No significant constraints identified. Site is an existing UDP employment allocation and remains suitable for employment in the Local Plan, in view of this option accepted. 0.43ha has been removed from the net area to reflect biodiversity issues. Proximity to residential has been noted and appropriate mitigation and types of business operations will be considered.								










E1837	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	1.29
Land to the north of H and E Fabrications Ltd, St Andrew's Road, Huddersfield					Employment Floorspace	6,405	Housing Capacity	
Transport		Site access can be achieved from B6432 St Andrew's Road. No constraints identified.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		N/A						
Historic Env		Turn Bridge on Quay Street is a Scheduled Monument. If allocated, the plan should make it clear that development proposals for this site will need to ensure that those elements which contribute to the significance of this monument are not harmed.						
Flood/drainage		65% of the site is in flood zone 2 and 14% in flood zone 3. Sequential test required for the affected area.						
Env Protection		This site is close to Huddersfield town centre but has little residential development close by. Good site for B1 and B2 but would prefer it not to be B8 as large vehicles would have to drive through lots of built up residential areas. There is the possibility that traffic could go through an Air Quality Management Area to get to motorway network.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site is accepted as an employment allocation as it has no overriding constraints. The site currently has planning permission for the erection of factory and ancillary offices with car parking and new service access road. (2015/62/92014)								









E1871	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.05
Land north-east of, Bottoms Mill, Woodhead Road, Holmfirth					Employment Floorspace	3,920	Housing Capacity	
Transport		Third party land required for access as there is no site frontage to the adopted highway. A right turn may be required off Woodhead Road.						
Public Health		Low levels of physical activity in this area. Will require adequate physical activity opportunities in close proximity to the employment site.						
Education		N/A						
Historic Env		No potential constraints identified.						
Flood/drainage		0.93 hectares falls within flood zone 3b. This area will need to be removed from the developable area. Rest of site affected by flood zone would need to be subject to the a strategic flood risk assessment.						
Env Protection		No significant constraints. Potential for air, noise and odour issues. Preference not to allocate for B8.						
Biodiversity		WYE suggest removing 0.24ha from the developable area to take account of buffer from the adjacent Local Wildlife Site.						
Other constraints		No potential constraints identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Third party land required to achieve access. Flood zone 3 covers half of this site therefore a flood risk sequential test would be required. Would need to have regard to buffer from adjacent local wildlife site. All issues identified could be satisfactorily mitigated. Employment option accepted.								









E1866	Site is in Green belt	N	Green/Brownfield	PB	Settlement Position	W	Gross Area (Ha)	3.82
Land at, Spinksmire Mill, Huddersfield Road , Meltham					Employment Floorspace	11,340	Housing Capacity	
Transport		Site access is achievable, with potential access from opposite Bent Ley Road - though this may need improving.						
Public Health		Levels of physical activity are lower than the Kirklees average. Ensure that there are adequate physical activity opportunities in close proximity to the employment site						
Education		N/A						
Historic Env		No significant issues.						
Flood/drainage		20% of the site is in flood zone 3. Meltham Dike runs in culvert beneath the site, de-culverting should be considered in the allocation. Potential surface water flood risk. Employment is an appropriate use within flood zone 3. Sequential test required for area affected.						
Env Protection		Noise assessment required if any B2 or B8 uses, odour assessment required if any B2 uses. Full Air Quality Impact Assessment will be required. B1 and possibly B2 considered to be most appropriate uses due to proximity of residential.						
Biodiversity		Beck and lowland mixed deciduous woodland UK BAP priority habitats. Otter and bats. Leave a minimum stand off of 10m from the beck and remove woodland from developable area. Minimise disturbance to neighbouring habitats including from light pollution. Remove 0.58ha from developable area leaving 3.23ha. Potential benefits in removing weir adjacent to site and improving fish passage.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site is located close to existing employment land. Part of the land is within flood zone 3, adjacent to Meltham Dike, and would therefore require a sequential test. Meltham Dike is also a priority habitat and any development would need to be mindful of this and seek to minimise disturbance to neighbouring habitats.								










E1829	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.49
Former Brook Motors Playing Fields, New Mill Road, Brockholes					Employment Floorspace		5,216	Housing Capacity
Transport		Site access achievable, subject to visibility splays provided on New Mill Road, which is a straight road which should allow for this. Footway to be widened to 2.0m along site frontage on New Mill Road.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		N/A						
Historic Env		No significant issues identified.						
Flood/drainage		The site is in flood zone 3 - compensatory storage should be considered. A site specific FRA will be required. Finished Floor levels should be set 300mm above 1 in 100 year + Climate Change level. Potential for site to improve fish passage and enhance habitat along the river						
Env Protection		Potential noise issue if B2/B8 potential odour issue if B2. Satisfied with all categories on this site						
Biodiversity		Buffer provided for River Holme, UK BAP priority habitat. Opportunities for improving riparian habitat along the River Holme. Crossley Mill weir adjoins this site and is a priority structure for improving fish passage (lower).						
Other constraints		None identified.						
Open space		This is a lapsed pitch, however there are shortfalls in the area for adult and youth football pitches.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Allocate for employment. No significant constraints identified. Replacement playing pitch will be required to meet the shortfall in the area. Site wholly within flood 3. Sequential test required will be required and compensatory storage considered.						









E1900	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.93
Land west of, Honley Business Centre, New Mill Road, Honley					Employment Floorspace		7,700	Housing Capacity
Transport		Site access achievable. No constraints identified.						
Public Health		levels of physical activity are lower than the Kirklees average. Physical Activity Mitigation: Ensure that there are adequate physical activity opportunities in close proximity to the employment site to enable employees to incorporate physical activity into everyday lives						
Education		N/A						
Historic Env		No potential constraints identified.						
Flood/drainage		100% in flood zone 3. Full FRA required. Finished Floor levels should be set 300mm above 1 in 100 year + Climate Change level. The site is currently undeveloped, therefore compensatory storage should be considered.						
Env Protection		Potential for air, noise and odour issues. AQIA and noise and odour assessments required.						
Biodiversity		River Holme runs on the west side of this site, a UK BAP priority habitat. Provide a 10m buffer zone from the river and ensure that disturbance to wildlife is low including from light pollution over the water. Remove 0.45ha from developable area leaving 2.47ha maximum Design of site should seek to benefit biodiversity, through invasive species control, wetland and woodland habitat creation						
Other constraints		Potential benefits in removing weir adjacent to site and improving fish passage, No potential constraints identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		No significant constraints. Area within flood zone 3 therefore sequential test required. Developable area reduced to account for UK BAP Priority habitat.						











E2333a	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	16.82
Land to the east of, 4 Park Mill, Wakefield Road, Clayton West					Employment Floorspace	59,044	Housing Capacity	
Transport		Site access achievable. PROW crosses northern part of the site. No significant constraints identified.						
Public Health		No potential constraints identified.						
Education		N/A						
Historic Env		The site lies 750 metres from the boundary of Bretton Hall a Grade II Historic Park and Garden. Development in this location needs to mitigate from potential harm to elements which contribute to the significance of this area. Site also lies 750metres from some Iron mining shaft mounds and medieval earthworks which are designated as a Scheduled Monument. Mitigation required to prevent harm to the elements which contribute to its significance. Archaeological evaluation required.						
Flood/drainage		Site falls within flood zones 2 and 3. Very small area falls within 3b - 0.08 ha to be removed. Some surface water flood risk identified.						
Env Protection		Air Quality Impact Assessment required. Potential for noise impact and on potentially contaminated land (phase 1 and 2 report required).						
Biodiversity		River Dearne flows along the southern boundary which is a UK BAP priority habitat. Species of Principal Importance along the river therefore a protected species survey and appropriate mitigation - including stand-off - will be required. 0.49 ha will need to be removed from the developable area.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Coal Mining Risk Assessment will be required.						
Open space		N/A						
Green belt		The developable area of this site south of Wakefield Road is separated from Clayton West by the River Dearne and its associated important wildlife habitats, however it should also be recognised that the current adjoin factory and its substantial hard standing areas mean that this site is an extension to the urban area. The northern section of the site is also well related to the settlement as there are properties at Park Mill House between the site and the edge of the settlement. North of Wakefield Road the land rises significantly so there is a high risk of prominent development in long distance views to the detriment of the openness of the green belt.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages but there are land use features, such as field boundaries and isolated development to the north-east, which present limited opportunities for settlement extension without compromising the role and function of the green belt. The settlement edge to the south of Wakefield Road follows the line of the River Dearne which presents a strong natural edge to the settlement and which is a countryside feature associated with important wildlife habitat. The land rises significantly to the north so there is the risk of prominent development north of Wakefield Road.						
Exceptional Circumstances		This site is required to meet the objectively assessed need for strategic employment locations in the district and as such exceptional circumstances exist to amend the green belt boundary. This is based on market need and locational demand and ensures that employment land is available to meet the aspirations both of the Kirklees Economic Strategy and the Leeds City Region economic market area. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating employment development on the site outweigh the loss of this part of the green belt.						
Conclusion								
Exceptional circumstances can be demonstrated for the need to release land from the green belt to accommodate B2 - with an element of B8 - operations that could not otherwise meet the needs of the industry within the existing settlements of Kirklees. This option presents a suitable location to meet the needs of businesses within the south of the district. Site option has a more defensible green belt boundary when considered against the alternatives for this location.								

GTTS2487	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.55
Land south of, Bankwood Way, Birstall					Employment Floorspace	Housing Capacity		
Transport		Site access achievable. 2.4m x 43m visibility splays required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for Primary or Secondary school places within the catchments area. There is however an increasing trend for Secondary school places.						
Historic Env		No objections raised.						
Flood/drainage		Site is in flood zone 1. Limited surface water drainage options.						
Env Protection		Site is on potentially contaminated land therefore Phase 1 and 2 Contamination Report required. Potential noise source therefore noise assessment required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Site access achievable, surface water drainage solution required and consideration of potentially contaminated land and noise source.							

GTTS1957	Site is in Green belt	N	Green/Brownfield	PB	Settlement Position	W	Gross Area (Ha)	2.63
Land to the south of, Ridings Road, Dewsbury					Employment Floorspace		Housing Capacity	
Transport		Site access achievable, the Council are in ownership of the land to the adopted road which could be made up to adopted standards.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no additional need for Primary or Secondary school places within the catchments area. There is however, an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Site is potentially contaminated, noise and odour sources may affect receptors. Low Emission Travel Plan, Phase 1 and 2 contaminated land Report, Noise and Odour Assessments required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
Part of option is already in use as a Showmen's Guild site and no constraints have been identified to prevent this use being expanded into the southern part of this site option.								



















H134	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.58
Land at Headlands Farm, Headlands Road, Liversedge					Employment Floorspace		Housing Capacity	20
Transport		Site access can be achieved from a private road off Headlands Road. Visibility splays of 2.4m x 43m (30mph speed limit) are required on Headlands Road.						
Public Health		Site does not fall within a ward with health issues.						
Education		No immediate need for additional Primary or Secondary school places. There is however an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Industry noise may affect new receptors, industry is within close proximity to the site. Site is on potentially contaminated land. Noise assessment, odour assessment, phase 1 and 2 contaminated land reports required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Large area of unused land with mixture of trees and vegetation with public right of way through and informal paths. Used by dog walkers. High value. Site also includes area of land used for horse grazing, assessed as low value.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Site access can be achieved from Headlands Road. Industry is located within close proximity to the site, noise and odour may affect new receptors. No other objections have been raised on this site that could prevent development coming forward.							











H2647	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.76
Spafield Mill, Upper Road, Batley					Employment Floorspace		Housing Capacity	33
Transport		Site access achievable from Upper Road, 2.4m x 43m visibility splays required. Footpath improvements required along Pickles Street.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		There is no immediate need for additional Primary or Secondary school places within the catchments area.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However flooding is associated on line of culverted watercourse. Small area to the north showing significant depths of ponding probably due to current layout. Possible Batley Carr Dike west to east and a north-south tributary running through the site.						
Env Protection		Site is potentially on contaminated land, Phase 1 & 2 Contaminated Land Reports required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion	Site access is achievable from Upper Road. The site has conditional outline planning permission for 33 dwellings (2014/91721) therefore the principle for the development of this site has been established.							

H508	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	4.5
Land to the west of, Whitechapel Middle School, Whitechapel Road, Cleckheaton					Employment Floorspace		Housing Capacity	157
Transport		Frontage access onto Whitechapel Road. 2.4m x 43m (30mph speed limit) visibility splays required. A Public right of way - PROW SPE/42/10 crosses the site. Whitechapel Middle School in close proximity to the site.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Ensure that developments do not contribute to an increase in poor air quality.						
Education		Primary and secondary schools; no immediate need but increasing trend for places.						
Historic Env		The allocation of this area would bring development to within 12 metres of the churchyard of Whitechapel Church which is a Grade II Listed Building. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building.						
Flood/drainage		Main river flood zone 1; no objection. Surface water flood risk and surface water drainage; no objection. There is sewerage infrastructure crossing the site. Stand off distances of between 3 and 6 metres will be required for each sewer which will affect the layout of any future development; as such the matter may be a material consideration in the determination of any future planning applications. The required width of any stand-off distance or other protective measure such as diversion will have to be determined on an individual site/sewer basis. Also it may not be acceptable to raise or lower ground levels over the sewerage, nor to restrict access to manholes.						
Env Protection		Noise and contaminated land phase 1 report required. Very small area affected by inner, middle and outer zone of a high pressure gas pipeline.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is an isolated area of green belt between the urban edge and the M62 which separates the site from the wider countryside. The motorway would present a strong new boundary to the west in this location. Significant tree belt screens the site from the adjacent school and would create an acceptable new boundary.						
Green belt edge		This is an extensive area of green belt that helps maintain separation between Kirklees and Bradford. Locally the green belt is completely isolated from the wider countryside by the M62, which is overwashed.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						

Conclusion

The site forms an isolated area of green belt between the urban edge and the M62 which separates the site from the wider countryside. The motorway would present a strong new boundary to the west in this location which would prevent the further spread of development. A significant tree belt screens the site from the adjacent school (which is defined as an urban green space) and would create an acceptable new boundary. A satisfactory site access can be achieved from Whitechapel Road but will require 2.4m x 43m (30mph speed limit) visibility splays.









H531	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.81
Land south west of, Soureby Cross Way, East Bierley					Employment Floorspace		Housing Capacity	59
Transport		Site area includes private access road onto Hunsworth Lane. Third party land would be required to achieve suitable site access layout from Hunsworth Lane, 2.4m x 43m visibility splays required. Potential secondary/ alternative / emergency access off Soureby Cross Way. There would be no significant impact on the mainline.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Primary school - no immediate need Secondary school - no immediate need but increasing trend for places.						
Historic Env		There is the potential for impact on East Bierley conservation area.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. Culverted watercourse, Public surface water and combined sewer in Hunsworth Lane						
Env Protection		Phase 1 contaminated land report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is reasonably well related to the settlement and is contained by road, track and field boundaries. The extent of the site does not encroach onto Birkenshaw. It would join with ribbon development on Hunsworth Lane but there is already an existing access at this point and the recreation ground would maintain the existing open approach to the village, but which would need to be removed from the green belt.						
Green belt edge		This is a fairly restricted area of green belt separating East Bierley and Birkenshaw. The existing settlement pattern and containment provided by field boundaries does present some opportunity for settlement expansion or rounding off without undermining the role of the green belt.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion		This site is reasonably well related to the settlement and is contained by road, track and field boundaries. The extent of the site does not encroach onto Birkenshaw. It would join with ribbon development on Hunsworth Lane but there is already an existing access at this point and the recreation ground would maintain the existing open approach to the village, but which would need to be removed from the green belt. There are no significant constraints with the site which cannot be mitigated at the planning application stage.						
H527	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.67
Land west of, 19, Staincliffe Hall Road, Staincliffe					Employment Floorspace		Housing Capacity	23
Transport		Site access is achievable from Staincliffe Hall Road 2.4 x 43m visibility splays required. Safety issues have been recorded at Halifax Road / Staincliffe Hall Road traffic signal junction.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		No immediate need for additional Primary or Secondary school places within the catchments area.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Access can be achieved from Staincliffe Hall Road 2.4m x 43m visibility splays required. No constraints have been raised on this site option that cannot be dealt with as part of the detailed planning process.						









H278	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.78
Land off, Lands Beck Way, Liversedge					Employment Floorspace		Housing Capacity	27
Transport		Site Access Achievable - 2.4m x 25m (20mph speed limit) visibility splays required along Lands Beck Way.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for additional places. School Place Planning identifies the following: Primary education - Moderate decrease, Secondary - increase.						
Historic Env		No objections raised.						
Flood/drainage		The site lies within Flood Zone 1. A foul only sewer crosses site which falls away to watercourse some 175m away. Connection here would require permission from the landowner. Further evidence would be required to demonstrate whether a gravity solution is viable for this site. Soak away and re-emergence will be difficult to quantify.						
Env Protection		Minor Residential condition - Install 1 charging point per unit (dwelling with dedicated parking) or 1 charging point per 10 spaces (unallocated parking)						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The part of this site that projects into the green belt represents a small scale settlement extension. It is located on a south facing slope but should not result in prominent development because in this location the degree of slope is less severe and the site is contained by a natural hedge/tree boundary which will prevent sprawl. This should also ensure that new development is no more prominent than the extent of the existing allocation to the north.						
Green belt edge		This is a reasonably extensive area of green belt that maintains separation between Liversedge, Hightown and Roberttown. The existing settlement pattern and land use features present some opportunity for settlement extension without compromising the role and function of the green belt although there are incidents of steep slopes where development could intrude into long distance views.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						

Conclusion

A smaller site area is currently identified in the Kirklees Unitary Development Plan for housing. Site H278 extends the UDP allocation to the south. The part of this site that projects into the green belt represents a small scale settlement extension. It is located on a south facing slope but should not result in prominent development because in this location the degree of slope is not severe and the site is contained by a natural hedge/tree boundary which will prevent sprawl. This should also ensure that new development is no more prominent than the extent of the existing allocation to the north.









H138	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	7.72
Land south of, Mill Street, Birstall					Employment Floorspace		Housing Capacity	262
Transport			Site access is achievable. Possible access onto A62 Huddersfield Road or Smithies Moor Lane. 2.4m x120 or 4m x43m visibility splays required depending on where access is located.					
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.					
Education			There is no immediate need for additional school places within the catchments area. There is however an increasing trend for both Primary and Secondary school places.					
Historic Env			No objections raised					
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk. Objections raised to surface water drainage, further research required.					
Env Protection			Business and industry may have noise and odour implications. Air Quality Impact Assessment, Low Emission Travel Plan, Phase 1 Contaminated Land Report, Noise and Odour Assessment required.					
Biodiversity			This proposed allocation contains a corner of lowland mixed deciduous woodland. It also has some substantial hedgerows. Reduce proposed developable area by 0.22ha leaving 7.48ha Botanical Survey required.					
Other constraints			Part or all of the site lies within a high risk coal referral area.					
Open space			Northern part of site is occupied by adult football pitch used by Birstall St Patrick's FC. Spare capacity of 0.5 matches available at peak time. PPS recommends protect local football site. This part of the site is subject to separate UGS Option UGS1934. Remainder of site comprises large area of natural/semi-natural greenspace, predominantly undulating grazing land with hedgerow trees. Site adjoins the green belt and forms attractive part of wider countryside. Assessed as high based on visual amenity value. May also have ecological value as identified as part of Habitat Network.					
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Site access is achievable. There are no significant constraints with the site which cannot be mitigated against at the planning application stage. 0.22ha removed from developable area, lowland mixed deciduous woodland. Provide replacement football pitch.							
H1772	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	1.58
Land east of, Boundary Street, Heckmondwike					Employment Floorspace		Housing Capacity	34
Transport			Site access is achievable from Westgate, 2.4m x 43m visibility splays required. Accident clusters on Westgate in the vicinity of the site.					
Public Health			Levels of obesity are higher than the Kirklees average.					
Education			There is a need for additional Primary school places within the area. No immediate need for additional Secondary school places.					
Historic Env			No objections raised					
Flood/drainage			The southern part of the site falls within Flood Zone 2					
Env Protection			Multiple sources of noise may affect receptors. Phase 1 Contaminated Land Report and Noise Assessment Required.					
Biodiversity			No objections raised					
Other constraints			None identified.					
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Site access can be achieved from Westgate. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.							









H612	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.06
Land north of, 2 - 4, Traith Court, White Lee					Employment Floorspace		Housing Capacity	24
Transport		Reserved Matters Application (2014/93425) for the erection of 24 dwellings on the site received planning permission in February 2015. Access is proposed off White Lee Road. 2.4 x 43m visibility splays are required.						
Public Health		Obesity is higher than the Kirklees average. Ensure that there are adequate physical activity opportunities.						
Education		No immediate need for school places.						
Historic Env		No objections raised.						
Flood/drainage		The site is within Flood zone 1. Public combined sewer in White Lee Road - connection via gravity may not be possible.						
Env Protection		On potentially contaminated land. No other constraints. Minor residential conditions can mitigate against air quality issues at a detailed planning application stage.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
The reason for accepting the site is that it formed a housing allocation in the Kirklees Unitary Development Plan and was granted a reserved matters application for 24 dwellings in February 2015 (2014/61/93425/E). The principle of development has therefore, been accepted on this site.								

H1696	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	1.19
Land Adjacent Mayman Lane, Mount Pleasant					Employment Floorspace		Housing Capacity	41
Transport		Site access is achievable from existing depot entrance, 2.4m x 43m visibility splays required.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		No immediate need for Primary or Secondary school places within the area.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Site on potentially contaminated land. Phase 1 and 2 Contaminated Land Reports required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
Site access is achievable, 2.4m x 43m visibility splays required. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.								



















H242	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.44
Land north of, 72, Peep Green Road, Hartshead					Employment Floorspace		Housing Capacity	15
Transport			Site access achievable from Peep Green Road, 2.4m x 43m visibility splays required. No highways safety issues have been raised.					
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.					
Education			There is no immediate need for Primary or Secondary school places within the catchments area. There is however an increasing trend for Secondary school places.					
Historic Env			No objections raised					
Flood/drainage			Main river flood zone 1; no objection. Surface water drainage; no objection. Difficult to assess potential re-emergence of soakaways due to the slope but there is a surface water sewer that leads to a watercourse.					
Env Protection			School / Nursery noise may affect receptors. Phase 1 Contaminated Land Report and Noise Assessment required.					
Biodiversity			No objections raised					
Other constraints			None identified.					
Open space			N/A					
Green belt			The site is contained by existing development and Peep Green Road to three sides and a strong treed boundary on the north side. As such there is no risk of sprawl or further encroachment. This would be a small scale development well related to the settlement.					
Green belt edge			Hartshead is an inset settlement in an extensive area of green belt, although there is a restricted gap to the east between Hartshead and Roberttown. There is a relatively fragmented pattern of land use particularly to the north of the village which presents opportunities for extension or rounding off without compromising the role and function of the green belt in this location.					
Exceptional Circumstances			Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.					
Conclusion			Site access is achievable from Peep Green Road. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.					

H224	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.5
Former Cemex Site, Smithies Moor Lane, Birstall					Employment Floorspace		Housing Capacity	21
Transport			Site access achievable					
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.					
Education			No immediate need for additional Primary or Secondary school places within the area. There is however an increasing trend for school places.					
Historic Env			No objections raised					
Flood/drainage			Small area of site located within Flood 2 & 3. Surface water flood risk, objections raised, further assessment required. No surface water drainage objection.					
Env Protection			Site is on potentially contaminated land, multiple sources of noise may affect receptors. Phase 1 & 2 Contaminated Land Report and Noise Assessment required.					
Biodiversity			Smithies Beck runs through the middle of this proposed allocation, a UK BAP priority habitat.					
Other constraints			Part or all of the site lies within a high risk coal referral area.					
Open space			N/A					
Green belt			N/A					
Green belt edge			N/A					
Exceptional Circumstances			N/A					
Conclusion			The site has outline planning permission for 21 dwellings (application reference: 2012/92614) therefore the principle for the development of this site has been established.					

H173	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.69
Land adjacent to, 17, Whitehall Road West, Birkenshaw, Bradford					Employment Floorspace		Housing Capacity	24
Transport		Site access is achievable, A58 Whitehall Road west. 2.4m x 43m visibility splays required. Highways safety issues raised. A58/A651 junction.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for Primary or Secondary school places within the catchments area. However there is an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; no objection. No objection to surface water flood risk. Objections to surface water drainage, further research is required.						
Env Protection		The site is on potentially contaminated land, multiple sources of noise may affect receptors. Phase 1 & 2 Contaminated Land Report, Noise Assessment and Air Quality Impact Assessment required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
Site access is achievable from Whitehall Road West. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.								

H601	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.33
Land to south east of, Park House Healthcare, Whitehall Road West, Birkenshaw					Employment Floorspace		Housing Capacity	116
Transport		Site access achievable. Future mitigation is likely to be required before 2028.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional school places within the area.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Site falls within an Air Quality Management Area. Road traffic noise may affect new receptors. Air Quality Impact Assessment, Low Emission Travel Plan, Phase 1 Contaminated Land Report and Noise Assessment						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
Site access achievable. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.								









H323	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.23
Land to the west and south of, Lady Anne Business Park, Lady Ann Road, Soothill					Employment Floorspace		Housing Capacity	97
Transport		No obvious constraints. 2.4m x 43m (30mph speed limit) visibility splays required on Lady Ann Road.						
Public Health		Respiratory problems higher than Kirklees average.						
Education		No immediate need for school place provision.						
Historic Env		No objections raised.						
Flood/drainage		Approx 1.06 ha of the site falls within floodzones 2 & 3. Surface water flood risk but no objections.						
Env Protection		Potential noise impact and contaminated land. Further investigation required. Noise and containment assessment will be required as part of a planning application.						
Biodiversity		0.45ha has been removed from the developable area to protect a UK BAP priority habitat along Howley Beck. Retain a minimum stand off of 10m from the top of the bank of the beck mainly as coarse grassland with occasional scattered scrub. Include a habitat management plan for the beck corridor specifically for water voles with any proposed development. Any development which requires excavation within 5m of the water will require a detailed water vole survey.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site access can be achieved from Lady Ann Road.								
H2667	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	1.42
Land at, Gomersal Primary School, Oxford Road, Gomersal					Employment Floorspace		Housing Capacity	48
Transport		Access can be achieved from Oxford Road. 2.4m x 43m visibility splays required. PROW SPE/55/10 runs along the north eastern boundary of the site - note in allocations text						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional school places.						
Historic Env		The site is partially within Conservation Area and there is a potential impact on setting of adjacent listed structures.						
Flood/drainage		No objection but slope may be too steep for soakaways, off site watercourse, public surface water sewers. Sites H47, H263 and H311 are rejected.						
Env Protection		No objection. Residential conditions required. Contaminated Land report required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The location, configuration and degree of containment of this site means that it could be released without undermining the strategic role of this area of green belt. It is bounded to the north and west by existing development and to the east and south by strong boundary features, meaning that there is no risk of further sprawl or encroachment.						
Green belt edge		One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. This area of green belt performs an important role in helping to prevent the coalescence of Gomersal and Birstall, and although the existing settlement pattern provides some limited opportunities for minor infill or rounding off the extensive nature of the field pattern means that any settlement extension is unlikely to be achieved without significant land release, which could compromise the overall strategic role of the green belt in this location.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion								
This is a part brownfield site (former Gomersal primary School) and greenfield site. Access can be achieved from Oxford Road. The location, configuration and degree of containment of this site means that it could be released without significantly undermining the strategic role of this area of green belt. It is bounded to the north and west by existing development and to the east and south by strong boundary features, meaning that there is no risk of further sprawl or encroachment.								











H1702	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.56
Land Adjacent Mayman Lane, Mount Pleasant					Employment Floorspace		Housing Capacity	19
Transport		Site access achievable from Mayman Lane, third party land required to achieve 2.4m x 43m visibility splays.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		There is no immediate impact on Primary and Secondary school places within the area.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. There is however a culverted watercourse in Mayman Lane, also shown to be overland flow route on surface water maps.						
Env Protection		Site is on potentially contaminated land, industry noise may affect new receptors. Noise Impact Assessment and both Phase 1 and 2 Contaminated Land reports required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	This site is a brownfield site. Site access is achievable from Mayman Lane, no other significant constraints with the site which cannot be mitigated against at the planning application stage.							
H2066	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.59
Warren Cottage, 916, Halifax Road, Scholes					Employment Floorspace		Housing Capacity	17
Transport		Site access achievable from Halifax Road, 2.4m x 43m visibility splays required.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		There is no immediate need for Primary or Secondary school places within the catchments area. However, there is an increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone; no objection. Surface water flood risk; no objection. Surface water drainage; off site requisition to public surface water sewer will be required.						
Env Protection		Road traffic noise may affect new receptors. Phase 1 Contaminated Land Report, Noise Assessment and Air Quality Impact Assessment required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is a house and its garden on the edge of the urban area and distinctly different in character from the open agricultural land beyond it. The boundary of the residential property would present a strong and defensible boundary and the enclosed nature of the existing site means that there is no risk of sprawl or further encroachment or significant impact on openness. There has already been a degree of encroachment in this area as 900A has been built in the green belt. There is also therefore the opportunity to create a strong new boundary.						
Green belt edge		This is an extensive area of green belt which is separated from the wider countryside by the M62. The existing settlement and land use pattern presents numerous opportunities for limited infilling or rounding off without impacting on openness or prejudicing the strategic role of the green belt in this location.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion	Site access is achievable. No other constraints on site that cannot be addressed as part of the detailed planning process.							

H2159	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.12	
Land off, Primrose Lane, Liversedge					Employment Floorspace		Housing Capacity	87	
Transport			Site Access Achievable. Access can be achieved from Lower Hall Close and Darley Road both of which are adopted. No highways safety issues have been raised.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			There is no immediate need for Primary or Secondary school places within the catchments area.						
Historic Env			No objections raised						
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. Off site problems with drainage system occur to the north.						
Env Protection			Site is potentially on contaminated land. Phase 1 & 2 Contaminated Land Reports and Low Emission Travel Plans required.						
Biodiversity			Lowland mixed deciduous woodland covers part of this site adjacent to a disused railway corridor, 0.64ha removed from developable area.						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space		N/A							
Green belt		N/A							
Green belt edge		N/A							
Exceptional Circumstances		N/A							
Conclusion	Site Access Achievable. Access can be achieved from Lower Hall Close and Darley Road both of which are adopted. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.								
H69	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	12.1	
Merchant Fields, Hunsworth Lane, Cleckheaton					Employment Floorspace		Housing Capacity	413	
Transport			Site access achievable. Two accesses are required. Possible access off Hunsworth Road. 2.4m x 43m (30mph speed limit) visibility splays required along Hunsworth Rd. A secondary access can be obtained from Brookfield View or Kilroyd Drive or Mazebrook Avenue.						
Public Health			Rates of respiratory emergency hospital admissions are amongst the highest in the district. Ensure that developments do not contribute to an increase in poor air quality.						
Education			Primary and secondary schools; no immediate need but increasing trend for places.						
Historic Env			Site of known archaeology (PRN3521). Archaeological evaluation required.						
Flood/drainage			Main river flood zone 1; no objection. Surface water flood risk; some land regarding may be required. No objection. Surface water drainage; no objection.						
Env Protection			AQIA, noise and contaminated land phase 1 and 2 reports required. Subject to the masterplan further noise mitigation measures may be required.						
Biodiversity			The Nann Hall Beck a UK BAP priority habitat flows down the east side of the site. The site also includes hedgerows a UK BAP priority habitat. An area of 0.28ha has been removed from the developable area retaining 11.84ha.						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space		N/A							
Green belt			This is a contained area which is well related to the existing settlement and presents an opportunity for rounding off. The site follows features on the ground, including the line of Nann Hall Beck to the east. The size of the site presents opportunities to retain the setting of the beck and its associated important wildlife habitats. The site is agricultural but its containment and the degree of overlooking by existing development limits its appearance as countryside, particularly at its western extent. The north east of the site is on rising ground and could therefore be prominent.						
Green belt edge			The green belt in this location forms part of a reasonably extensive area separating Cleckheaton and Gomersal. The existing settlement form and land use pattern presents numerous opportunities for rounding off and infilling without significant detriment to the purposes of the green belt.						
Exceptional Circumstances			Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion	Site access achievable. There are no other constraints that cannot be mitigated against at the detailed planning application stage.								

H509	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	0.98	
Brook House Mill, Balme Road, Cleckheaton					Employment Floorspace		Housing Capacity	25	
Transport			Access can be achieved from Brookfield View. No significant constraints.						
Public Health			Respiratory issues higher than the Kirklees average.						
Education			No immediate need for additional school places.						
Historic Env			No objections raised.						
Flood/drainage			33% of site falls within the flood zone (2 and 3a). A Flood Risk Assessment would be required for development. Modelling may be required to identify site specific flooding characteristics. Ideally development should be confined to flood zone 1. Finished Floor levels should be set 600mm above 1 in 100 year and climate change level where development is in floodzone 2/3.						
Env Protection			No objection subject to minor residential conditions and a Contaminated Land Phase 1 report.						
Biodiversity			The Nann Hall Beck and associated mixed deciduous woodland, UK BAP priority habitats run down the west side of this proposed allocation. There is a Tree Preservation Order on the western boundary.						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			Natural/semi-natural greenspace of open scrub land adjacent to a Nann Hall Beck. Unused and no public access. Low value. May operate as a flood plain. Identified as part of Wildlife Habitat Network.						
Green belt		N/A							
Green belt edge		N/A							
Exceptional Circumstances		N/A							
Conclusion									
The site is bordered by residential development to the west and north on Brookfield View and is part brownfield and part greenfield. No significant constraints have been identified which could not be mitigated against at the detail planning application stage.									

H11	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.05	
Land to the north east of, Highfield Drive, Birstall					Employment Floorspace		Housing Capacity	36	
Transport			Site access is achievable, 2.4m x 43m visibility splays required along Field Head Lane. No highways safety issues have been raised.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			There is no immediate need for Primary or Secondary school places in the catchments area.						
Historic Env			No objections raised						
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However direct connection to the north cross 3rd party land and require owners permission. A requisition to surface water sewer to the east may lead to a proportion of the site not draining by gravity. Kirklees Flood Management would object to pumped solutions for surface water drainage.						
Env Protection			The site is on potentially contaminated land, business noise may affect receptors. Phase 1 & 2 Contaminated Land Report and Noise Assessment required.						
Biodiversity			No objections raised, however there is a potential impact on the woodland to the rear of the site. This area of woodland is to be preserved as it is an important local feature.						
Other constraints			None identified.						
Open space			UDP Green Corridor and Pedestrian/Cycle Route. New cycle route provided on new housing development to south. Need to protect this land as opportunity to continue cycle route through to Oakwell Hall.						
Green belt		N/A							
Green belt edge		N/A							
Exceptional Circumstances		N/A							
Conclusion									
Site access can be achieved from Field Head Lane. There is insufficient justification for Urban Greenspace designation, however there is potential for impact on TPO's to the rear of the site. This is to be protected as part of the development. No other significant constraints have been identified with the site which cannot be mitigated against at the planning application stage.									

H796	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.82
Land Adjacent, Old Lane, Birkenshaw					Employment Floorspace		Housing Capacity	28
Transport		Site access is achievable from Old Lane. Third party land is required to achieve visibility splays.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		No immediate need for additional school place is required.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However connection to the public sewer may require crossing third party land.						
Env Protection		No objections raised, phase 1 contamination land report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site access is achievable with the use of third party land to achieve visibility splays. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.								

H49a	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.98
Land adjacent Brick Hill Farm, Oddfellows Street, Scholes, Cleckheaton					Employment Floorspace		Housing Capacity	34
Transport		Third party land required to bring road up to adoptable standard.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district						
Education		There is no immediate need for additional school places within the catchments area.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However there is a culverted watercourse that crosses the site, this will need surveying and could require upgrading.						
Env Protection		No objections raised, Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is well related to the settlement edge, is contained on three sides and represents rounding off of this part of Scholes. The eastern boundary while not strong, is present so a new green belt boundary can be found which would prevent sprawl. The site appears as countryside but its relationship with the wider countryside is limited by its containment.						
Green belt edge		The green belt in this location forms part of an extensive gap between Scholes and Cleckheaton and prevents the eastward encroachment of Scholes along Scholes Lane. The existing settlement form and field patterns present opportunities for settlement extension or rounding off without undermining the role of the green belt in this location.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion								
Third party land required to bring road up to adoptable standards. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.								

H442	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	7.79	
Land between, Richmond Park Avenue and Sunnyside Avenue, Roberttown					Employment Floorspace		Housing Capacity	272	
Transport			Access is achievable from Roberttown Lane and possibly part of the site from Richmond Park Avenue and Stanley Road. 2.4m x 43m (30mph speed limit) visibility splays required on Roberttown Lane. The provision of a pedestrian footway is required along Roberttown Lane site frontage. Public rights of way PROW SPE/133/20 and SPE/148/10 cross the site. Spen Valley Sports College is located on Roberttown Lane in the vicinity of the site.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			Primary school - no immediate needs. Secondary school - no immediate need but increasing trend for places						
Historic Env			Old Hall Farmhouse opposite this site is a Grade II* Listed Building. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building						
Flood/drainage			The site is within flood zone 1. Public surface water and combined in Roberttown Lane and Richmond Park Avenue.						
Env Protection			AQIA and contaminated land phase 1 and 2 reports required.						
Biodiversity			No objections raised.						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			N/A						
Green belt			While the strategic role of this parcel of green belt is not strong, as Roberttown and Liversedge are already merged to some extent south of the site, the green belt overwashes Roberttown Lane in order to include this area of open land within the green belt. This is a well contained site bounded by the existing settlement, Roberttown Lane and the cricket ground and so there is no risk of sprawl.						
Green belt edge			This is a restricted area of green belt that helps to maintain separation between the built up areas of Roberttown and Liversedge. The existing settlement pattern and land use features present some opportunity for limited infilling without undermining the role of the green belt in this location.						
Exceptional Circumstances			Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion			While the strategic role of this parcel of green belt is not strong, as Roberttown and Liversedge are already merged to some extent south of the site, the green belt overwashes Roberttown Lane in order to include this area of open land within the green belt. This is a well contained site bounded by the existing settlement, Roberttown Lane and the cricket ground and so there is no risk of sprawl.						
H761	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.16	
Land Adjacent, Raikes Lane, Birstall					Employment Floorspace		Housing Capacity	75	
Transport			Site access can be achieved from Raikes Lane, 2.4m x 43m visibility splays required. No site safety issues have been raised. A Transport assessment will be required.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			There is no immediate need for Primary or Secondary school places within the catchments of this site.						
Historic Env			Development in this area could potentially impact on the setting of Old Hall, a Grade II* listed building and other listed buildings within the area.						
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection			No objections raised, Phase 1 Contaminated Land Report and Low Emission Travel Plan required.						
Biodiversity			No objections raised						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			N/A						
Green belt			N/A						
Green belt edge			N/A						
Exceptional Circumstances			N/A						
Conclusion			Site access is achievable from Raikes Lane. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.						

H662	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.94
Land at rear of, 52, Upper Batley Low Lane, Batley					Employment Floorspace		Housing Capacity	33

Transport	Site access achievable. 2.4m x 43m (30mph speed limit) visibility splays required on Upper Batley Lane
Public Health	Rates of respiratory emergency admissions are higher than the Kirklees average. Ensure that developments do not contribute to an increase in poor air quality.
Education	Primary school - no immediate need. Secondary school - no immediate need but increasing trend for places.
Historic Env	Site of archaeological significance (PRN731). Archaeological evaluation recommended.
Flood/drainage	Main river flood zone 1. Objection not stated. Surface water flood risk and surface water drainage; no objections. Sites H662, H447 & H456 would benefit from a drainage masterplan.
Env Protection	Contaminated land phase 1 report required.
Biodiversity	No objections raised.
Other constraints	Part or all of the site lies within a high risk coal referral area.
Open space	N/A
Green belt	This small site restricted to the extent of the 'garden' would have limited impact on openness. It is already enclosed and is separate from and different in character to the agricultural land around it. Removal of the site from the green belt allows an opportunity to create a new strong green belt boundary and its location and extent would not significantly erode the undeveloped nature of Upper Batley Low Lane.
Green belt edge	One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. The green belt in this location overwashes a narrow undeveloped gap along Upper Batley Low Lane which allows the green belt to penetrate to the west and include important open space within it, although the land use pattern presents a very minor opportunity for settlement extension without significantly compromising the gap.
Exceptional Circumstances	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.

Conclusion

This small site restricted to the extent of the 'garden' would have limited impact on openness off the green belt. It is already enclosed and is separate from and different in character to the agricultural land around it. Removal of the site from the green belt allows an opportunity to create a new strong green belt boundary and its location and extent would not significantly erode the undeveloped nature of Upper Batley Low Lane. There are no significant constraints with this site although an archaeological evaluation is recommended. Site access is achievable from Upper Batley Lane.



















H1763	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.4
Fire and Rescue Station, Carllinghow Lane, Batley					Employment Floorspace		Housing Capacity	14









Transport	Access to this site can be achieved.
Public Health	Levels of obesity are higher than the Kirklees average. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.
Education	No immediate need for Primary or Secondary school places.
Historic Env	No objections raised
Flood/drainage	Main river flood zone 1; No objection raised to surface water flood risk or surface water drainage.
Env Protection	No objections raised, site is on potentially contaminated land Phase 1 and 2 Contaminated Land Reports required.
Biodiversity	No objections raised
Other constraints	None identified.
Open space	N/A
Green belt	N/A
Green belt edge	N/A
Exceptional Circumstances	N/A









Conclusion

The site has outline planning permission for 11 dwellings (application reference 2014/93942). Decision pending for full application. The principle for development on this site has been established.

H489	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.67	
Land at, 7, Church Lane, Gomersal					Employment Floorspace		Housing Capacity	22	
Transport			Site access achievable. 2.4m x 43m (30mph speed limit) visibility splays required on Church Lane.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			Primary school - no immediate need. Secondary school - no immediate need but increasing trend for places.						
Historic Env			No impact						
Flood/drainage			Main river flood zone 1. No objection raised. Surface water flood risk and surface water drainage; no objections. There is access to a public combined figure.						
Env Protection			Contaminated land phase 1 report required.						
Biodiversity			No impact						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			N/A						
Green belt			Although the overall area in which this site lies is a restricted area of green belt separating Gomersal and Birstall, the site itself is small in relation to the size of the strategic gap and is well related to the settlement. The site is entirely bounded by trees which separates the site from its wider setting and its degree of containment means there is no risk of sprawl or encroachment and impact on openness would be limited.						
Green belt edge			One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. This area of green belt performs an important role in helping to prevent the coalescence of Gomersal and Birstall, and although the existing settlement pattern provides some limited opportunities for minor infill or rounding off the extensive nature of the field pattern means that any settlement extension is unlikely to be achieved without significant land release, which could compromise the overall strategic role of the green belt in this location.						
Exceptional Circumstances			Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion									
Although the overall area in which this site lies is a restricted area of green belt separating Gomersal and Liversedge, the site itself is small in relation to the size of the strategic gap and is well related to the settlement. The site is entirely bounded by trees which separates the site from its wider setting and its degree of containment means there is no risk of sprawl or encroachment and impact on openness would be limited.									
H708	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.33	
Land Adjacent, Ashbourne Drive, Liversedge					Employment Floorspace		Housing Capacity	53	
Transport			Site access is achievable, no highway safety issues have been raised.						
Public Health			Rates of respiratory emergency admissions are higher than the Kirklees average.						
Education			There is no immediate need for additional Primary or Secondary school places within the catchments area.						
Historic Env			Development may impact upon the setting of Lower Blacup Farm, a grade II listed building.						
Flood/drainage			A small area to the north of the site falls within Flood Zone 2; No objections raised. No objections raised to surface water flood risk or surface water drainage.						
Env Protection			Multiple sources of noise may affect receptors. The site is on potentially contaminated land a Phase 1 and 2 Contaminated Land Report, Noise Assessment and Odour Assessment required due to the close proximity of the farm.						
Biodiversity			No objections raised						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			N/A						
Green belt			N/A						
Green belt edge			N/A						
Exceptional Circumstances			N/A						
Conclusion									
Site access can be achieved, Reserved Matters application (2014/91242) for the erection of 47 dwellings on the site was submitted in April 2014 and is awaiting decision.									

H760	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.66
Land Adjacent, Halifax Road, Staincliffe					Employment Floorspace		Housing Capacity	23
Transport		Site access is achievable, safety concerns on Halifax Road.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		No immediate need for Primary or Secondary school places within the catchments area.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Industry noise may affect new receptors. The site is on potentially contaminated land. Phase 1 & 2 Contaminated Land Report and Noise Assessment required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site access is achievable to this site option. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.						
H2537	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	0.8
Land Adjacent, Halifax Road, Hightown, Liversedge					Employment Floorspace		Housing Capacity	23
Transport		Third party land required to achieve access and visibility splays. No highways safety issues have been raised.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional school places. There is however an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. Connections to public sewer via gravity may not be possible.						
Env Protection		Site is on potentially contaminated land. Phase 1 & 2 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		This is an area of green belt that appears contained by settlement form and land use features. It slopes upwards towards the north so any development on the northern extent could be prominent. This appears to be in part a brownfield site with fixed surface infrastructure from its use as a car park. National planning guidance allows for the redevelopment of such sites provided that openness is maintained but given the lack of buildings on this site this would be unlikely to be achievable as appropriate development in the green belt. The site is different in character from the agricultural land to its west and appears as a underused parcel of land on the edge of the urban area well contained and screened by trees. As such it could be removed from the green belt with little impact on openness and without undermining the role and function of the green belt in this area. The existing green belt boundary in this location is poorly defined leaving adjacent land vulnerable to encroachment. The site would be an improvement to the existing situation if amended to follow landlines on its southern boundary.						
Green belt edge		This is a reasonably extensive area of green belt that maintains separation between Liversedge, Hightown and Roberttown. The existing settlement pattern and land use features present numerous opportunities for settlement extension and rounding off without undermining the role and function of the green belt in this area.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion		Site access is achievable with third party land. This is an area of green belt that appears contained by settlement form and land use features. It slopes upwards towards the north so any development on the northern extent could be prominent. This appears to be in part a brownfield site with fixed surface infrastructure from its use as a car park. National planning guidance allows for the redevelopment of such sites provided that openness is maintained but given the lack of buildings on this site this would be unlikely to be achievable as appropriate development in the green belt. The site is different in character from the agricultural land to its west and appears as a underused parcel of land on the edge of the urban area well contained and screened by trees. As such it could be removed from the green belt with little impact on openness and without undermining the role and function of the green belt in this area. The existing green belt boundary in this location is poorly defined leaving adjacent land vulnerable to encroachment. The site would be an improvement to the existing situation if amended to follow landlines on its southern boundary. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.						

H2645	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	1.38
Land to the East of Hightown Road, Cleckheaton					Employment Floorspace		Housing Capacity	48
Transport		Site access achievable onto Hightown Road, 2.4m x 43m visibility splays required. No highways safety issues have been raised.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		There is no immediate need for additional Primary or Secondary school places within the catchments area.						
Historic Env		No objections raised						
Flood/drainage		Majority of site in Flood Zone 1, 10% in Flood Zone 2, 1% in Flood Zone 3. Sequential test required. No objection to surface water flood risk or surface water drainage. However there is surface water ponding adjacent to the existing building that will need examining. Also corridor along open watercourse shows at risk.						
Env Protection		Site is on potentially contaminated land, industry noise may affect new receptors. Phase 1 & 2 Contaminated Land Report and Noise Assessment required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site access achievable onto Hightown Road. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.						


















H783	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.5
Land Adjacent, Dale Lane, Heckmondwike					Employment Floorspace		Housing Capacity	17
Transport		Site access is achievable, there are no highway safety issues.						
Public Health		Levels of obesity are higher than the Kirklees average.						
Education		There is an additional need for primary school places within the area but no immediate need for high school places.						
Historic Env		There is the potential for harm on Grade II Listed Buildings Heckmondwike Cemetery Chapels, which are located to the south of this area. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, phase 1 contaminated land report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site access is achievable, no highway safety concerns have been raised. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.						

H145	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.52
Spensborough Industrial Estate, Parker Street, Liversedge					Employment Floorspace		Housing Capacity	28
Transport		Site access is achievable from Parker Street via Union Road. No highways safety issues have been raised.						
Public Health		Levels of obesity are higher than the Kirklees average.						
Education		There is a need for additional Primary school place and no immediate need for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However there is an isolated pocket within the site showing surface water depths of up to 0.3m.						
Env Protection		Site is on potentially contaminated land, industry noise may affect new receptors. Phase 1 & 2 Contaminated Land Report and Noise Assessment required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site has planning permission for 28 dwellings 2013/62/91771. Therefore the principle for the development of this site has been established.								

H1983	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	1.38
Land north of, Tesco Superstore, Northgate, Cleckheaton					Employment Floorspace		Housing Capacity	48
Transport		Access can be achieved from Whitcliffe Road and Northgate. 2.4m x 43m sight lines will be required (30mph speed limit). Full Planning Permission (2009/91958) for a Tesco food store on the site was granted in April 2010. Access is proposed via a new roundabout on Whitcliffe Road (B6120) and the stopping up of existing Serpentine Road. A secondary access is proposed via Northgate. Pedestrian and cycle link possible via George Street.						
Public Health		Rates of respiratory issues highest in the district.						
Education		No immediate need for additional places but possible secondary school mitigation needed in the longer term.						
Historic Env		No objections raised.						
Flood/drainage		No objections. The site is within flood zone 1.						
Env Protection		Potential for noise impact. A noise survey would be required. The site is also potentially on contaminated land.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site currently has planning permission (2009/91958) for a food store. It is a town centre location and a brownfield site. It has been assessed in accordance with the council's site allocation methodology.								

Access is proposed via a new roundabout on Whitcliffe Road (B6120) and the stopping up of existing Serpentine Road. A secondary access is proposed via Northgate and a pedestrian and cycle link is possible via George Street.

The issues of potential noise impact and potentially contaminated land can be addressed as part of a detailed planning application.









H758	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	15.19
Land off, Soothill Lane, Lower Soothill, Batley					Employment Floorspace		Housing Capacity	393
Transport		Planning application for 156 dwellings (95/91994) already built on part of site area. Various access options available from newly built residential development to serve remainder of site. Mill Forest Way, Oaklands Drive / Phoenix Court, Hill Rise and Soothill Lane.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		Wakefield Council has concerns about school place provision which will be addressed through DtC. School place provision - there is potential for the site both on its own and cumulatively to impact upon school place provision within Wakefield, specifically						
Historic Env		No Objections raised. Recommend pre-determination archaeological evaluation.						
Flood/drainage		The site is Flood Zone. No objection. There is sewerage infrastructure crossing the site. Stand off distances of between 3 and 6 metres will be required for each sewer and thus affect the layout of any future development; as such the matter may be a material consideration in the determination of any future planning applications. The required stand-off distance or other protective measure such as diversion will have to be determined on an individual site/sewer basis. Also, it may not be acceptable to raise or lowered ground levels over the sewerage, nor to restrict access to man holes. A developer may, where it is reasonable to do so, require a sewerage undertaker to alter or remove a pipe. This provision is contained in section 185 of the water Industry Act 1991 (that also requires the developer to pay the full cost of carrying out necessary works). There may be unmapped sewers within the site which require protection. Surface Water Management - there is unlikely to be any existing connection into the public sewer. In line with draft policy DLP29 a) greenfield rates of discharge into the public sewer will apply and only be permitted once more sustainable means of surface water have been discounted						
Env Protection		A Noise Assessment has been requested but it is considered with good design, orientation and noise insulation the development is acceptable.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site is in the Kirklees Unitary Development Plan and has outline permission for housing (2015/92908). This site (H758) has a slightly larger boundary (with a spur to the north west corner approximately 1ha) than the planning permission. The capacity of the site has been amended to reflect the planning permission and the increased area.						
H162	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	0.67
Former Cleckheaton Bowling Club, Park View, Cleckheaton					Employment Floorspace		Housing Capacity	22
Transport		Site access achievable, 2.4m x 17.5m visibility splays required along Park View. There are no highways safety issues in the vicinity of this site.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		There is no immediate need for additional Primary or Secondary school places within the catchments area.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Private bowling club site with two lapsed bowling greens. Clubhouse burnt down in March 2015. Unlikely to be demand for greens. PPS recommends that the site is unlikely to be required to service Bowls demand and to further investigate.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Lapsed bowling greens. Unlikely to be required to service Bowls demand. No reasonable prospect that this site will be brought forward to meet local needs. Planning application submitted January 2015 for 23 dwellings 2015/90022						









H567	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.33
Stubley Farm, Leeds Road, Heckmondwike					Employment Floorspace		Housing Capacity	46
Transport			Access is achievable from A62 Leeds Road with the demolition of plots 195 and 197. 2.4m x 43m (30mph speed limit) visibility splays required. The promoter owns both of the properties.					
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.					
Education			Primary school - there is a need for additional places. Secondary school - no immediate need but increasing trend for places.					
Historic Env			A Heritage Impact Assessment has been submitted.					
Flood/drainage			Main river flood zone 1; objection not stated. Surface water flood risk and surface water drainage; no objections.					
Env Protection			Approximately half the site lies within an outer hazard zone; no area removed as this does not affect capacity. Contaminated land phase 1 report required.					
Biodiversity			No objections raised					
Other constraints			Part or all of the site lies within a high risk coal referral area.					
Open space			N/A					
Green belt			This paddock is bounded on two sides by residential development, to the north by a farm complex and to the west by Stubley Farm Road. The site rises slightly up to Stubley Farm but is largely screened from views except from the north east along Leeds Road, from where the existing edge formed by properties on Stubley Road is already clearly visible. As the site is behind existing houses on Leeds Road which are not in the green belt there would be no reduction in the extent of the gap to the north of Leeds Road. Stubley Farm Road would present a clear and defensible new boundary to the east. The boundary behind 85 and 87 Stubley Road would be less easy to define, but only over a short distance. Development could be achieved without significant impact on openness and without compromising or reducing in length the strong boundary along Leeds Road. The farm house and buildings should remain in the green belt.					
Green belt edge			The green belt in this location forms part of a reasonably extensive gap separating Heckmondwike from Gomersal. There is an existing strong boundary along Leeds Road which delineates the northern extent of Heckmondwike but the residential development formed by Popeley Road and Stubley Road has already introduced built form north of Leeds Road.					
Exceptional Circumstances			Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.					
Conclusion								
This site is well related to the settlement and has no impact on the role or function of the green belt. This paddock is bounded on two sides by residential development, to the north by a farm complex and to the west by Stubley Farm Road. The site rises slightly up to Stubley Farm but is largely screened from views except from the north east along Leeds Road, from where the existing edge formed by properties on Stubley Road is already clearly visible. As the site is behind existing houses on Leeds Road which are not in the green belt there would be no reduction in the extent of the gap to the north of Leeds Road. Stubley Farm Road would present a clear and defensible new boundary to the east. Development could be achieved without significant impact on openness and without compromising or reducing in length the strong boundary along Leeds Road. The farm house and buildings should remain in the green belt. An acceptable site access is achievable from A62 Leeds Road with the demolition of plots 195 and 197. The promoter has control over both of the properties.								

H172	Site is in Green belt	N	Green/Brownfield	PB	Settlement Position	W	Gross Area (Ha)	1.58
Land at, West Yorkshire Fire and Rescue Service Headquarters, Bradford Road, Birkenshaw					Employment Floorspace		Housing Capacity	55
Transport			Site access achievable 2.4m x 43m visibility splays required along Bradford Road.					
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.					
Education			No immediate need for Primary or Secondary school places. There is however, an increasing trend for Secondary school places.					
Historic Env			Oakroyd Hall Fire Services HQ building on Oakroyd Drive is a Grade II Listed Building. The redevelopment of this area could harm elements which contribute to the significance of this building. Pre application advice given on a layout that protects the setting of the building.					
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.					
Env Protection			Multiple sources of noise may affect receptors. Phase 1 Contaminated Land Report, Air Quality Impact Assessment, Noise Assessment and Low Emission Travel Plan required.					
Biodiversity			No objections raised.					
Other constraints			Part or all of the site lies within a high risk coal referral area.					
Open space			N/A					
Green belt			N/A					
Green belt edge			N/A					
Exceptional Circumstances			N/A					

Conclusion

Site access is achievable. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.









H810	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.49
Land Adjacent, Moorfield Avenue, Scholes					Employment Floorspace		Housing Capacity	17
Transport		Site access is achievable to this site with an extension to Moorfield Avenue.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average.						
Education		No objections raised						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However connection to the public sewer will require crossing third party land.						
Env Protection		No objections raised, phase 1 contaminated land report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
Site access is achievable to this site with an extension to Moorfield Avenue. There are no significant constraints with the site which cannot be mitigated against at the planning application stage								

H1938	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.55
Land off, Wards Hill, Batley					Employment Floorspace		Housing Capacity	19
Transport		Site access is achievable from Wellington Street. Safety issues have been raised on Wellington Street.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		No immediate need for Primary or Secondary school places in the catchments area.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Multiple sources of noise may affect receptors. The site is on potentially contaminated land, Phase 1 & 2 Contaminated Land Report and Noise Assessment required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
Site access is achievable on this site. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.								











H193	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.84	
Land north of, Holme House, Oxford Road, Gomersal					Employment Floorspace		Housing Capacity	21	
Transport			Site access achievable from Oxford Road, 2.4m x 43m visibility splays required. No highways safety issues have been raised.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			There is no immediate need for Primary or Secondary school places within the catchments area. There is an increasing trend for Secondary school places.						
Historic Env			No objections raised						
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. Modelling of the watercourse will be required. Surface water is restricted to greenfield rates.						
Env Protection			Near area of poor air quality. Reconsult with Environmental Health states that site is suitable for residential development. A detailed noise report will be required at application stage. The primary concern relates to elevated levels along Oxford / Bradford Road, compounded by the emissions from the M62 in the cutting. The site should be designed to ensure that housing is not directly adjacent to Oxford Road and a buffer zone should be created to allow for suitable diffusion of pollutants.						
Biodiversity			No objections raised.						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			N/A						
Green belt			Although this site is within a narrow gap between Gomersal and Birkenshaw the M62 prevents the merger of the settlements. The site is screened from the surroundings by the line of protected trees on the frontage to Oxford Road. It has only limited relationship with the wider countryside. Existing development and the road present strong new defensible boundaries but the boundary to the north although present is not a strong feature on the ground.						
Green belt edge			One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. The green belt in this location forms a narrow gap between Gomersal and Birstall but the presence of the M62, which is overwashed, means that there is no risk of the settlements merging and that there is no risk of sprawl. This is an area of urban fringe where there is already significant built form within the green belt.						
Exceptional Circumstances			Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion			Site access is achievable. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.						

H640	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.7	
Land Adjacent, South Parade, Cleckheaton					Employment Floorspace		Housing Capacity	24	
Transport			Site access is achievable from South Parade, Westgate and Wallroyd Road. There are no site safety issues raised.						
Public Health			Rates of respiratory emergency admissions are higher than the Kirklees average.						
Education			No immediate need for Primary or Secondary school places within the catchments area.						
Historic Env			No objections raised						
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection			Multiple sources of noise may affect receptors, the site is on potentially contaminated land. Phase 1 & 2 Contaminated Land Reports and Noise Assessment required.						
Biodiversity			No objections raised						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			N/A						
Green belt			N/A						
Green belt edge			N/A						
Exceptional Circumstances			N/A						
Conclusion			Site access achievable from South Parade, Westgate and Wallroyd Road. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.						

H2584	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.66	
Land to the South of Halifax Road, Hightown					Employment Floorspace		Housing Capacity	14	
Transport			Site access achievable on to A649 Halifax Road. 2.4m x 43m visibility splays required. No highways safety issues have been raised.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			No immediate need for additional school places within the catchments area.						
Historic Env			No objections raised						
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection			Site is on potentially contaminated land, Phase 1 & 2 Contaminated Land Report required.						
Biodiversity			No objections raised						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			N/A						
Green belt			N/A						
Green belt edge			N/A						
Exceptional Circumstances			N/A						
Conclusion			Site access is achievable. There are no significant constraints with the site which cannot be mitigated against at the planning application stage. Application submitted (2015/90435) Awaiting decision.						
H124	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.88	
Land at, Squirrel Hill Reservoir, Staincliffe Road, Dewsbury Moor					Employment Floorspace		Housing Capacity	30	
Transport			Site access achievable from Bronte Close or Staincliffe Road. 2.4m x 43m (30mph speed limit) visibility splays required on Staincliffe Road.						
Public Health			Levels of obesity are higher than the Kirklees average. Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of lonely and isolated in the under 65s are higher than the Kirklees average. Ranks number 1 on the IMD.						
Education			No immediate need for additional Primary or Secondary school places. There is however an increasing trend for places.						
Historic Env			No objections raised						
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection			Phase 1 contaminated land assessment required. Site is within a Outer Hazard Zone.						
Biodiversity			No objections raised						
Other constraints			None identified.						
Open space			N/A						
Green belt			N/A						
Green belt edge			N/A						
Exceptional Circumstances			N/A						
Conclusion			Site access is achievable form Bronte Close or Staincliffe Road. Consideration needs to be given to public health factors.						
H2627	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	1.45	
Highgrove Beds, Spen Lane, Gomersal					Employment Floorspace		Housing Capacity	45	
Transport			Access can be achieved from A643 Spen Lane, 2.4m x 43m visibility splays required. No highways safety issues have been raised.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			There is no immediate need for additional Primary or Secondary school places within the catchments area.						
Historic Env			No objections raised.						
Flood/drainage			Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection			Site is on potentially contaminated land. Phase 1 & 2 Contaminated Land Report required.						
Biodiversity			No objections raised.						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			N/A						
Green belt			N/A						
Green belt edge			N/A						
Exceptional Circumstances			N/A						
Conclusion			Site currently has outline planning permission (2013/91872) and therefore, the principle of development on this site has been accepted.						









H1704	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	1.62
Land Adjacent, Highmoor Lane, Hartshead					Employment Floorspace		Housing Capacity	56
Transport		Site access can be achieved from Halifax Road or Highmoor Lane. Some highways safety issues have occurred at the Halifax Road/ Walton Lane junction.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		There is no immediate need for Primary school place provisions. No immediate need for Secondary school places however cross boundary movements are likely to change with parental preference.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		The site is located in close proximity to multiple sources of noise and industry, these may affect new receptors. Noise Impact Assessment, Air Quality Impact Assessment and Contaminated Land Phase 1 required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		Area of former school now demolished is unused land, assessed as low value. Provision of natural/semi-natural greenspace in the Cleckheaton ward is above the standard.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Site access is achievable from Halifax Road or Highmoor Lane.							
H218	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.53
Bluehills Farm, Whitehall Road West, Birkenshaw					Employment Floorspace		Housing Capacity	123
Transport		Site access achievable. Highways safety issues have been raised at the A58 / A651 junction.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		No immediate need for Primary or Secondary school places within the catchments area. There is however an increasing trend for Secondary school places.						
Historic Env		Impact on open space associated with Oakroyd Hall Fire Services HQ which is a listed building. Site of known archaeology (PRN6475). Archaeological evaluation required.						
Flood/drainage		Main river flood zone 1; no objection. Surface water flood risk; no objection. Objection raised to surface water drainage. Site is relatively steep and soak away remergence is a risk that is difficult to assess. Motorway cutting located nearby. Highway drainage is located outside the site and appears connected to motorway drainage systems downstream. Local systems beyond the motorway bridge run through a back garden and is noted as problematic and potential flood risk due to earth embankment. No additional flows encouraged here.						
Env Protection		Site is located on potentially contaminated land. Multiple sources of noise may affect receptors, close proximity to farm. Air Quality Impact Assessment, Low Emission Travel Plan, Phase 1 & 2 Contaminated Land Reports, Noise and Odour Assessments required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is contained on three sides by urban features including the M62 and on the fourth by farm buildings. As such it is completely contained and presents no risk of sprawl, nor is it a significant part of the wider countryside. The slope towards the north may make development prominent but there is existing built form already at that level.						
Green belt edge		The green belt in this area is very extensive and the existing settlement pattern and land use features present opportunities for settlement extension or rounding off without undermining the role and function of the green belt.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion	Site access achievable. This site is located within a limited area of open space contained on three sides by urban features, including the M62, and on the fourth by farm buildings. The slope towards the north may make development prominent but there is existing built form already at that level.							

H762	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.68
Land Adjacent, Rooks Avenue, Cleckheaton					Employment Floorspace		Housing Capacity	58
Transport		Site access can be achieved from Rooks Avenue, Kenmore Road and Whitechapel Road, there are no highways safety issues raised.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average.						
Education		There is no immediate need for Primary or Secondary school places within the catchments area.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Site is located in close proximity to land fill site, Low Emission Travel Plan and Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site access can be achieved on this site option. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.						
H198	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.6
Land to the south of, Second Avenue, Hightown					Employment Floorspace		Housing Capacity	125
Transport		Site access achievable from second avenue, 2.4m x 43m visibility plays required. No highways safety issues raised.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for additional Primary or Secondary school places within the catchments area.						
Historic Env		Thornbush Farm 100 metres to the south of this area is a Grade II Listed Building. The loss of this site and its subsequent development could harm elements which contribute to its significance. Site is close to known archaeological site.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However there are several pockets of ponding on site. Assessment required.						
Env Protection		No objections raised. Phase 1 Contaminated Land Report and Low Emission Travel Plan required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		Former school site with school playing fields. School buildings now demolished. MUGA on small part of site. Need to consider future of site as opportunity to help meet open space and playing pitch deficiencies in the area before release for development. CHECK PPS suggest any redevelopment should include enhanced pos provision.						
Green belt		The green belt element of this site would represent a small scale extension into the green belt where impact on openness would be limited. The existing green belt boundary with the now demolished school does not follow a feature on the ground and this option would present the opportunity to create a strong new green belt edge.						
Green belt edge		This is a reasonably extensive area of green belt which borders with green belt in Calderdale. Locally it is separated from the wider green belt by Windy Bank Lane but appears contiguous in character with the adjacent countryside. The existing settlement pattern presents opportunities for infill or rounding off between the existing built up area and Windy Bank Lane without undermining the role and function of the green belt.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion		Site access achievable. The green belt element of this site would represent a small scale extension into the green belt where impact on openness would be limited. The existing green belt boundary with the now demolished school does not follow a feature on the ground and this option would present the opportunity to create a strong new green belt edge.						

H591	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.87
Land to the west of, Cliffe Mount, Ferrand Lane, Gomersal					Employment Floorspace		Housing Capacity	135
Transport		The site access is achievable from Cliffe Lane with required visibility splays. The site promoter has confirmed control over the required land to achieve this.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Primary school - no immediate need. Secondary school - no immediate need but increasing trend for places.						
Historic Env		A Heritage Impact Assessment has been submitted.						
Flood/drainage		Main river flood zone 1; No objection. No objection raised to surface water flood risk and surface water drainage objections. However concerns that there is no available option for surface water drainage.						
Env Protection		Noise assessment submitted.						
Biodiversity		The Arboriculture Pre-Development Report submitted by the site promoter has been assessed by the Kirklees Tree Officer. It is considered that the site is suitable as an allocation although there are some tree conflicts which would require to be addressed at the Planning application stage.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The site is contained by existing buildings on three sides and by Ferrand Lane to the north which would present a strong new green belt boundary. The containment provided by strong boundaries and existing development presents no risk of sprawl. This is an area of countryside but while visually linked to the wider countryside beyond Ferrand Lane to the north the strength of existing containment limits the relationship. The western extent of the option would begin to consolidate with the area of urban fringe where there is existing residential and other development at Throstle Nest, which could lead to pressure for further encroachment.						
Green belt edge		This is an extensive area of green belt that maintains separation between Gomersal and Cleckheaton. Locally this is an area of urban fringe where there is an amount of sporadic built form in close proximity to the settlement. The existing settlement pattern, land use features and existing development present numerous opportunities for containment so settlement extension could be achieved without significant impact on the role and function of the green belt.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						









Conclusion

The site is contained by existing buildings on three sides and by Ferrand Lane to the north. This is an urban fringe area where there is a considerable amount of built development already within the green belt. Ferrand Lane would present a very strong new boundary to the north and the existing footpath could be a defensible boundary to the west. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.

H203	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.41
Thornfield, Prospect Lane, Birkenshaw					Employment Floorspace		Housing Capacity	14
Transport		Third party land required to achieve access.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for additional school places within the catchments area. There is however an additional need for Secondary school places.						
Historic Env		This site adjoins the churchyard of the Grade II Listed St Paul's Church. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised. Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Third party land required to achieve access. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.						











H95	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.52
Land East of, The Combs, Hall Lane, Thornhill					Employment Floorspace		Housing Capacity	18
Transport	■	Site access achievable. Visibility splays of 2.4m x 43m (30mph speed limit) are required on Hall Road. Improvements required to the road width and surface and the provision of a pedestrian footway along the site frontage. The existing layout of the Hall Lane / The Combs junction is a concern given the intensification of use. Highways improvements required						
Public Health	■	The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education	■	Primary - Mod decrease Secondary - Increase No immediate need for additional places						
Historic Env	■	The site is within 30 metres of the Scheduled Monument and there are a number of Grade II Listed buildings to the south. Development could harm elements which contribute to their significance.						
Flood/drainage	■	Flood Zone 1 No surface water objections						
Env Protection	■	Entertainment noise may affect new receptors therefore noise assessment required. Not on or adjacent to contaminated land, however, sensitive end use therefore contamination assessment phase 1 minimum required.						
Biodiversity	■	No objections raised						
Other constraints	■	None identified.						
Open space	■	Unused land. Assessed as low value. No scarcity value (accessibility). Provision of natural/semi-natural greenspace in the Dewsbury South ward is below the standard.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
There are no significant constraints with the site which cannot be mitigated against at the planning application stage. However, highways improvements, a noise and contaminated land assessments are required. The site is within 30 metres of the Scheduled Monument and there are a number of Grade II Listed buildings to the south therefore development could harm elements which contribute to their significance.								

H1937	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	1.36
Cliff Street, Dewsbury					Employment Floorspace		Housing Capacity	47
Transport	■	Site access can be achieved from Sharp Street, Camroyd Street or Cliffe Street. 2.4 x 43m (30mph speed limit) visibility splays required.						
Public Health	■	Levels of obesity are higher than the Kirklees average. Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of feeling lonely and isolated in the over 65s are higher than the Kirklees average.						
Education	■	Primary - Mod increase Secondary - Increase No immediate need for additional places						
Historic Env	■	No objections raised						
Flood/drainage	■	Flood zone 1. No surface water objections						
Env Protection	■	On potentially contaminated land. Contamination assessment phase 1 and 2 required. Multiple sources of noise may affect new receptors therefore noise assessment required.						
Biodiversity	■	No objections raised						
Other constraints	■	None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
There are no significant constraints with the site which cannot be mitigated against at the planning application stage. However, the site is potentially contaminated land therefore contamination assessment phase 1 and 2 required. Multiple sources of noise may affect new receptors therefore a noise assessment is required.								

H367	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	1.41
Magma Ceramics, Preston Street, Earlsheaton					Employment Floorspace		Housing Capacity	40
Transport		Site access is achievable from Preston Street, however, improvements would be required to the road width. 3rd party land is required.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the over 65s are higher than the Kirklees average.						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water objections, however, the site would benefit from a drainage masterplan						
Env Protection		On potentially contaminated land. Contamination assessment phase 1 and 2 will be required. Industry noise may affect new receptors therefore noise assessment required						
Biodiversity		Habitat of principal importance, lowland mixed deciduous woodland UK BAP habitat. 0.25ha removed from developable area.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						









Conclusion










There are no significant constraints with the site which cannot be mitigated against at the planning application stage. However, road improvements are required on Preston Street. The site is on potentially contaminated land therefore a contamination assessment phase 1 and 2 will be required. Industry noise may affect new receptors therefore a noise assessment required. The lowland mixed deciduous woodland on site is a UK BAP habitat and the site is within a high risk coal referral area therefore a coal mining risk assessment is required.

H661a	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.76
Land to the east of High Street, Batley					Employment Floorspace		Housing Capacity	61
Transport		Site access can be achieved from High Street, 2.4m x 43m visibility splays required. Some concern regarding forward visibility for right turning vehicles depending on location of access point. There are also safety issues. Public Right of Way, BAT/45/20 runs along the western boundary of the site.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the over 65s are higher than the Kirklees average						
Education		No immediate need for additional places Over 50 dwellings						
Historic Env		The site is within the settings of several listed buildings.						
Flood/drainage		Flood Zone 1. No surface water objections. Combined sewer crosses the site.						
Env Protection		The site is on potentially contaminated land therefore Contamination Assessment Phase 1 and 2 will be needed. Multiple sources of noise may affect receptors therefore a Noise Assessment is required. A Low Emission Travel Plan is also required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is mostly located between existing development fronting High Street and the line of Challenge Way and as such is both reasonably well contained and well related to the existing settlement form. The northern extent of the site does begin to project into more open land north of High Street but does have a defensible boundary which would prevent sprawl. The degree of containment limits the relationship of this site with the wider countryside and it could be removed from the green belt without undermining the role and function of the green belt in this area.						
Green belt edge		One of the purposes of the green belt is to prevent the merger of neighbouring towns. This area of green belt forms a strategic gap that prevents the merger of Hanging Heaton and Dewsbury. The extent of the gap and existing settlement pattern does however present some limited opportunity for settlement extension without fundamentally compromising the green belt role.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						









Conclusion

There are no significant constraints with the site which cannot be mitigated against at the planning application stage. Although the site is within the green belt, it is both reasonably well contained and well related to the existing settlement form. The northern extent of the site does begin to project into more open land north of High Street but does have a defensible boundary which would prevent sprawl. The degree of containment limits the relationship of this site with the wider countryside and it could be removed from the green belt without undermining the role and function of the green belt in this area.

H813	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.92
Land to the west of School Street, Chickenley, Dewsbury					Employment Floorspace		Housing Capacity	49
Transport		Reserved Matters Application (2010/61/91984) was granted in October 2010 for the erection of 36 Flats on the site. Access is to be provided from the junction of Chickenley Lane/School Street.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the over 65s are higher than the Kirklees average.						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places Over 50 dwellings with increasing need for secondary places						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1 No surface water objections						
Env Protection		Not on or adjacent to contaminated land, however, sensitive end use therefore contamination assessment phase 1 minimum required. Low emission travel plan also required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
There are no significant constraints with the site which cannot be mitigated against at the planning application stage. Planning permission (2015/92628) was granted for the erection of 49 dwellings in January 2016.								











H85	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.63
Land to the north of, 10, Kimberley Street, Thornhill Lees					Employment Floorspace		Housing Capacity	22
Transport		Site access achievable. Visibility splays of 2.4m x 43m (30mph speed limit) are required on Kimberley Street						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Primary - Mod decrease Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		75.5% in flood zone 2. Culvert runs through site therefore site specific flood risk assessment required. Surface water objection, however, examination of surface water flow routing through the site and prevention of ponding may remove objection. Several watercourses and sewers run through the site and will need stand off distances.						
Env Protection		On potentially contaminated land therefore contamination assessment phase 1 and 2 required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Poorly used allotment site - no scarcity value and provision in the ward is just above the standard. Site includes natural/semi-natural areas of trees and unused land, low value.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
There are no significant constraints with the site which cannot be mitigated against at the planning application stage. However, culvert runs through site therefore site specific flood risk assessment required and examination into surface water flow. Several watercourses and sewers run through the site and will need stand off distances. Part of the site is within a high risk coal referral area therefore a coal mining risk assessment is required. The site is on potentially contaminated land therefore contamination assessment phase 1 and 2 required.								
















H197	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.65
Former Allotments, Leeds Road, Mirfield					Employment Floorspace		Housing Capacity	22











Transport		Site access achievable, 2.4m x 120m visibility splays required
Public Health		Levels of physical activity are lower than the Kirklees average.
Education		There is no immediate need for additional Primary or Secondary places in this locality.
Historic Env		No issues raised.
Flood/drainage		Site is within Flood Zone 1.
Env Protection		Multiple sources of noise may affect receptors - Noise assessment required.
Biodiversity		No issues raised.
Other constraints		None identified.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A

Conclusion

The site is adjacent to an employment allocation granted planning permission for a mixed use scheme with housing adjacent to this site. A noise assessment will be required. Site access achievable visibility splays required..

H2089	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	161.4
Land to the south of, Ravensthorpe/Lees Road, Dewsbury					Employment Floorspace		Housing Capacity	2310
Transport		Site Access Achievable - Multiple access points required for a development of this scale. Ravensthorpe Road - 30mph = 2.4 x 43m visibility splays .Access on Sands Lane - 30mph = 2.4 x 43m visibility splays. Footway required along site frontage. Lees Hall Lane - 30mph = 2.4 x 43m visibility splays. Potential access could be provided to link into Whitley Road to the south of the development. Significant improvements would be required to the surrounding road network to accommodate this development including improvements to Sands Lane and the bridge over the rail line, Steanard Lane and its junction with A644 and upgrade of bridge over River Calder. Development is acceptable on the surrounding local highway network subject to significant improvement. Highways England consider that additional mitigation may be required in addition to programmed works to ensure the strategic network can accommodate this site						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		The strategic site is likely to generate significant demand for 0-5 early learning and childcare places between 2019 and 2021. The scale of this allocation will require two new primary schools and potentially a secondary school.						
Historic Env		The site includes an area of archaeological interest (PRN642). The area needs a pre- determination archaeological evaluation.						
Flood/drainage		Flood Zone 1. No surface water objections, however, there are multiple ordinary watercourses crossing the site both in open channel and culvert. Multiple incidents of flooding along Ravensthorpe Road. This area would benefit from a drainage masterplan.						
Env Protection		The site is on potentially contaminated land therefore a Contamination Assessment Phase 1 and 2 will be needed. School/Nursery noise may affect receptors therefore a noise assessment is required .An Air Quality Impact Assessment and Low Emission Travel Plan are also required.						
Biodiversity		The site is adjacent to Jordan Wood/Oliver Wood Local Wildlife Site an important ancient woodland. Provide a minimum stand-off of 20m from the Local Wildlife Site and plant with locally native woodland/scrub. Blocks of lowland mixed deciduous woodland, UK BAP priority habitat on the site which add significantly to the nearby Local Wildlife Site. Remove the woodland from the developable area. Link to other woodland through a landscaping masterplan for the wider site which uses locally native tree species.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		N/A						
Green belt		The scale and extent of this site begins to impact on the strategic role of the green belt in this location by reducing the gap between Dewsbury and Thornhill, although the landform to the south and the remaining gap prevents any risk of physical merger. The site is well related to the form of the settlement in this location and presents defensible new green belt boundaries. The land begins to rise towards the south where development could be more prominent.						
Green belt edge		This is an extensive area of green belt which helps to maintain separation between Dewsbury and Thornhill. The nature of the land uses and the existing landform present a number of opportunities for settlement extension without compromising the role and function of the green belt.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion		There are no significant constraints with the site which cannot be mitigated against at the planning application stage. Site access is achievable. Wider highway network improvements are required including potential improvements to the strategic road network but the Local Plan evidence base confirms that there is a reasonable prospect of this being delivered.						
		The scale and extent of this site begins to impact on the strategic role of the green belt in this location by reducing the gap between Dewsbury and Thornhill, although the landform to the south and the remaining gap prevents any risk of physical merger. The site is well related to the form of the settlement in this location and presents defensible new green belt boundaries. The council considers that exceptional circumstances can be demonstrated to remove this land from the green belt.						
		This site is of strategic importance for delivering growth in the district.						
		Two new primary school to be provided on site to mitigate education capacity issues. Early years and childcare provision will also be required. Secondary school provision either on this site or in the locality should be considered during the plan period.						

H192	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	1.18
Headfield Mills, Savile Road, Savile Town					Employment Floorspace		Housing Capacity	35
Transport		Site frontage on to B6409 Savile Road. 2.4m x 43m visibility splays required. Potential vehicle conflict with petrol filling station traffic if access is provided off Cardwell Terrace. Improvements to this junction would be required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		No immediate need for additional places.						
Historic Env		No objections raised						
Flood/drainage		4.6% of the site is in flood zone 3. 3.7% of the site is in flood zone 2. No surface water objections						
Env Protection		On potentially contaminated land. Contamination assessment phase 1 and 2 required. Industry noise may affect new receptors. Noise assessment required..						
Biodiversity		This mill site lies adjacent to the River Calder, a UK BAP priority habitat. The River Calder is a very important wildlife corridor and needs to be restored and enhanced. The development line is very close to the water's edge. Therefore 0.16ha removed from the developable area. Culverts, pipes and holes in revetments under the site may be used by otters, so will require careful survey and mitigation.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		There are no significant constraints with the site which cannot be mitigated against at the planning application stage. However, this mill site is adjacent to River Calder, a UK BAP priority habitat and 4.6% of the site is in flood zone 3. 0.16ha has been removed from the developable area netting off flood zone 3 and the UK BAP habitat. Culverts, pipes and holes in revetments under the site may be used by otters, so careful survey and mitigation is required. Part of the site is within a high risk coal referral area.						
H2148	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.6
Land to the South of Providence Street, Earlsheaton, Dewsbury					Employment Floorspace		Housing Capacity	30
Transport		Site access can be achieved from Town Street or Providence Street, 2.4m x 43m (30mph speed limit) visibility splays required. Access from Town Street will require the re-location of a telegraph pole and public telephone box. Providence Street is a narrow road measuring approximately 4.6 metres. The provision of a pedestrian footway is required along the site frontage.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the over 65s are higher than the Kirklees average.						
Education		Primary - Mod Increase Secondary - Increase No immediate need for additional places						
Historic Env		The site is within the setting of several listed buildings therefore the scale, massing and views through any development of the site will be carefully considered.						
Flood/drainage		Flood Zone 1. No surface water objections.						
Env Protection		On potentially contaminated land. Contamination assessment phase 1 required.						
Biodiversity		Habitat of principle importance, lowland mixed deciduous woodland UK BAP priority habitat. 0.78ha removed from developable area.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		There are no significant constraints with the site which cannot be mitigated against at the planning application stage. However, the site is potentially contaminated land therefore a contamination assessment phase 1 required. It is a habitat of principle importance thus 0.78 ha has been removed from the developable area. It is also within the setting of several listed buildings, the scale, massing and views through any development of the site will be carefully considered.						

H46	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	13.82
Land to the south west of, Dewsbury Rams RLFC, Owl Lane, Shaw Cross					Employment Floorspace		Housing Capacity	206
Transport		Strategic Highways flagged this as having a major impact on a priority junction. Further mitigation and discussion required. Impact on the strategic road network will not be mitigated by committed schemes.						
Public Health		Levels of obesity are amongst the highest in the district Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of lonely and isolated in the over 65s are higher than the Kirklees average. Ranks number 1 on the IMD						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places. Over 50 dwellings with increasing need.						
Historic Env		No objections raised						
Flood/drainage		Chickenley Beck is enmained in the southern section but has not been modelled so is shown as flood zone 1. Surface water flooding confined to watercourse section and offsite basin. Stand-off distance from watercourse required.						
Env Protection		Significant risk with landfill gas therefore major gas mitigation required. On potentially contaminated land. Contamination assessment phase 1 & 2 are required. Multiple sources of noise may affect receptors therefore noise assessment required. Recommend a buffer between the industry to the West and a buffer to the South with Wakefield Road due to noise. Air Quality Impact Assessment and Low Emission Travel Plan also required.						
Biodiversity		Wildlife habitat network, woodland plantation emerging lowland mixed deciduous woodland corridor.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		N/A						
Green belt		Planning permission for 206 dwellings was granted on 27th November 2014 (2014/90780) and development commenced on site in 2015. The granting of permission for this development effectively means that the site cannot now perform a green belt role and function. Commencement on site renders the permission valid in perpetuity. National guidance states that the green belt should not include land that it is unnecessary to keep permanently open and there is therefore no further need to retain this site in the green belt.						
Green belt edge		One of the purposes of the green belt is to prevent the merger of neighbouring towns and this is a restricted area of green belt that helps to maintain separation with Wakefield. There is an existing strong green belt boundary formed by the linear settlement pattern and there are few features on the ground in this location that could form a defensible new green belt boundary. Steep slopes adjacent to the open watercourse also restrict opportunities for settlement extension.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion		Planning permission 2014/90780 granted for 206 dwellings on 27th November 2014						

H333	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.4
Land to the east of, Northorpe Lane, Mirfield					Employment Floorspace		Housing Capacity	48
Transport		With the addition of land at 28 Northorpe Lane included. Access can be achieved, but only with 3rd party land required. The standard 2.4 x 43m visibility splays overlap the corners of both adjacent properties.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		There is no immediate need for additional Primary or Secondary school places within the catchments area. There is however an increasing trend for Secondary places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised. Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site sits between the settlement edge and the line of the former railway which could form a new green belt boundary. The extent of the land release would not significantly impact on the strategic green belt gap separating Mirfield from Ravensthorpe as the line of the former railway prevents any further eastern encroachment. This is an area of urban fringe and the site is different in character to the wider agricultural landscape and could be released from the green belt without undermining the role and function of the green belt in this location. The northern boundary although weak, is present.						
Green belt edge		The settlement pattern and land uses in this area present an opportunity for settlement extension without compromising the role and function of the green belt, providing that the separation between Mirfield and Ravensthorpe is maintained.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						

Conclusion

Access is achievable with third party land. This site sits between the settlement edge and the line of the former railway which could form a new green belt boundary. The extent of the land release would not significantly impact on the strategic green belt gap separating Mirfield from Ravensthorpe as the line of the former railway prevents any further eastern encroachment. This is an area of urban fringe and the site is different in character to the wider agricultural landscape and could be released from the green belt without undermining the role and function of the green belt in this location. The northern boundary although weak, is present.









H2646	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	2.72
Land to the south of Lock Street, Thornhill, Dewsbury					Employment Floorspace		Housing Capacity	104
Transport		Access can be achieved from Lock Street however third party land would be required to make this private road up to adoptable standards. Pedestrian footways would be required along the site frontage on Lock Street. Visibility splays at the Lock Street / Headfield Road junction are sub-standard due to a bridge abutment to the left and bridge parapet to the right. 2.4m x 43m visibility splays are required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		There is no immediate need for additional school places. There is however, an increasing trend for places.						
Historic Env		Double Locks, at junction with Dewsbury Cut to the south of this site is a Grade II Listed Building.						
Flood/drainage		Flood Zone 1. No surface water objections						
Env Protection		The site has multiple sources of noise which may affect receptors therefore noise assessment required. On potentially contaminated land therefore contamination assessment Phase 1 and 2 will be required.						
Biodiversity		The site has species of principal importance, the Daubentons and Common pipistrelle bats both European protected species. The disused railway corridor to the western side of the site and land adjacent to the Calder and Hebble Navigation lies within the Wildlife Habitat Network. Screen any new development by including locally native species rich hedgerows along the western and southern boundary of any proposal allocation.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						









Conclusion









There are no significant constraints with the site. Outline planning permission (2013/90249) for 104 dwellings was granted on 17th April 2015.









H559	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	7.98
Land to the east of, Leeds Road, Chidswell					Employment Floorspace		Housing Capacity	279
Transport		Two access points are required for a development of this scale. Two access points can be achieved from Owl Lane given the long site frontage or Windsor Road. Visibility splays of 2.4m x 120m (40mph speed limit) required on Owl Lane and 2.4m x 43m (30mph speed limit) required on Windsor Road.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the over 65s are higher than the Kirklees average						
Education		No immediate need for additional Primary or Secondary school places within the catchments area. There is however an increasing trend for places.						
Historic Env		Possibly archaeologically significant cropmarks vicinity. Pre-determination archaeological evaluation recommended.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Site on potentially contaminated land, multiple sources of noise may affect receptors. Air Quality Impact Assessment, Low Emission Travel Plan, Phase 1 & 2 Contaminated Land Report and Noise Assessment required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		Removal of the site from the green belt would narrow the extent of the green belt between Kirklees and Wakefield. The green belt in Wakefield is urban fringe and is characterised by sporadic development along Owl Lane. This strengthens the strategic role of existing undeveloped areas which help to maintain the appearance of separation. Development of the site would restrict the remaining undeveloped frontage on Owl Lane to a narrow field on the Wakefield boundary so an undeveloped gap, although narrowed, would remain. The site is well contained by roads and existing development on three sides but would breach the existing strong edge along Windsor Road.						
Green belt edge		One of the purposes of the green belt is to prevent towns from merging into one another and this site lies within a restricted area of green belt whose role is to maintain the open areas that separate Kirklees from Wakefield and Leeds.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion		Site access is achievable. There are no constraints with this site that cannot be addressed through the detailed planning process and its allocation is considered consistent with the council's site allocation methodology.						

H1660	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.79
Land east of, Heckmondwike Road, Dewsbury Moor					Employment Floorspace		Housing Capacity	62
Transport		Long site frontage on Heckmondwike Road. 2.4 x 43m visibility splays required (30mph speed limit). Additional access also possible from existing spur off Elm Road.						
Public Health		Levels of obesity are higher than the Kirklees average. Levels of physical activity are lower than the Kirklees average. Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water objections, however, connection to public sewer may require crossing 3rd party land.						
Env Protection		No objections raised. On potentially contaminated land. Contamination assessment phase 1 and 2 required. Low Emission Travel Plan also required.						
Biodiversity		Great crested newts at 240m but considered unlikely to be impacted by any development. A survey is required as part of any application paying particular attention to any garden ponds						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		Children's playground on this site. This could be incorporated into the layout of the housing site.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		It is considered that there are no significant constraints with the site which cannot be mitigated against at the planning application stage. There are 6 mine entrances located on this site however 5 of those are clustered in the north and only 7.9% of the site is within a high risk coal mining area. There is a children's playground on the site which could be incorporated into a housing layout.						

H40	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.23
Land to the south west of, Sheep Ings Farm, Granny Lane, Mirfield					Employment Floorspace		Housing Capacity	74
Transport		Site access achievable, visibility splays required.						
Public Health		Levels of physical activity are lower than the Kirklees average						
Education		No immediate need for additional Primary or Secondary school places. There is however an increasing trend for Secondary school places.						
Historic Env		Sheep Ings Farmhouse and its attached barn immediately adjacent to this area are Grade II Listed Buildings. The loss of this site and its subsequent development could harm elements which contribute to their significance .						
Flood/drainage		Majority of the site is located in main river flood zone 1. 30% located in flood zone 2 and 4% in flood zone 3; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		High pressure gas pipelines cross the site. Low Emission Travel Plan and Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site sits in an area of urban fringe where there is existing sporadic development in the green belt. The site is between existing residential development and mixed residential and industrial property at the junction with Hagg Lane . This is a flat, well contained site with clear boundaries to three sides. There is no risk of sprawl although the north eastern boundary is less well defined and would leave the property between the site and Granny Lane vulnerable to encroachment.						
Green belt edge		This is an extensive area of green belt that delineates the southern extent of Mirfield. The existing settlement pattern and land use features present the opportunity for settlement extension with limited impact on the openness of the green belt.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion		Site access achievable. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.						

H1664	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.45
Red Laithes Court, Red Laithes Lane, Ravensthorpe					Employment Floorspace		Housing Capacity	15
Transport		Access can be achieved from Broomer Street or Red Laithes Lane. 2.4 x 43m visibility splays required (30mph speed limit).						
Public Health		Levels of obesity are higher than the Kirklees average. Levels of physical activity are lower than the Kirklees average. Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		0.46% of the site is within Flood Zone 2. No surface water objections						
Env Protection		On potentially contaminated land. Contamination assessment phase 1 and 2 required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		There are no significant constraints with the site which cannot be mitigated against at the planning application stage. However, it is potentially contaminated land and 100% of the site is within a high risk coal referral area.						

H794	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.29
Land at, Flash Lane and Dunbottle Lane, Mirfield					Employment Floorspace		Housing Capacity	71
Transport		Site access achievable. Visibility splays required.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		No immediate need for additional Primary or Secondary school places. There is however an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Site is on potentially contaminated land. Phase 1 & 2 Contaminated Land Reports and Low Emission Travel Plan required.						
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat. 0.26ha removed from developable area leaving 2.02ha.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site access is achievable. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.								










H778	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.51
Land off, Huddersfield Road, Dewsbury					Employment Floorspace		Housing Capacity	11
Transport		Outline Planning Permission (2013/60/93196) was granted in August 2014 for residential development on the site. Access to the site is to be provided from Huddersfield Road.						
Public Health		Levels of obesity are higher than the Kirklees average. Levels of physical activity are lower than the Kirklees average. Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of respiratory emergency admissions are higher than the Kirklees average.						
Education		Primary - Mod increase & decrease Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		6.2% of the site is in flood zone 2. No surface water objections						
Env Protection		Road traffic noise may affect new receptors therefore noise assessment required. On potentially contaminated land therefore contamination assessment Phase 1 and 2 needed. Air quality impact assessment and low emission travel plan also required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
There are no significant constraints with the site which cannot be mitigated against at the planning application stage. Outline Planning Permission (2013/93196) was granted in August 2014 for the erection of 11 dwellings								









H2576	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.22
Land south of Red Deer Park Lane, Bristfield, Dewsbury					Employment Floorspace		Housing Capacity	42
Transport		Site access can be achieved from Denby Lane, 2.4m x 43m visibility splays required. The provision of footway is also required along site frontage. Public Right of Ways KIR/209/10 and DEW/81/10 run across the site.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Primary - Decrease Secondary - Increase No need for additional places						
Historic Env		No objection raised						
Flood/drainage		Flood Zone 1. No surface water objections, however, an ordinary watercourse runs along the eastern boundary & a public combined sewer crosses the site.						
Env Protection		On potentially contaminated land. Contamination assessment phase 1 and 2 will be required						
Biodiversity		No objection raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This option is well contained by the existing settlement to the south and a tract of trees to the east which means that there is no risk of sprawl. The northern boundary however is partly formed by the line of Red Deer Park Lane but this lane is not a strong feature on the ground for a short part of its length meaning that the site in part does not follow a defendable boundary. The option would leave a strip of land between the western edge of the site and the settlement, no. 52 Bristfield Road and its garden, as a narrow projection of green belt south of Red Deer Park Lane which would no longer be performing a green belt role.						
Green belt edge		This is an extensive area of green belt where the existing settlement pattern and land use features present opportunities for settlement extension, rounding off or infill without compromising the role and function of the green belt.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						

Conclusion

There are no significant constraints with the site which cannot be mitigated against at the planning application stage. The site is in the green belt, however, it is a natural settlement extension and there is no risk of sprawl. The site is on potentially contaminated land therefore a contamination assessment phase 1 and 2 will be required. It is also within a high risk coal referral area therefore a coal mining risk assessment is required.











H3379	Site is in Green belt	N	Green/Brownfield	PB	Settlement Position	W	Gross Area (Ha)	1.11
Land to the North of Hall Lane, Thornhill, Dewsbury					Employment Floorspace		Housing Capacity	38
Transport		Site access achievable. Visibility splays of 2.4m x 43m (30mph speed limit) are required on Hall Road. Improvements required to the road width and surface and the provision of a pedestrian footway along the site frontage. The existing layout of the Hall Lane / The Combs junction is a concern given the intensification of use. Highways improvements required						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		No immediate need for additional places						
Historic Env		There are a number of Grade II Listed Buildings to the south of this site therefore development of this site could impact upon their significance. The site also lies opposite the Thornhill Conservation Area therefore development of this site could impact upon the significance of this area. There is potential impact on the setting of Scheduled Ancient Monument (PRN55) therefore a pre-determination archaeological evaluation is recommended.						
Flood/drainage		Flood Zone 1. No surface water objections.						
Env Protection		The site is not on or adjacent to contaminated land. However, it is a sensitive end use therefore a contamination assessment phase 1 minimum is required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		There are no significant constraints with the site which cannot be mitigated against at the planning application stage. However, highways improvements and a contaminated land assessment are required. There are a number of Grade II Listed Buildings to the south of this site and it is opposite the Thornhill Conservation Area therefore any development could impact upon their significance. There is potential impact on the setting of Scheduled Ancient Monument (PRN55) therefore a pre-determination archaeological evaluation is recommended.						

H1754	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.62
Land off, Smithy Parade, Dewsbury					Employment Floorspace		Housing Capacity	21
Transport		Third party land required between plot 34 and the site boundary to achieve a suitable site access to adoptable standards.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Primary - Mod decrease Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water objections						
Env Protection		On potentially contaminated land. Contamination assessment phase 1 and 2 required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Land used for horse grazing, no public use. Woodland around southern and eastern boundaries provides attractive setting.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
There are no significant constraints with the site which cannot be mitigated against at the planning application stage. However, third party land is required for suitable access, the site is potentially contaminated land and part of the site is within a high risk coal referral area								
H205	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.69
Land to the east of, Slipper Lane, Mirfield					Employment Floorspace		Housing Capacity	21
Transport		Site access achievable, 2.4m x 43m visibility splays required. Pedestrian facilities will be required to be incorporated within the access arrangements.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		There is no immediate need for additional Primary or Secondary places in this locality.						
Historic Env		No issues raised						
Flood/drainage		Site is within flood zone 1.						
Env Protection		Contaminated land Phase 1 report required						
Biodiversity		No issues identified						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This specific small area of green belt is physically separated from the wider green belt at Mirfield Moor by the line of Slipper Lane. It is an entirely contained area and appears as residential curtilage. The removal of this site from the green belt would have minimal impact on openness and would not undermine the role and function of the green belt in this location.						
Green belt edge		This is a reasonably extensive area of green belt that is separated from the wider green belt by the line of Leeds Road but which retains a countryside character. It is contained on two sides by existing residential development. It serves no strategic role in terms of preventing the merger of settlements and represents an area of urban fringe where there are a number of properties in the green belt close to the settlement edge. This is an existing strong edge which follows Slipper Lane and properties to the rear of Slipper Lane and Sunways, representing the most defensible green belt boundary. The land rises to the north and east where development could be more prominent.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion								
Site access is achievable with third party land. The removal of this site from the green belt would have minimal impact on openness and would not undermine the role and function of the green belt in this location.								

H269	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	2.68
Land north west of, Forge Lane, Thornhill Lees					Employment Floorspace		Housing Capacity	93
Transport		Site access is achievable. However, 2.4m x 43m (30mph speed limit) visibility splays are required along Forge Lane. There has been 3 recorded accidents at the Forge Lane / Lees Hall Road junction in the vicinity of the site in the last 5 years.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Primary - Mod decrease Secondary - Increase No immediate need for additional places						
Historic Env		The site is in close proximity to Thornhill Lees Hall a Grade I Listed Building. The Second Hall, to the south-west of this building is Grade II*.						
Flood/drainage		Flood Zone 1. No surface water objections, however, maps show ponding on the outside of existing building. This requires an assessment including the piped watercourse on site and public surface water sewer						
Env Protection		The site is adjacent to a cement works and a land fill site and there are multiple sources of noise which may affect receptors. An air quality impact assessment, contamination assessment phase 1 and 2, noise assessment and low emission travel plan required.						
Biodiversity		The Calder and Hebble Navigation lies adjacent to this proposed allocation. It is tree lined and likely to provide feeding habitat for bats						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		OLS 1024 - Too small to be considered as Urban Greenspace.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						









Conclusion

There are no significant constraints with the site which cannot be mitigated against at the planning application stage. However, in terms of access 2.4m x 43m (30mph speed limit) visibility splays are required along Forge Lane. The site is adjacent to a cement works and a land fill site and there are multiple sources of noise which may affect receptors. Therefore an air quality impact assessment, contamination assessment phase 1 and 2, noise assessment and low emission travel plan are required. In addition, the site is in close proximity to Thornhill Lees Hall a Grade I Listed Building. The Second Hall, to the south-west of this building is Grade II*. Part of the site is within a high risk coal referral area therefore a Coal Mining Risk Assessment is required. .

H307	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.66
Land to the east of, Long Lane, Earlsheaton					Employment Floorspace		Housing Capacity	15
Transport		Site access is achievable, 2.4m x 43m (30mph speed limit) visibility splays are required on Long Lane. Provision of footway required along the site frontage.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of respiratory emergency hospital admissions are higher than the Kirklees average. Rates of feeling lonely and isolated in the over 65s are higher than the Kirklees average.						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places.						
Historic Env		No objections raised						
Flood/drainage		Chickenley Beck along the eastern part of the site is in flood zone 3 accounting for 9% of the site which has been netted off from the developable area. 14% of the site is in flood zone 2. A flood risk assessment is required for development. An 8m easement should be maintained from main river watercourse. There is culverted water course in the vicinity of this site. The environmental benefits of opening up this culvert should be assessed and if worthwhile opportunity should be sought to improve it through this development. There are no surface water objections however it should be noted that Chickenley beck is main river but not modelled therefore flood risk may be underestimated.						
Env Protection		On potentially contaminated land. Contamination assessment phase 1 and 2 required.						
Biodiversity		Chickenley Beck which runs down the east side of this site is a UK BAP priority habitat and a habitat network. 0.08ha removed from developable area as Chickenley Beck should be retained with associated woodland habitat leaving a minimum buffer zone of 10m. Plant with locally native scrub.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site sits between the settlement edge and existing properties on Long Lane and could represent a small settlement extension between existing built form. There is no risk of sprawl as the site is contained on three sides by urban features and on the forth by a watercourse. The scale of the option has limited impact on the function of the strategic gap with Wakefield.						
Green belt edge		One of the purposes of the green belt is to prevent neighbouring towns merging. This area of green belt forms part of a restricted gap with Wakefield although it has continuity with the Wakefield green belt which prevents physical merger. The existing settlement pattern and land use features present some opportunity for settlement extension providing the gap is maintained.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						

Conclusion









There are no significant constraints with the site which cannot be mitigated against at the planning application stage. The site is in the green belt. It could represent a small settlement extension between existing buildings. There is no risk of sprawl as the site is contained on three sides by urban features and on the forth by a watercourse. The scale of the option has limited impact on the function of the strategic gap with Wakefield. A flood risk assessment, contamination assessment phase 1 and 2 and coal mining risk assessment are required for development. 2.4m x 43m (30mph speed limit) visibility splays are required on Long Lane and provision of footway is required along the site frontage. Chickenley Beck runs down the east side of the site is a UK BAP priority habitat and a habitat network. It should be retained with associated woodland habitat leaving a minimum buffer zone of 10m. Plant with locally native scrub.

H776	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.77
Land between Oxford Road and Reservoir Street, Dewsbury					Employment Floorspace		Housing Capacity	26
Transport		Site access achievable. Access possible from both Oxford Road and Reservoir Street. 2.4m x 43m (30mph speed limit) visibility splays required.						
Public Health		Levels of obesity are higher than the Kirklees average. Levels of physical activity are lower than the Kirklees average. Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised. However, need to be aware of impact on adjacent Conservation Area.						
Flood/drainage		Flood Zone 1. No surface water objections.						
Env Protection		Not on or adjacent to contaminated land. However, sensitive end use therefore contamination assessment phase 1 required as a minimum.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						

Conclusion



There are no significant constraints with the site which cannot be mitigated against at the planning application stage. However, part of the site is within a high risk coal referral area therefore a Coal Mining Risk Assessment is required and there are health issues within the ward. Although the site is not on or adjacent to contaminated land, it is a proposed sensitive end use therefore contamination assessment phase 1 required as a minimum.

H734	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	1.99
Land to the east of, Netheroyd Hill Road, Cowcliffe					Employment Floorspace		Housing Capacity	68
Transport			Site access is achievable and no highway safety issues in the area. A number of footpaths cross the site and should be retained.					
Public Health			Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average					
Education			There is a need for additional primary school places.					
Historic Env			No impact on heritage issues.					
Flood/drainage			Site in Flood Zone 1. Drainage masterplan required.					
Env Protection			No issues relating to air quality, noise or odour. Phase 1 and 2 contaminated land report required.					
Biodiversity			No biodiversity issues.					
Other constraints			None identified.					
Open space			N/A					
Green belt			N/A					
Green belt edge			N/A					
Exceptional Circumstances			N/A					
Conclusion			No overriding constraints that would prevent development on this site.					
H201	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.82
Land east of, Land Road, Lindley					Employment Floorspace		Housing Capacity	21
Transport			Site access achievable from Land Road.					
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.					
Education			There is a need for additional primary places in the vicinity. There is no immediate need for secondary places.					
Historic Env			No objections raised.					
Flood/drainage			The site lies within a Source Protection Zone.					
Env Protection			Road traffic noise may affect new receptors. Noise assessment required					
Biodiversity			No objections raised.					
Other constraints			None identified.					
Open space			N/A					
Green belt			N/A					
Green belt edge			N/A					
Exceptional Circumstances			N/A					
Conclusion			The site is an accepted housing option. Site access is achievable from Land Road. This site has planning permission for 21 dwellings.					
H276	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.95
Land west of, Moorside Road, Kirkheaton					Employment Floorspace		Housing Capacity	33
Transport			Site access achievable and no highway safety issues.					
Public Health			Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average.					
Education			No immediate need for school places.					
Historic Env			No impacts on designated heritage assets.					
Flood/drainage			Site in Flood Zone 1 and no surface water drainage issues.					
Env Protection			No impacts on air quality, noise or odour.					
Biodiversity			The site lies adjacent to UK BAP priority habitat.					
Other constraints			Part or all of the site lies within a high risk coal referral area.					
Open space			N/A					
Green belt			N/A					
Green belt edge			N/A					
Exceptional Circumstances			N/A					
Conclusion			No constraints to development of this site that cannot be mitigated against at the planning application stage. Coal mining risk assessment is required.					

























H706	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	16.8
Land east of, Halifax Road, Birchencliffe					Employment Floorspace		Housing Capacity	392
Transport		Site access is achievable. Access is proposed via Yew Tree Road and Burn Road which is part adopted. Highways England suggest the further mitigation will be required for the strategic road network prior to 2028.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a need for extra primary places in the locality. There is no immediate need for secondary places. However, a site of this size is likely to require school infrastructure improvements to accommodate growth.						
Historic Env		Middle Burn Farmhouse and Lower Burn Farmhouse at the northern edge of this area are a Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.						
Flood/drainage		No objections raised.						
Env Protection		Multiple sources of noise may affect receptors. Noise assessment required.						
Biodiversity		cks and lowland mixed deciduous woodland UK BAP habitats. Remove 3.90ha from developable area leaving 13.21ha						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		1% of the site is overlapped by an open space use.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site is an accepted housing option. Site access is achievable. Access is proposed via Yew Tree Road and Burn Road which is part adopted. Highways England suggest the further mitigation will be required for the strategic road network prior to 2028. There is a need for extra primary places in the locality. There is no immediate need for secondary places. However, a site of this size is likely to require school infrastructure improvements to accommodate growth. Parts of the site have outline planning permission for housing development.								
H551	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.64
Land south of, Holme Avenue, Dalton					Employment Floorspace		Housing Capacity	22
Transport		Site access achievable and no highway safety issues.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for primary or secondary school places. There is however, an increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised. Phase 1 contaminated land report required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site has outline planning permission for residential units (application reference: 2014/92369) therefore the principle for the development of this site has been established.								









H439	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.01
Land south west of, Cockley Hill Lane, Kirkheaton					Employment Floorspace		Housing Capacity	60
Transport		Site access is possible from Cockley Hill Lane.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of feeling lonely and isolated in the under and over 65s are higher than the Kirklees average.						
Education		There is no immediate need for extra primary or secondary places in the locality.						
Historic Env		Site of possible archaeological interest (PRN2344) Pre-det. Archaeological evaluation recommended.						
Flood/drainage		No objections raised.						
Env Protection		74% of the site is in HSE middle zone.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		2% of the site is overlapped by an open space use.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site is an accepted housing option. Site access is achievable from Cockley Hill Lane.								









H31	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.27
Land to the north west of, Woodsome Drive, Fenay Bridge					Employment Floorspace		Housing Capacity	68
Transport		Site access is achievable onto Penistone Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for extra primary and secondary places.						
Historic Env		Close to known archaeological site.						
Flood/drainage		No objections raised.						
Env Protection		Road traffic noise may affect new receptors. Noise assessment required						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is wholly contained by development on three sides and Penistone Road to the west. The site has limited relationship with the wider countryside and would represent infill between existing built form. Penistone Road to the west would present a strong new green belt boundary.						
Green belt edge		This is an extensive area of green belt that washes over the open countryside south of Huddersfield. Locally this area is separated from the wider green belt by the line of Penistone Road and therefore has limited relationship to the wider countryside.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion								
The site is an accepted housing option. Site access is achievable onto Penistone Road. Road traffic noise may affect new receptors. Noise assessment required								

H1694	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.77
Land west of, Lidgett Street, Lindley					Employment Floorspace		Housing Capacity	20
Transport		Site access achievable and no highway safety issues.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		There is a need for additional primary school places.						
Historic Env		Development may affect the setting of adjacent listed buildings.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		No issues relating to air quality, noise or odour. Phase 1 contaminated land report required.						
Biodiversity		Site contains Habitats of Principal Importance.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site has planning permission for 14 dwellings (application reference: 2014/93632) therefore the principal for the development of this site has been established.								
H519	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	10.79
Land north and west of, Gernhill Avenue, Fixby					Employment Floorspace		Housing Capacity	377
Transport		Site access achievable and no local highway safety concerns.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average						
Education		There is a need for additional primary school places.						
Historic Env		Potential impacts on nearby Grade II listed building and roman road may cross part of site. Heritage Impact Assessment required.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage comments.						
Env Protection		Residents may be affected by road traffic noise. Site may also add to air quality issues in the area. Noise Assessment required and Air Quality Impact Assessment required.						
Biodiversity		No impacts on biodiversity.						
Other constraints		None identified.						
Open space		N/A						
Green belt		The site option is contained by existing residential development to the south and east and by the line of Toothill Lane to the north which could present a new green belt boundary. The western boundary appears to be a strong feature on the ground which would prevent sprawl or further encroachment. The character of this site as countryside is somewhat compromised by its containment and overlooking by existing residential property.						
Green belt edge		One of the purposes of the green belt is to prevent neighbouring towns from merging. This site sits in a relatively narrow green belt gap separating Kirklees and Calderdale. However, the M62 motorway prevents any physical merger and the existing settlement pattern and land use features present some opportunity for infilling or rounding off of the settlement.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion								
The site option is contained by existing residential development to the south and east and by the line of Toothill Lane to the north which could present a new green belt boundary. The western boundary appears to be a strong feature on the ground which would prevent sprawl or further encroachment. The character of this site as countryside is somewhat compromised by its containment and overlooking by existing residential property.								



















H2684a	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	9.33
Land Adjacent, Penistone Road/Woodsome Park, Lepton					Employment Floorspace		Housing Capacity	286
Transport		Site access achievable via new road layout with Penistone Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		No immediate need for school places in the area.						
Historic Env		Development may impact on setting of listed buildings and archaeological area of interest. Heritage Impact Assessment required.						
Flood/drainage		Site in Flood Zone 1. No surface water drainage issues.						
Env Protection		Residents may be affected by multiple sources of noise. Noise Assessment required.						
Biodiversity		No biodiversity issues. Site boundary amended to exclude area adjacent Beldon Brook.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The eastern half of this site has boundaries with properties at Woodsome Park, the disused railway line, woodland, field boundaries and the beck which although not ideal do form potential new green belt boundaries. The site encroaches onto the beck and its priority habitats but its large enough to maintain a buffer. Where the site connects to the western half, the boundary for a short length cuts across the railway line following no feature on the ground which would make the new boundary difficult to define. The western part of this site is contained by development on three sides and Penistone Road to the west. The western part would represent rounding off of Lepton and Penistone Road to the west would present a strong new green belt boundary, although the potential southern boundary is less clearly defined. The eastern half of the site is well contained by the beck and field boundaries and has some relationship with the existing edge of Lepton. Considered as a whole therefore, the scale and location of the site would represent a reasonably well related settlement extension.						
Green belt edge		This area of green belt maintains separation between Lepton and Kirkburton/Highburton. The existing settlement pattern and land use features present some opportunity for settlement extension provided that the separation between settlements is maintained. Significant extension to the east is prevented by the presence of Lepton Great Wood. The green belt in this location contains a watercourse and woodland tracts that are environmentally sensitive habitats.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion								
The eastern half of this site has boundaries with properties at Woodsome Park, the disused railway line, woodland, field boundaries and the beck which although not ideal do form potential new green belt boundaries. The site encroaches onto the beck and its priority habitats but its large enough to maintain a buffer. Where the site connects to the western half, the boundary for a short length cuts across the railway line following no feature on the ground which would make the new boundary difficult to define. The western part of this site is contained by development on three sides and Penistone Road to the west. The western part would represent rounding off of Lepton and Penistone Road to the west would present a strong new green belt boundary, although the potential southern boundary is less clearly defined. The eastern half of the site is well contained by the beck and field boundaries and has some relationship with the existing edge of Lepton. Considered as a whole therefore, the scale and location of the site would represent a reasonably well related settlement extension.								
H1657	Site is in Green belt	N	Green/Brownfield	PB	Settlement Position	W	Gross Area (Ha)	2.52
Land north of, Deighton Road, Deighton					Employment Floorspace		Housing Capacity	88
Transport		Site access achievable. There are two or three access options possible from Deighton Road. Public rights of way border the west and north of the site.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		There is a current need for extra primary places in the locality. There is no immediate need for further secondary places.						
Historic Env		No objections raised.						
Flood/drainage		No objections raised.						
Env Protection		70% of the site is in the HSE outer zone and 30% in HSE middle zone. Entertainment noise may affect new receptors, noise assessment required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site is an accepted housing option. Site access achievable. There are two or three access options possible from Deighton Road. Public rights of way border the west and north of the site.								










H684	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.53
Land west of, Oak Tree Road, Fenay Bridge					Employment Floorspace		Housing Capacity	123
Transport		Issue of road safety in vicinity of the site. Also issue of proposed access and suitability, 3rd party land may be required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1 No objections raised to surface water flood risk or surface water drainage. Site would benefit from drainage masterplan.						
Env Protection		On potentially contaminated land, road traffic noise may affect new receptors. Phase 1 & 2 contaminated land report, low emission travel plan and noise assessment required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
There are no significant constraints with the site which cannot be mitigated against at the planning application stage.								
H2685	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.94
Land at Stile Common School, Plane Street, Newsome					Employment Floorspace		Housing Capacity	32
Transport		Site access achievable and no highway safety issues.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		No immediate need for school places.						
Historic Env		No impacts on heritage assets.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		No issues relating to air quality, noise or odour.						
Biodiversity		No biodiversity issues.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
No physical constraints to developing the site that cannot be mitigated against at the planning application stage.								
H87	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.87
Land west of, Lower Quarry Road, Bradley					Employment Floorspace		Housing Capacity	30
Transport		Site access achievable from Lower Quarry Road. Site safety issues, Lower Quarry Road, Leeds Road junction.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average						
Education		There is a need for additional Primary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection.						
Env Protection		Entertainment noise may affect new receptors. Air quality impact assessment, phase 1 contaminated land report and noise assessment required.						
Biodiversity		No impacts on biodiversity.						
Other constraints		Powerlines cross the site.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
There are no constraints to developing the site that cannot be mitigated against at the planning applications stage.								

H215	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.14
Land north of, Edgerton Road, Edgerton					Employment Floorspace		Housing Capacity	41
Transport		Site access is achievable.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a need for further primary places in the vicinity. There is no immediate need for extra secondary places.						
Historic Env		Carnassarie Hazel Grove, the gate piers to 18 and 20 Edgerton Road, and the bus shelter are Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings. The site lies within the Edgerton Conservation Area. The loss of this currently-open area and its subsequent development could harm elements which contribute to the significance of this area.						
Flood/drainage		Small areas of flood risk. Several sewers on site require stand off distances.						
Env Protection		Road traffic noise may affect new receptors. Noise assessment required						
Biodiversity		This site is reverting to woodland from semi-improved grassland. The 1990 survey showed areas adjacent to the Clayton Dike as wet grassland. Wet and neutral grassland/woodland mosaic. Remove 1.13ha						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site is an accepted housing option. Site access is achievable. 1.13ha has been removed from net developable area due to woodland on site. The site has outline planning permission for 41 dwellings.								









H216	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	1.41
Land west of, Shop Lane, Kirkheaton					Employment Floorspace		Housing Capacity	48
Transport		Site access is achievable.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average. Ranks number 1 on the IMD:						
Education		There is no immediate need for extra primary or secondary places.						
Historic Env		No objections raised.						
Flood/drainage		Two separate watercourse converge in this former mill site, district overland flow routes cross site also for accident events. Mill pond present on site. Thorough research required on watercourses prior to even considering layout and no. of properties.						
Env Protection		98% in the HSE middle zone. If industrial land to be retained to the north suggest small buffer zone.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site is an accepted housing option. Site access is achievable.								










H3405	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	1.08
Land north west of, Ruth Street, Newsome					Employment Floorspace		Housing Capacity	69
Transport		Access can be achieved from Hart Street to the north of Ing Lane. However this section of road is unadopted and will require making up to adoptable standard along the site frontage in order to achieve access. A secondary access could be achieved from Ruth Street.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for school places.						
Historic Env		Newsome Mill is a grade 2 listed building. The significance & appearance of the Listed Newsome Mills will need to be respected. Details of how conversion will be achieved will need to be considered. There may be a need for archaeological recording in advance of conversion.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. Although no risk is shown, a known watercourse is connected to ponds to the south east a short distance from site.						
Env Protection		On potentially contaminated land.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site is a new housing option generated through the draft Local Plan consultation and is proposed as an accepted allocation. Access can be achieved from Hart Street to the north of Ing Lane. However this section of road is unadopted and will require making up to adoptable standard along the site frontage in order to achieve access. A secondary access could be achieved from Ruth Street.								
H623	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.39
Land east of, Weatherhill Road, Birchencliffe					Employment Floorspace		Housing Capacity	37
Transport		Site access achievable from Weatherhill Road. Local highway improvements required relating to this site.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a current need of extra primary places in the vicinity. There is no immediate need for secondary places.						
Historic Env		12 and 13 Warren house Lane and the adjacent barn to the west of this area are a Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings. Significant archaeological features excavated in adjacent field (PRN7325).Pre-determination archaeological evaluation recommended.						
Flood/drainage		No objections raised.						
Env Protection		Road traffic noise may affect new receptors. Noise assessment required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Powerlines cross the site.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site is an accepted housing option. Site access achievable from Weatherhill Road but local highway improvements would be required relating to the development of this site. 0.32 hectares removed from the net developable area due to the presence of a pylon.								


















H660	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	4.67
Land east of, Netherton Moor Road, Netherton					Employment Floorspace		Housing Capacity	155
Transport		Site access can be achieved. Improvements would be required to the surrounding local highway network to accommodate a development of this scale. Other improvements may be required on the wider local highway network, depending on assignment and distribution.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average						
Education		No immediate need for school places in the area.						
Historic Env		Site may affect setting of Castle Hill and also lies in close proximity to Honley Conservation Area. The site is also close to an area of known archaeology. Heritage Impact Assessment is required.						
Flood/drainage		Site in Flood Zone 1. Drainage masterplan required for this site.						
Env Protection		Residents may be affected by industry noise and odour from nearby farm. Noise and odour assessment required.						
Biodiversity		Site lies within close proximity to ancient woodland a Habitat of Principal Importance.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is contained by existing development to the north and by roads to the west and east which could form a strong and defensible new green belt boundary. The new boundary to the south could be provided by the existing field boundary although this is not such a strong feature on the ground. The extent of the site presents no risk of merger with Magdale and would result in a well proportioned and contained settlement extension. The site could be released from the green belt without compromising the role and function of the green belt in this location.						
Green belt edge		This is a reasonably extensive area of green belt separating Netherton from Honley. The existing settlement pattern and land use features present some opportunity for settlement extension without undermining the role and function of the green belt.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion		This site is contained by existing development to the north and by roads to the west and east which could form a strong and defensible new green belt boundary. The new boundary to the south could be provided by the existing field boundary although this is not such a strong feature on the ground. The extent of the site presents no risk of merger with Magdale and would result in a well proportioned and contained settlement extension. The site could be released from the green belt without compromising the role and function of the green belt in this location.						
H809	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	4.65
Land north of, Ashbrow Road, Brackenhall					Employment Floorspace		Housing Capacity	162
Transport		Site access is achievable No highways safety issues have been raised.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average						
Education		There is no need for Primary school places with in the catchments area. No immediate need for Secondary school places. Increasing trends for both Primary and Secondary school place.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, phase 1 contaminated land report required.						
Biodiversity		Lowland acid grassland and mixed deciduous woodland UK BAP priority habitat. 1.26ha to be removed from site area.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		No overriding physical constraints to the development of this site. Outline planning permission has been granted on this site (2014/93625) therefore the principle for the development of this site has been established.						









H1728a	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.11
Land Adjacent, Plantation Drive, Newsome					Employment Floorspace		Housing Capacity	108
Transport		Site access achievable and no highway safety issues.						
Public Health		"The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		No immediate need for school places.						
Historic Env		Site may have impact on setting of Castle Hill. A Heritage Impact Assessment will be required.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		Residents may be affected by noise from nearby school. Noise assessment required.						
Biodiversity		No biodiversity issues						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site access achievable and no other constraints to development. The site may affect the setting of Castle Hill, a Heritage Impact Assessment will be required.						
H755	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.25
Land north west of, Bank End Lane, Dalton					Employment Floorspace		Housing Capacity	43
Transport		Site access achievable from Bank End Lane. No highways safety issues have been raised.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is an additional need for Primary school places.						
Historic Env		No impact on heritage assets.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. Drainage masterplan would be required for this site.						
Env Protection		No objections raised. Phase 1 Contaminated Land Report required.						
Biodiversity		No biodiversity issues.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site is an undeveloped UDP allocation. No constraints on site that cannot be mitigated against at the planning application stage.						
H790	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.84
Land east of, Fern Lea Road, Lindley					Employment Floorspace		Housing Capacity	29
Transport		No site frontage to the adopted highway hence third party land required. Access possible from Fern Lea Road. The limit of adoption on Fern Lea Road is adjacent to Catherine Close. Beyond this point Fern Lea Road is unadopted and will require making up to adoptable standard to achieve access.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a current need for further primary places in the vicinity. There is no immediate need for extra secondary places.						
Historic Env		No objections raised.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site is an accepted housing option. The site does not have a frontage to the adopted highway however access possible from Fern Lea Road with the use of 3rd party land. The limit of adoption on Fern Lea Road is adjacent to Catherine Close. Beyond this point Fern Lea Road is unadopted and will require making up to adoptable standard to achieve access.						









H2594a	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	6.33
Minerva Works, Crossley Lane, Kirkheaton					Employment Floorspace		Housing Capacity	194
Transport		Site access is achievable.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average.						
Education		There is no immediate need for extra primary or secondary places.						
Historic Env		6-10 Cold Royd Lane to the north of this area and 1-7 School Lane to the east are Grade II Listed Buildings.						
Flood/drainage		No objections raised.						
Env Protection		Majority of the site is in HSE middle zone. Small part of site in high pressure gas pipeline inner zone. Industry noise may affect new receptors. Noise assessment required,						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site is an accepted housing option. Access can be achieved onto Cold Royd Lane and Crossley Lane. The site is covered by two separate planning permissions for housing equating to 194 dwellings in total.								
H3350	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	2.04
Land to the south east of Knowle Road, Kirkheaton					Employment Floorspace		Housing Capacity	70
Transport		Site access is achievable from Cockley Hill Lane.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of feeling lonely and isolated in the under and over 65s are higher than the Kirklees average.						
Education		There is no immediate need for extra primary or secondary places.						
Historic Env		No objections raised.						
Flood/drainage		No objections raised.						
Env Protection		Part of the site is in the HSE middle zone.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is well proportioned and well configured relative to the settlement edge and although it would introduce development on the elevated slope adjacent to Cockley Hill Lane there is existing development already at that level. There is an existing unmarked edge to the green belt adjacent to the undeveloped safeguarded land site and this site presents the opportunity to create a defendable new green belt boundary. The proposed new boundary is well treed which will help to screen new development thereby limiting impact on openness. The degree of containment and settlement form limits this sites relationship to the wider countryside.						
Green belt edge		This is an extensive area of green belt where the existing settlement pattern, roads and landform present numerous opportunities for settlement extension without significantly impacting on the openness of the green belt. The land rises significantly towards the north and east where development could be more prominent.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion								
The site is an accepted housing option. Site access is achievable from Cockley Hill Lane. This site is well proportioned and well configured relative to the settlement edge and although it would introduce development on the elevated slope adjacent to Cockley Hill Lane there is existing development already at that level. There is an existing unmarked edge to the green belt adjacent to the undeveloped safeguarded land site and this site presents the opportunity to create a defendable new green belt boundary. The proposed new boundary is well treed which will help to screen new development thereby limiting impact on openness. The degree of containment and settlement form limits this sites relationship to the wider countryside.								











H1935	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	1.27
Land south of, Cambridge Road, Huddersfield					Employment Floorspace		Housing Capacity	44
Transport		Site access can be achieved from Cambridge Road. The visibility splays to the right of the junction of Cambridge Road / Claire Hill are sub-standard and would require improvement.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a current need for extra primary places in the vicinity. There is no current need for secondary places.						
Historic Env		This site adjoins the boundary of the Greenhead Park Conservation Area. The site forms the setting of a number of Listed Buildings. Design and layout will be important.						
Flood/drainage		No objections raised.						
Env Protection		Multiple sources of noise may affect receptors. Noise assessment required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
This is an accepted housing site. Site access can be achieved from Cambridge Road although the visibility splays to the right of the junction of Cambridge Road / Claire Hill are sub-standard and would require improvement.								











H764	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.62
Land west of, Sunningdale Road, Crosland Moor					Employment Floorspace		Housing Capacity	21
Transport		Site access can be achieved through an extension to Sunningdale Road. No highways safety issues have been raised.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average						
Education		There is an additional need for Primary school places. No additional need for Secondary school places. There is however an increasing trend for places.						
Historic Env		Dryclough Hotel adjacent to this site is a Grade II Listed Building. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building. Heritage Impact Assessment required.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Site is on potentially contaminated land, Phase 1 & 2 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		Part of the site includes play provision, area has been netted off.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
Site access achievable from Sunningdale Road. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.								









H1731a	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.53
Land Adjacent, Orchard Terrace, Newsome					Employment Floorspace		Housing Capacity	18
Transport		Site access achievable through an extension to Prince Street.						
Public Health		No applicable health issues.						
Education		No immediate need for school places.						
Historic Env		No impact on heritage assets.						
Flood/drainage		Site in Flood Zone 1. No issues in relation to surface water flooding.						
Env Protection		No issues relating to air quality, noise, odour or contamination.						
Biodiversity		No biodiversity issues						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	No identified constraints that cannot be mitigated at the planning application stage.							
H2730a	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	12.46
Land south east of, Hermitage Park, Lepton					Employment Floorspace		Housing Capacity	312
Transport		Whilst it is generally considered that some residential development served off Hermitage Park is likely to be acceptable the Council are sceptical that the proposed circa 300 dwellings and associated transportation movements could be confidently met safely and efficiently from Hermitage Park and the immediate local highway network. However access could be achieved via housing option site H2684 were both sites to be developed at the same time. This site option includes a new access point at.....						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		No immediate need for school places in the area.						
Historic Env		Development may impact on adjacent listed buildings. Heritage Impact Assessment required.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		No air quality, noise or odour issues on site. Air Quality Impact Assessment required.						
Biodiversity		Provide stand off distance of 20m from Lepton Great Wood Local Wildlife Site and maintain hedgerows within the site.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This large site is contained by the edge of Lepton to the west, Lepton Great Wood to the east and follows field boundaries, so there is little risk of sprawl or further encroachment. While this is an area of countryside its degree of containment limits its relationship to the wider countryside. The site would be large enough to allow a buffer with the woodland to the east to protect its habitats and in the south to maintain a buffer with the brook.						
Green belt edge		This area of green belt maintains separation between Lepton and Kirkburton/Highburton. The existing settlement pattern and land use features present some opportunity for settlement extension provided that the separation between settlements is maintained. Significant extension to the east is prevented by the presence of Lepton Great Wood. The green belt in this location contains a watercourse and woodland tracts that are environmentally sensitive habitats.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion	The site represents an incursion into the Green Belt however this large site is contained by the edge of Lepton to the west, Lepton Great Wood to the east and follows field boundaries, so there is little risk of sprawl or further encroachment. While this is an area of countryside its degree of containment limits its relationship to the wider countryside. The site would be large enough to allow a buffer with the woodland to the east to protect its habitats and in the south to maintain a buffer with the brook. Access to the site can be achieved via two access points to the north on Rowley Lane and Hermitage Park (limited numbers) and through adjacent accepted site H2684a via Penistone Road.							









H121	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.43
Land north of, New Hey Road, Salendine Nook					Employment Floorspace		Housing Capacity	15
Transport		Site access achievable from New Hey Road. Bus stop lay-by on New Hey Road will need to be re-located in order to achieve access.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a need for extra primary places in the locality. There is no immediate need for secondary places.						
Historic Env		No objections raised.						
Flood/drainage		No objections raised.						
Env Protection		Road Traffic Noise may affect new receptors. Noise Assessment required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This is an accepted housing option. Site access achievable from New Hey Road. Bus stop lay-by on New Hey Road will need to be re-located in order to achieve access. Road traffic noise may affect new receptors.								











H754	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.65
Land north west of, Forest Road, Almondbury					Employment Floorspace		Housing Capacity	22
Transport		Site access achievable. No issues have been raised in regards to site safety issues.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional school places.						
Historic Env		No impact on heritage assets.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, phase 1 contaminated land report required.						
Biodiversity		No issues in terms of biodiversity.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
There are no significant constraints with the site which cannot be mitigated against at the planning application stage.								









H1679	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	10.05
Land north of, Fenay Lane, Almondbury					Employment Floorspace		Housing Capacity	274
Transport		There is a public right of way crossing the site.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a current need for further primary places.						
Historic Env		This site forms part of the area of open countryside which contributes to the setting of the Scheduled Monument at Castle Hill. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument. Site contains area of archaeological interest. Recommend pre-determination archaeological evaluation.						
Flood/drainage		Part of site in flood zone 3 which has been removed from net area. Ordinary watercourse crossing the site with surface water ponding to a depth of over 1.2m to the eastern boundary of the site. Numerous records of flooding at the junction of Fenay Lane & Penistone Road.						
Env Protection		Multiple sources of noise may affect receptors. Noise assessment required.						
Biodiversity		Fenay Beck, lowland mixed deciduous woodland and hedgerows are all present on this site and UK BAP priority habitats. Remove woodland and Fenay Beck with a 10m buffer. The remaining northern part of the site is likely to be acceptable. Fenay Beck and flood plain plus woodland and hedgerows for a significant east west corridor. Remove woodland and flood plain from developable area. If possible retain the native species hedgerows within any layout. Some development likely to be acceptable. Remove 2.35ha from developable area leaving 7.83ha.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is contained on three sides by existing residential development, roads and tracts of trees and as such could be regarded as rounding off the settlement in this location. The green belt analysis recognises the presence of steep and prominent slopes but Fenay Lane and Penistone Road provide strong defendable features beyond the current green belt boundary which would serve to prevent sprawl.						
Green belt edge		Locally this area is separated from the wider green belt by Fenay Lane, limiting its relationship to the wider countryside. Opportunities for settlement extension or rounding off are limited by the presence of steep and prominent slopes but Fenay Lane and Penistone Road provide strong defendable features beyond the current green belt boundary which would serve to prevent sprawl.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion								
The site is an accepted housing option. The site is crossed by a public right of way. 2.35ha has been removed from the net developable area due to flood risk and UK BAP priority habitat on site.								

H102	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.53
Land to the west of, Netherton Moor Road, Netherton					Employment Floorspace		Housing Capacity	123
Transport		Given the scale of the development, a Transport Assessment will be required as part of any application which will assess the impact of development traffic on the local highway network. Subject to highway improvements in context with the development and the local highway network, HDM considers that the proposed development would not result in any significant detriment to the efficiency and safe use of the local highway network.						
Public Health		Levels of obesity are amongst the highest in the district. Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average. Ranks number 1 on the IMD.						
Education		No immediate need for primary school places.						
Historic Env		The site impacts on the setting of Castle Hill. Heritage Impact Assessment required.						
Flood/drainage		Flood Management are aware of surface water flooding issues around the site and Hawkroyd Bank Road. Drainage masterplan required.						
Env Protection		Air Quality Impact Assessment, Low Emission Travel Plan, Phase 1 Contaminated Land Report, Noise Assessment and Odour Assessment will be required due to Hinchcliffes farm shop located nearby.						
Biodiversity		Site boundary amended to provide buffer to Local Wildlife Site therefore no detrimental impact on biodiversity.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is contained by existing residential development to the west and by Netherton Moor Road to the east. The existing buildings constituting Hinchcliffe's farm and shop are immediately to the south east and so the site appears to be infilling between built form. The site could be released from the green belt without compromising the role and function of the green belt in this location. However, adjacent to 35 Lavender Court it cuts across a field for a short distance and the field boundary that marks the south eastern extent of the site is a very weak feature on the ground.						
Green belt edge		This is a reasonably extensive area of green belt separating Netherton from Honley. The existing settlement pattern and land use features present some opportunity for settlement extension without undermining the role and function of the green belt.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion		This site is contained by existing residential development to the west and by Netherton Moor Road to the east. The existing buildings constituting Hinchcliffe's farm and shop are immediately to the south east and so the site appears to be infilling between built form. The site could be released from the green belt without compromising the role and function of the green belt in this location. The site impacts on the setting of Castle Hill - a Heritage Impact Assessment will be required.						

H292	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.78
Haughs Road, Quarmby					Employment Floorspace		Housing Capacity	27
Transport		Two different site boundaries are shown when comparing site option H292 with the recently approved outline planning permission. Whilst the H292 allocation boundary shows no site frontage to Hollyfield Avenue, the red line boundary for the permitted development shows this to include up to the back of footway on Hollyfield Avenue. Based on the red line boundary associated with the recent outline permission, HDM agree that a suitable access can be achieved from Hollyfield Avenue.						
Public Health		The site is not located within the 12 Kirklees wards that have identified public health issues that land use planning could help to intervene/mitigate.						
Education		There is a need for additional primary school places.						
Historic Env		The site is located within the Quarmby Fields Conservation Area.						
Flood/drainage		Site in Flood Zone 1. Parts of the site have surface water flooding.						
Env Protection		No issues in terms of air quality, noise or odour.						
Biodiversity		No biodiversity issues within the site.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site was rejected in the draft plan on the grounds of transport. The presumption in the draft was that the access would come off Haughs Road in fact the access to the site is from Hollyfield Avenue. This site received outline planning on 26th November 2015 Huddersfield Committee (application number ; 2015/60/91093/W). Assessment has been amended to take account of the planning permission. Site boundary amended to accommodate the access point from Hollyfield Avenue.						

H481	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	3.34
Land north of, Blackmoorfoot Road, Crosland Hill					Employment Floorspace		Housing Capacity	116
Transport		Site access achievable and no highway safety issues.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average						
Education		There is a need for additional school places in this area.						
Historic Env		Development may affect setting of a number of listed buildings in near vicinity.						
Flood/drainage		Site in Flood Zone 1 and no surface water drainage issues.						
Env Protection		Site may be affected by industrial noise. Noise Assessment and Phase 1 &2 contamination report required.						
Biodiversity		No impacts on biodiversity						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		No overriding constraints that would affect development of this site.						









H1747	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	56.37
Land north of, Bradley Road, Bradley					Employment Floorspace		Housing Capacity	1577
Transport		Additional mitigation above schemes already programmed will be required during the plan period. Local highway links can be made acceptable through highway improvements in contact with the development and the local highway network. Multiple access points required and third party land required for access with numerous potential options. A Public Right of Way crosses the site.						
Public Health		Levels of obesity are higher than the Kirklees average. Need to ensure there are adequate physical activity opportunities, consider restricting the numbers of fast food takeaways, ensure that developments include opportunity to grow fruit and vegetables, i.e. community gardens, allotments						
Education		Likely to generate significant demand for 0-5 early learning / childcare places between 2019 and 2021.Places require one large resource or two average sized resources. After school provision (around 2026) required.						
Historic Env		Layout and design to consider potential impacts on Grade II listed building to the north-west of this site. A heritage impact assessment is required.						
Flood/drainage		The site is in flood zone 1. Various ordinary watercourses throughout the site.						
Env Protection		The eastern part of the site is on historic landfill. There is an active landfill site along the eastern boundary. The site is recorded as contaminated land therefore phase 1 and 2 contamination reports required. More than 150 houses are being introduced to an area of poor air quality therefore an air quality impact assessment is required. Noise assessment needed to assess the implications of the motorway traffic noise. Nearby farm therefore odour assessment required. Travel Plan needed.						
Biodiversity		Woodland and ponds should be retained including a 10 metre buffer around the pond. Connectivity within the site should be enhanced.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site. Powerlines cross the site.						
Open space		N/A						
Green belt		The part of this extensive site that is in the green belt encompasses Bradley Golf Course. The area of the golf course is buffered from the motorway by the significant track of woodland at Bradley Wood. Bradley Wood continues to the north beyond the motorway so there is no risk of physical merger with Calderdale. While the strategic gap is lessened, it is not compromised. The site is extensive enough to allow a buffer with the trees which are a countryside feature best protected by their green belt designation. To the east the site is located on elevated ground where development is likely to be prominent, although the trees to the immediate east will provide some screening from wider views.						
Green belt edge		This site is located within an area of green belt that performs the strategic role of preventing the further merger of Kirklees with Calderdale. There are however some opportunities for settlement extension which due to the existing settlement form and land use features could be achieved without significantly undermining the role of the green belt in this location.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion		There are no significant constraints with the site which cannot be mitigated against at the planning application stage. Assessment in relation to the loss of this facility has been undertaken which shows that the use of this site as a housing allocation is consistent with national planning policy.						
		Site access is achievable. Wider highway network improvements are required including potential improvements to the strategic road network but the Local Plan evidence base confirms that there is a reasonable prospect of this being delivered.						
		The site is buffered from the motorway by the significant area of woodland at Bradley Wood. Bradley Wood continues to the north beyond the motorway so there is no risk of physical merger with Calderdale. While the strategic gap is lessened, it is not compromised. The site is well related to the form of the settlement in this location and presents defensible new green belt boundaries. The council considers that exceptional circumstances can be demonstrated to remove this land from the green belt.						
		This site is of strategic importance for delivering growth in the district.						
		A primary school to be provided on site to mitigate education capacity issues. Early years and childcare provision will also be required. Secondary school provision either on this site or in the locality should be considered during the plan period.						

H1783	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	14.11
Land east of, Thewlis Lane, Crosland Hill					Employment Floorspace		Housing Capacity	243
Transport		Improvements would be required to the surrounding local highway network to accommodate a development of this scale. Other improvements may be required on the wider local highway network, depending on assignment and distribution .Likely issues with Blackmoorfoot Road, Thewlis Lane, Crosland Hill Road and Deep Lane and associated junctions.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of feeling lonely and isolated in the under/over 65s are higher than the Kirklees average.						
Education		There is a current need for additional primary places. 500 new dwellings is likely to have a significant impact.						
Historic Env		Site contains site of archaeological interest (PRN 12684) Site has been archaeologically evaluated. If affected post-determination archaeological recording select area. Site is in an area that affects the setting of Castle Hill.						
Flood/drainage		EA - On active landfill (north of site) and quarry opposite - Wellfield Quarry is currently permitted and allows the deposit of inert waste only. Although the permit should address noise dust mud etc these issues should be considered if housing is proposed in the vicinity of the site. The site is also still being quarried.						
Env Protection		Industry noise may affect new receptors. Noise Assessment require.						
Biodiversity		Lowland acid grassland and heathland on sections of this site are UK BAP priority habitat. Remove these areas and provide linking habitat. Acid grassland/heathland corridor. Protect existing habitat and provide connecting link between the two area.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						

Conclusion

The site is an accepted housing option. Improvements would be required to the surrounding local highway network to accommodate a development of this scale. Other improvements may be required on the wider local highway network, depending on assignment and distribution.


















Likely issues with Blackmoorfoot Road, Thewlis Lane, Crosland Hill Road and Deep Lane and associated junctions. There is a current need for additional primary places. 500 new dwellings is likely to have a significant impact. Areas of the site are covered by Lowland acid grassland and heathland which are UK BAP priority habitat. These have not been removed from the net developable area as the site has planning permission for mineral extraction. Site layout and biodiversity considerations can be addressed once the mineral extraction has occurred and the site has been remediate. Because of this the development of this site has been assessed to occur later on in the plan period, with a proportion of the site being developed after the Local Plan period.









H202	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.61
Land north of, New Hey Road, Salendine Nook					Employment Floorspace		Housing Capacity	19
Transport		Site access achievable from New Hey Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a need for further primary places in the vicinity. There is no current need for secondary places.						
Historic Env		Salendine Nook Baptist Church to the west of this site is a Grade II Listed Building. The loss of this area and its subsequent development could harm elements which contribute to its significance.						
Flood/drainage		The northern site boundary is an overland surface water flood route and should be kept clear, preferably open space so gardens don't become flood routes. Specific flow route / watercourse will require stand off distances.						
Env Protection		Road traffic noise may affect new receptors. Noise assessment required.						
Biodiversity		Protected trees run along the northern border of the site.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						










Conclusion









This site is an accepted housing option. Site access is achievable from New Hey Road. Mitigation may be required for adjacent listed building and protected trees may require a lower density or specific mitigation. 0.06ha removed for TPO trees.











H1811	Site is in Green belt	N	Green/Brownfield	PB	Settlement Position	W	Gross Area (Ha)	2.38	
Land south east of, Blue Bell Hill, Newsome							Employment Floorspace	Housing Capacity	82
Transport		Site access can be achieved via an extension to Mansion Gardens. There is a public right of way crossing the site.							
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.							
Education		There is no immediate need for extra primary or secondary places in the vicinity.							
Historic Env		Taylor Hill Working Men's Club is a Grade II Listed Building.							
Flood/drainage		No objections raised.							
Env Protection		No objections raised.							
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat. Great crested newts 140m to north of allocation. Linked by good terrestrial habitat. Remove 1.42ha from developable area leaving 0.95ha.							
Other constraints		Part or all of the site lies within a high risk coal referral area.							
Open space		19% of the site is overlapped by an open space use.							
Green belt	N/A								
Green belt edge	N/A								
Exceptional Circumstances	N/A								
Conclusion									
The site is an accepted housing option. Site access can be achieved via an extension to Mansion Gardens. West Yorkshire Ecology recommend removing 1.42ha from developable area leaving 0.95ha. This has not been done at allocation stage as the site is considered to be of limited biodiversity value, and such issues can be addressed as part of the layout of a development at planning application stage.									
H737	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.5	
Land west of, Stead Lane, Kirkheaton							Employment Floorspace	Housing Capacity	87
Transport		Site access can be achieved and no highway safety issues at the site. Improvements to Bankfield Lane will be required.							
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of feeling lonely and isolated in the under and over 65s are higher than the Kirklees average.							
Education		No immediate need for school places.							
Historic Env		No impact on heritage assets.							
Flood/drainage		Site in Flood Zone 1. No surface water drainage issues. Drainage masterplan required.							
Env Protection		No issues relating to air quality, noise or odour. Phase 1 and 2 contaminated land report required.							
Biodiversity		No impacts on biodiversity.							
Other constraints		None identified.							
Open space	N/A								
Green belt	N/A								
Green belt edge	N/A								
Exceptional Circumstances	N/A								
Conclusion									
No overriding physical constraints to developing this site that cannot be mitigated against.									
H1647	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	1.29	
Land north of, Flint Street, Fartown							Employment Floorspace	Housing Capacity	45
Transport		Site access achievable from Flint Street or Alder Street.							
Public Health		Levels of obesity are higher than the Kirklees average. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.							
Education		There is a current need for further primary places in the locality. There is no immediate need for secondary places.							
Historic Env		No objections raised.							
Flood/drainage		11% of the site is in Flood Zone 2.							
Env Protection		Multiple sources of noise may affect receptors. Noise assessment required. Industry is nearby, Odour Assessment required.							
Biodiversity		No objections raised.							
Other constraints		Part or all of the site lies within a high risk coal referral area.							
Open space	N/A								
Green belt	N/A								
Green belt edge	N/A								
Exceptional Circumstances	N/A								
Conclusion									
This is an accepted housing site. Site access achievable from Flint Street or Alder Street.									

H94	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.53
Land to the west of, Henry Frederick Avenue, Netherton					Employment Floorspace		Housing Capacity	132
Transport		Site access achievable and no highway safety issues.						
Public Health		Levels of obesity are amongst the highest in the district. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average.						
Education		No immediate need for school places.						
Historic Env		No impact on heritage assets.						
Flood/drainage		Site within Flood Zone 1 and no surface water drainage issues.						
Env Protection		No issues relating to air quality, noise or odour.						
Biodiversity		The north of the site lies adjacent to Dean Wood Local Wildlife Site.						
Other constraints		None identified.						
Open space		N/A						
Green belt		The site is contained by landform and trees to the north and by existing development to the south and does not encroach on a significant scale towards South Crosland, although it may be prominent on rising land to the north. The site is an area of countryside and borders Dean Wood Local Wildlife Site to the north but is large enough to incorporate a buffer to protect sensitive environmental habitats. Release of the site would constitute encroachment and would also leave an isolated field between the site and the settlement edge bordering the wood to the north but this should not be removed from the green belt in order to protect its woodland setting.						
Green belt edge		This is an extensive area of green belt, but does have restricted width to the overwashed settlement of South Crosland. There is little risk of sprawl as it is contained by landform and trees to the north and by development on Church Lane to the south. There are numerous field boundaries to provide opportunities for limited expansion without undermining the role and function of the green belt in this location.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion								
The site is contained by landform and trees to the north and by existing development to the south and does not encroach on a significant scale towards South Crosland, although it may be prominent on rising land to the north. The site is an area of countryside and borders Dean Wood Local Wildlife Site to the north but is large enough to incorporate a buffer to protect sensitive environmental habitats. Release of the site would constitute encroachment and would also leave an isolated field between the site and the settlement edge bordering the wood to the north but this should not be removed from the green belt in order to protect its woodland setting. Site would not have detrimental impact upon the role and function of the GB in this location and is therefore a suitable site for development. There are no physical constraints to the development of this site that cannot be mitigated against in the planning applications stage.								
H789	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.75
Land west of, Tanyard Road, Salendine Nook					Employment Floorspace		Housing Capacity	26
Transport		Site access achievable from Tanyard Road and Greenfield Avenue.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a need for extra primary places in the vicinity. There is no immediate need for secondary places.						
Historic Env		Part of site potential archaeologically significant (PRN6074) Recommend pre-determination archaeological evaluation.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site is an accepted housing option. Site access achievable from Tanyard Road and Greenfield Avenue.								

H616	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.94
Land west of, Fenay Bridge Road, Lepton					Employment Floorspace		Housing Capacity	32
Transport		Site access achievable onto Wakefield Road and Fenay Bridge Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for extra primary or secondary places in the locality.						
Historic Env		No objections raised.						
Flood/drainage		No objections raised.						
Env Protection		Railway noise may affect receptors. Noise assessment required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
The site is an accepted housing option. Site access achievable onto Wakefield Road and Fenay Bridge Road.								









H1656	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	0.95
Land south of, St Thomas Gardens, Bradley					Employment Floorspace		Housing Capacity	18
Transport		Site access can be achieved from St. Thomas Gardens.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		There is a current need for additional primary places in the locality. There is no immediate need for further secondary places.						
Historic Env		No objections raised.						
Flood/drainage		There is existing sewerage infrastructure crossing the site. Stand-off distances of between a minimum 3 and 6 metres (from the centre-lines of each pipe) will be required. This will affect the layout of any development on this site.						
Env Protection		No objections raised.						
Biodiversity		West Yorkshire Ecology identify that there is lowland mixed deciduous woodland around the fringe on southern and eastern boundaries. Remove woodland from developable area. Remainder likely to be acceptable. Remove 0.41ha from developable area leaving 0.54ha.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Community centre with multi use games area and amenity space. Amenity space mainly grassed with some mature trees - assessed as medium value.						
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
The site is an accepted housing option. The site contains a multi-use-games area. Replacement of the existing MUGA facility in the vicinity of the site will be required as part of the development of this site.								









H101	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	4.85
Land north of, Jackroyd Lane, Newsome					Employment Floorspace		Housing Capacity	150
Transport		Site access can be achieved from Aysgarth Road, Newsome Road and Garsdale Road, which are adopted.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for further primary or secondary places.						
Historic Env		This site forms part of the area of open countryside which contributes to the setting of the Scheduled Monument at Castle Hill. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument.						
Flood/drainage		Soakaways on steeper sloping sites have a risk of re-emergence that cannot be adequately assessed off site. No known watercourses on site. Nearest over 100 metres and requires access via 3rd party land. Protect properties from run off. Steep slope towards the site. Two public sewers shown crossing the site, stand off distances required.						
Env Protection		No objections raised.						
Biodiversity		This site includes an area of lowland mixed deciduous woodland UK BAP priority habitat. Remove this habitat from the proposed allocation and buffer the remaining woodland with 10m of additional locally native scrub planting. There is a woodland corridor running east-west which would benefit from locally native tree planting throughout any development of this site. Likely to be acceptable with enhancement around existing woodland and native tree planting in the landscaping. Remove 0.75ha of developable area leaving 4.29ha.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This is an accepted housing option. The site is in an area of undeveloped land that is of significant importance to the setting of the Castle Hill Scheduled Ancient Monument as identified in the Castle Hill Setting Study. A heritage impact assessment will be produced to address the sensitivity of this site.						













H351	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	11.97
Land north of, Bradley Road, Bradley					Employment Floorspace		Housing Capacity	381
Transport		Additional mitigation above schemes already programmed will be required during the plan period. Local highway links can be made acceptable through highway improvements in contact with the development and the local highway network. Two access points required and third party land required for access.						
Public Health		Levels of obesity higher than the Kirklees average. Need to ensure there are adequate physical activity opportunities to enable increases in physical activity.						
Education		Increasing trends in primary and secondary but site capacity could impact on school place planning.						
Historic Env		Layout and design to consider potential impacts on Grade II listed building to the north-west of this site. A heritage impact assessment is required. Potential impact on archaeological site therefore would require post determination fieldwork by condition.						
Flood/drainage		Site is in flood zone 1. Limited opportunities for surface water drainage. Connection to a nearby watercourse would require crossing third party land.						
Env Protection		Site is not recorded as contaminated land but a phase 1 contamination report is required. Travel Plan required. Air quality impact assessment required. Noise assessment and odour assessment required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is reasonably well related to the existing settlement being bounded on two sides by the ribbon development along Bradford Road and Bradley Road and its northern extent, while reducing the width of the gap, would not compromise the strategic role of the green belt. This area retains some character as countryside where new development could be an encroachment, although there is also a close association with the settlement edge.						
Green belt edge		This site is located within an area of green belt that performs the strategic role of preventing the further merger of Kirklees with Calderdale. There are however some opportunities for settlement extension which due to the existing settlement form and land use features could be achieved without significantly undermining the role of the green belt in this location.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						









Conclusion









This site is reasonably well related to the existing settlement being bounded on two sides by the ribbon development along Bradford Road and Bradley Road and its northern extent would not compromise the strategic role of the green belt. Site access can be achieved with third party land, wider highway network improvements required including potential improvements to the strategic road network. Reports required in relation to odour, noise and air quality to determine the level of mitigation required. A heritage impact assessment is needed to assess the implications of this allocation on the setting of the listed building to the west of this site.

H200	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.44
Land to the South of, Mill Moor Road, Meltham					Employment Floorspace		Housing Capacity	13
Transport		Access achievable if visibility splays are provided on Mill Moor Road. Pedestrian facilities will be required to be incorporated within the access arrangements.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1. Soak ways not advised for drainage due to proximity of cellared properties.						
Env Protection		No objections raised.						
Biodiversity		830m away from SSSI / SPA / SAC. Habitat Risk Assessment required.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Development on the site would need to have satisfactory access from Mill Moor Road and pedestrian facilities incorporated. Habitat Risk Assessment required given proximity of SPA. Further investigation of surface water flood risk required. Will require adequate opportunities for physical activity to be delivered.								

H768	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.82
Land to the West of, Willow Close, Skelmanthorpe					Employment Floorspace		Housing Capacity	28
Transport		Access possible from Willow Close and Beechfield Avenue.						
Public Health		No applicable health problems.						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		Site on edge of conservation area. Potential impact on setting of Grade II listed St Aidan's Church. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the heritage assets.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage, may require 3rd party land for connection to sewer.						
Env Protection		No objections raised.						
Biodiversity		An assessment of the impacts on great crested newts should be conducted prior to development.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Access achievable from Willow Close and Beechfield Avenue. Site is in flood zone 1 with limited options for surface water drainage. Site is on edge of conservation area and adjacent to Grade II listed St Aidan's Church. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the heritage assets. An assessment of the impacts on great crested newts should be conducted prior to development.								









H2585	Site is in Green belt	Y	Green/Brownfield	B	Settlement Position	E	Gross Area (Ha)	1.34
Land to the south of, Water Street, Holmbridge					Employment Floorspace		Housing Capacity	19
Transport		Direct site access achievable but some on-street parking issues. Sub-standard junctions with A6024 (width, alignment, gradients and pedestrian facilities. No further intensification of use above that previously consented is appropriate for this site (19 dwellings).						
Public Health		Levels of obesity are higher than the Kirklees average. Need to ensure there are adequate physical activity opportunities to enable increases in physical activity.						
Education		Decreasing trends in primary and secondary. No immediate need for additional capacity.						
Historic Env		Grade II Listed Buildings in close proximity to the site and the site lies within the Hinchliffe Mill Conservation Area. Site would require an archaeological condition attached to any planning permission. A heritage impact assessment would be required.						
Flood/drainage		High flood risk areas could impact on configuration of the site. The River Holme runs along the northern boundary.						
Env Protection		Potentially contaminated land therefore phase 1 and 2 contamination assessment required.						
Biodiversity		Potential mitigation required for increased recreational needs of residents to avoid impacts on the SPA/SAC/SSSI areas. The site lies adjacent to UK BAP Priority habitats therefore developable area reduced.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This option extends marginally into the green belt over the area occupied by a former industrial building, now demolished. The area is hardstanding, forms part of a site with permission for redevelopment and is physically separated from the open agricultural land to the south west by a steep change in levels, the site being lower than the surrounding land. Removing this small area of green belt would have minimal impact on openness and would allow a long term boundary to be maintained once the redevelopment scheme is implemented.						
Green belt edge		This is an extensive area of green belt but where opportunities for settlement extension are limited by the presence of steep slopes where development may be prominent and by sensitive environmental habitats.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion								
This site was formerly in industrial use and has benefited from planning permission where development appears to have started. This option extends marginally into the green belt over the area occupied by a former industrial building which has now been demolished. Removing this small area of green belt would have minimal impact on openness and would allow a long term boundary to be maintained once the redevelopment scheme is implemented. Access is considered acceptable at the capacity anticipated which would not include development within high flood risk areas. It is anticipated that the other constraints can be overcome to deliver housing on this site during the plan period.								
H129	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	9.65
Land to the East of, Woodhouse Road, Brockholes					Employment Floorspace		Housing Capacity	124
Transport		Suitable access provided in planning permission on the site. Impact on SRN will not be mitigated by committed schemes.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Site adjacent to River Holme, very small overlap with Flood zone 3. This removed from net area.						
Env Protection		Potential noise from nearby industrial units.						
Biodiversity		Part of site removed as it forms part of mixed deciduous woodland - UK BAP priority habitat.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Suitable site access is set out in the planning permission for the site. The site is adjacent to the River Holme and has a small overlap with flood zone 3 which has been removed from the net area. Part of the site has been removed from the net area as it forms part of UK BAP priority habitat.								









H294	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.06
Land to the east of, St Mary's Avenue, Netherthong					Employment Floorspace		Housing Capacity	32
Transport		Site access achievable.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and secondary. No immediate need for additional capacity.						
Historic Env		Potential impacts on Netherthong/Deanhouse Conservation Area therefore a heritage impact assessment required although planning permission on this site means that issues have been addressed.						
Flood/drainage		Site is within EA flood zone 1. Possible watercourse running along northern boundary of the site which outfalls next to 14 Dean Brook Road.						
Env Protection		Potential noise source in close proximity to the site therefore relevant assessment would be required. Site is not recorded as contaminated land but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site access achievable. Consideration of noise sources and potential impacts on the Netherthong/Deanhouse conservation area required. This site has outline planning permission for housing (2014/91533).						









H780	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.18
Land to the East of, Main Avenue, Cowlersley					Employment Floorspace		Housing Capacity	76
Transport		Site access achievable from Windsor Road and Main Avenue.						
Public Health		No applicable health problems.						
Education		Modest increase in trends for primary and increase in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Part of site potential archaeologically significant. Recommend pre-determination archaeological evaluation						
Flood/drainage		Flood zone 1. Culverted watercourse across the site, records of flooding on Warneford Road. Sewerage infrastructure across the site - will require stand-off distance.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site access achievable from Windsor Road and Main Avenue. Culverted watercourse crossing site, records of flooding on Warneford Road. Part of the site is archaeologically significant, pre-determination archaeological evaluation recommended.						









H779	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.63
Land to the north of, Leymoor Road, Golcar					Employment Floorspace		Housing Capacity	20
Transport		The site has planning permission with access from Leymoor Road (2014/92878)						
Public Health		No applicable health problems.						
Education		Modest increase in trends for primary and increase in secondary, though no immediate need for additional places.						
Historic Env		Grade II listed terrace to the north east of the site. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the listed buildings.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site access is provided from Leymoor Road in planning permission 2014/92878. Heritage impact assessment required to consider contribution site makes to elements which contribute to significance of adjacent Grade II listed buildings.								










H626	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.66
Land to the west of, Bankfield Drive, Holmbridge					Employment Floorspace		Housing Capacity	23
Transport		Direct site access achievable is achievable from Laithe Avenue. In terms of access to the wider network, Bankfield Drive has a steep gradient with sharp bends and poor visibility. Laithe Bank Drive has a steep gradient. The A6024 / Dobb Lane junction has vertical and horizontal alignment issues. However, a site of this size would not represent a significant intensification of use on the local highway network.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends in primary and secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. Limited opportunities for surface water drainage but greenfield run-off rates required.						
Env Protection		Site not recorded as contaminated land but phase 1 contamination report required.						
Biodiversity		Need to ensure the development does not adversely impact on the functionally linked land of the Special Protection Area (SPA) used by feeding SPA birds. Provide additional recreational opportunities away from the nearby SPA. No objection from Natural England but sites should be tested for in combination impacts with other sites. Disturbance to local plantations and local wildlife sites to be avoided.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site access is achievable and a site of this size would not represent a significant intensification of use on the local highway network. Surface water run-off to be restricted to greenfield run-off rates. In combination effects on the Special Protection Area / Special Area of Conservation to be considered and impacts on local wildlife sites and local plantations.								









H214	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.59
Land north-west of, New Mill Road, Thongsbridge					Employment Floorspace		Housing Capacity	15
Transport		Site access achievable and there appears to be existing access for the southern part of this site. 2.4m x 43m visibility splays required.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site is in flood zone 1.						
Env Protection		On potentially contaminated land therefore phase 1 and 2 contamination reports required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site access is achievable and this site can overcome remaining constraints to deliver new homes during the plan period. The southern part of the site is subject to an implemented planning permission for 9 dwellings (2005/90322).								









H738	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.78
Land to the west of, Heathwood Drive, Golcar					Employment Floorspace		Housing Capacity	27
Transport		Site access achievable, though third party land needed. Lamp post may need to be removed for access to be secured. In the wider area, improvements may need to be made to Swallow Lane (i.e. footway provision) and to the junction of Swallow Lane and Heathwood Drive to improve visibility splays. The proposed development would not result in any significant detriment to the efficiency and safe use of the local highway network.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest increase in trends for primary and increase for secondary though no immediate need for additional places.						
Historic Env		Grade II listed weaver's houses to the north west of the site, development on the site may impact on their setting. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the listed buildings.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Access from Heathwood Drive will require third party land. Improvements may need to be made to Swallow Lane, with its junction with Heathwood Drive and in terms of footway provision., Grade II listed weaver's houses to the north west of the site, development on the site may impact on their setting. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the listed buildings. The site is in flood zone 1, with limited options for surface water drainage.								









H358	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.28
Land to the east of, Wentworth Drive, Emley, Huddersfield					Employment Floorspace		Housing Capacity	44
Transport		Third party land required to access site. Wentworth Drive suitable as primary access and Green Acres Close s a minor secondary access. Potential ransom strips exist. PROW on eastern boundary of site.						
Public Health		Development should make provision for community food growing / allotments.						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1. Limited options for surface water drainage, drainage plan with adjacent site would be beneficial.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
Third party land is required to access the site from Wentworth Drive, which may be subject to a ransom strip. Green Acres Close only suitable for a minor secondary access. Site is in flood zone 1, with limited options for surface water drainage. Development in this area should seek to make provision for community food growing. Site is within high risk mining area.								

H583	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.67
Land to the north of, Barnsley Road, Flockton					Employment Floorspace		Housing Capacity	47
Transport		Site access achievable.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease in secondary. No immediate need for additional capacity.						
Historic Env		Listed milestone very close to the site. Heritage impact assessment required.						
Flood/drainage		Site is within EA flood zone 1. Limited opportunity for surface water drainage options. This site would benefit from a drainage masterplan with adjacent sites.						
Env Protection		Noise assessment required due to multiple sources of noise. Site is not recorded as contaminated but phase 1 contamination report required. Travel Plan needed.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
Site access achievable. Limited surface water drainage options to be considered as well as local noise source and impacts on listed milestone.								









H2652	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	0.84
Former Gees Garage, New Hey Road, Outlane, Huddersfield					Employment Floorspace		Housing Capacity	29
Transport		Site access achievable from New Hey Road; continuation of footway required on site frontage.						
Public Health		Levels of obesity are higher than the Kirklees average. Development will need to ensure adequate physical activity opportunities are provided.						
Education		Increasing trend for primary and secondary, with a need for additional primary places.						
Historic Env		No objections raised.						
Flood/drainage		Potential watercourse across the site, requires further investigation. Area of surface water flooding on the southern boundary of the site.						
Env Protection		On potentially contaminated land and close to potential noise sources. Phase 1 and 2 contamination assessment and noise assessment required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site access achievable from New Hey Road; continuation of footway required on site frontage. Potential watercourse across the site, requires further investigation. Area of surface water flooding on the southern boundary of the site.								

H730	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.29
Land to the West of, Royds Avenue, New Mill					Employment Floorspace		Housing Capacity	74
Transport		Site access achievable from Kirkwood's Lane provided that visibility splays can be achieved. Potential second access from Royds Avenue.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Site is adjacent to Wooldale conservation area and may impact on its setting. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the conservation area.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site access is achievable from Kirkwood's Lane provided that visibility splays can be achieved, with a potential secondary access room Royds Avenue. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the conservation area.								

H2587	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	2.44
Former Midlothian Garage, New Mill Road, Holmfirth					Employment Floorspace		Housing Capacity	56
Transport		Access achievable subject to conditions set out in outline planning application 2015/93824						
Public Health		Levels of obesity are higher than the Kirklees average. Development will need to ensure adequate physical activity opportunities are provided.						
Education		Decreasing trends for primary and secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage.						
Env Protection		On potentially contaminated land. Noise assessment required.						
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat covers significant areas of this site.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
Access to the site is achievable, subject to conditions set out in outline planning application 2015/93824. The site is within flood zone 1, there are limited options for surface water drainage. The site is on potentially contaminated land, a noise assessment is required. Lowland mixed deciduous woodland UK BAP priority habitat covers significant areas of this site. Minimal amount of site is within high risk mining area								











H712	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.07
Land south of, Hillside View, Linthwaite					Employment Floorspace		Housing Capacity	65
Transport		Access from Gillroyd Lane set out in planning permission 2014/93289						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase for secondary, though no immediate need for additional needs.						
Historic Env		Site partly within Linthwaite conservation area.						
Flood/drainage		Flood zone 1. Surface water drainage options available, though reports of flooded land drains / culvert to west of site.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
Planning permission granted on the site identifies access from Gillroyd Lane. Development of the site needs to have regard to the conservation area.								

H67	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	5.5
Land to the south of, Helme Lane, Meltham					Employment Floorspace		Housing Capacity	172

Transport		Site access achievable, as site now has planning permission with access from Helme Lane. Mitigation required in terms of Highways Agency network although improvement schemes already planned
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.
Education		Decreasing trends for primary and secondary. Site capacity (165 dwellings) could impact on school place planning.
Historic Env		Part of the site is within close proximity to a Grade II listed building. The northern part of the site in proximity to the listed building already benefits from planning permission. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the listed buildings.
Flood/drainage		EA flood zone 1. Site and area are known to experience waterlogging problems. Watercourses and drainage systems surround the northern half of the site. A drainage masterplan would be required along with adjacent sites to assess drainage issues. Significant land drainage systems would be required.
Env Protection		No objection subject to technical assessments on potential noise source.
Biodiversity		2 IRZs overlap this site - Natural England to be consulted on allocations going forward
Other constraints		None identified.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A

Conclusion

Site access achievable, as site now has planning permission with access from Helme Lane. Further investigation required regarding noise arising from industrial use to the south of the site. Part of the site is within close proximity to a Grade II listed building. The northern part of the site in proximity to the listed building already benefits from planning permission. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the listed buildings. Site is in flood zone 1 but area known to experience waterlogging problems, a drainage masterplan would be required along with adjacent sites to assess drainage issues.









H3325a	Site is in Green belt	Y	Green/Brownfield	PB	Settlement Position	E	Gross Area (Ha)	4.52
Adare Ltd, Park Mill, Manor Road, Clayton West					Employment Floorspace		Housing Capacity	122
Transport		Access can be achieved from Wakefield Road. Access from Manor Road is possible but third party land would be required to bring this to adoptable standard, however the proximity of the River Dearne may be an issue.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease secondary. No immediate need for additional capacity. Site capacity may impact on school place planning.						
Historic Env		Area of archaeological interest at northern part of the site, field assessment recommended. Adjacent to Grade II listed Pack Horse bridge						
Flood/drainage		The River Dearne runs along the northern boundary of the site and an ordinary watercourse crosses the site from south to north. Parts of the site are in flood zones 2 and 3. River stand-off removed from net area.						
Env Protection		Potential noise source near site and contaminated land						
Biodiversity		Developable area to be reduced to remove UK BAP Priority habitats (River Dearne corridor and Woodland)						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The green belt element of this option consists of a narrow area of land between the River Dearne and Wakefield Road and is physically detached from the main body of the site by the river, which forms a strong natural edge to the settlement in this location. The land performs an important role in protecting the river and its sensitive wildlife habitats from encroachment by built form. The local plan proposes employment development to the north and east and housing development to the south, consequently if these options continue to be accepted, this land does not perform any green belt role and function.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages but there are land use features, such as field boundaries and isolated development to the north-east, which present limited opportunities for settlement extension without compromising the role and function of the green belt. The settlement edge to the south of Wakefield Road follows the line of the River Dearne which presents a strong natural edge to the settlement and which is a countryside feature associated with important wildlife habitat.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						









Conclusion

Site access can be achieved from Wakefield Road, access from Manor Road is possible but third party land would be required and proximity of the river may be an issue. The River Dearne runs to the site's northern boundary and parts of the site are in flood zones 2 and 3, a stand-off adjacent to the river is removed from the net area. The site is close to a potential noise site and is on contaminated land. The River Corridor and Woodland on the site are UK BAP priority habitats and removed from the net area. The site is adjacent to the Grade II listed Pack Horse bridge and the northern part of the site is an area of archaeological interest. The green belt element of this option consists of a narrow area of land between the River Dearne and Wakefield Road and is physically detached from the main body of the site by the river, which forms a strong natural edge to the settlement in this location. The land performs an important role in protecting the river and its sensitive wildlife habitats from encroachment by built form. The local plan proposes employment development to the north and east and housing development to the south, consequently if these options continue to be accepted this land does not perform any green belt role and function.










H689	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.13
Land to the north of, Wood Nook, Denby Dale					Employment Floorspace		Housing Capacity	29
Transport		Site access agreed in planning permission 2013/93721 - subject to conditions						
Public Health		No applicable health problems						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		Potential impact on setting of Grade II listed Denby Dale Wesleyan Methodist Church. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the listed building.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		Area of contaminated land on the western boundary of the site.						
Biodiversity		East Hill Beck, a UK BAP priority habitat runs to south of site. Remove small area from net area to provide stand off.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site access has been agreed as planning permission 2013/93721. East Hill Beck, a UK BAP priority habitat runs to south of site. Remove small area from net area to provide stand off. Potential impact on setting of Grade II listed Denby Dale Wesleyan Methodist Church. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of listed building. The entire site is within a high risk coal mining area.								

H222	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	9.44
Land to the north east of, Pilling Lane, Scissett, Huddersfield,					Employment Floorspace		Housing Capacity	200
Transport		Site access arrangements set out in the Planning permission granted for the site. Impact on SRN can be mitigated by committed schemes.						
Public Health		No applicable health problems.						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Fringe of site is in flood zone 2 and 3, this is removed from net area. Easement should be maintained from main river watercourse.						
Env Protection		No objections raised.						
Biodiversity		Great Crested Newts in nearby garden ponds but acceptable mitigation can be found.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site access arrangements set out in planning application 2014/91699. Fringe of site in flood zone 2 and 3. Hedgerows on site should be maintained to minimise impact on nearby Great Crested Newt population. A small part of the site is within a high risk coal mining area.								

H303	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.6
Land west of, Ashford Park, Golcar					Employment Floorspace		Housing Capacity	18
Transport		Third party land required for access. Planning approval for access via Ashford Park						
Public Health		No applicable health problems.						
Education		Modest increase in trend for primary and increase in secondary, no immediate need for additional places.						
Historic Env		No objections raised.						
Flood/drainage		Connection to nearby public sewers will require crossing 3rd party land. Surface water discharge must be restricted to greenfield rates						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site has planning permission with access from Ashford Park. Connection to nearby public sewers will require crossing 3rd party land. Surface water discharge must be restricted to greenfield rates								











H688	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	4.93
Land to the north of, Commercial Road, Skelmanthorpe					Employment Floorspace		Housing Capacity	88
Transport		Suitable access provided in planning application 2014/91628, subject to conditions.						
Public Health		No applicable health problems.						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Site adjacent to Skelmanthorpe Conservation area and may harm elements that contribute to the significance of the area. Heritage impact assessment required to consider the contribution site makes to elements which contribute to significance of the Conservation Area						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		Lowland mixed deciduous woodland (UK BAP Priority Habitat) removed from net area. An assessment on impact on Great Crested Newt needs to be undertaken.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Access provided in planning application 2014/91628. Mixed deciduous woodland on the site is a UK BAP Priority Habitat and has been removed from the net area, there are also TPO trees on the site which have been removed from the net area. An assessment on impact on Great Crested Newt needs to be undertaken. The site is adjacent to Skelmanthorpe Conservation Area and requires a heritage impact assessment to assess the contribution the site makes to elements which contribute to significance of the Conservation Area. Majority of the site is within a high risk coal mining area.								

H763	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.82
Land North West of, Gordon Street, Slaithwaite					Employment Floorspace		Housing Capacity	28

Transport		Access possible from Gordon Street, subject to achievement of visibility splays and relocation of council owned playground. In the wider area, improvements may be required to highways such as provision of footways on Linfit Fold and improvement of Linfit Fold and Gordon Street junction.
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.
Education		Modest decrease of trends for primary and increase in secondary though no immediate need for additional places.
Historic Env		Site adjacent to conservation area. 3 Grade II listed buildings to the north and west of the site -Wesleyan Methodist School, Former Wesleyan Chapel and Providence Baptist Chapel. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the heritage assets.
Flood/drainage		Flood zone 1. Culverted watercourse running across southern part of site.
Env Protection		No objections raised.
Biodiversity		No objections raised,
Other constraints		None identified.
Open space		Playground on the site - likely to need relocating so access can be achieved.
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A

Conclusion

Access is achievable Gordon Street, subject to achievement of visibility splays and relocation of council owned playground. In the wider area, improvements may be required to highways such as provision of footways on Linfit Fold and improvement of Linfit Fold and Gordon Street junction. Site adjacent to conservation area. 3 Grade II listed buildings to the north and west of the site, a heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the heritage assets. Playground on the site - likely to need relocating so access can be achieved.









H339	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	1.11
Land to the east of, Abbey Road North, Shepley					Employment Floorspace		Housing Capacity	16
Transport		Third party land required for access although there is an adjacent housing option which could include the adjacent accepted development option (H652) . The provision of a pedestrian footway is required along the site frontage on The Knowle.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease in secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Part of this site is within a groundwater source protection zone designed to protect a potable water supply nearby. A hydrogeological risk assessment and construction environment management plan would be required. The site is within EA flood zone 1. A culverted watercourse runs along the southern and eastern boundary. The site would benefit from a drainage masterplan with adjacent sites.						
Env Protection		Potential noise issues therefore the relevant assessment would be required. A noise survey will examine what additional attenuation/orientation/layout would be required to ensure amenity is maintained. There are already existing housing in this vicinity it is believed it is possible to build a residential scheme and protect their amenity in relation to noise. A contamination report (phase 1 and 2) will be required.						
Biodiversity		Developable area reduced to exclude lowland mixed deciduous woodland UK BAP priority habitat. This area also coincides with an area of protected trees.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is an area of urban fringe with numerous residential and other properties located close to the settlement edge. Part of the site contains a mill building and therefore is partly brownfield. While development on the mill site would have little impact on openness, the option is more extensive and also contains a significant number of protected trees. The location and configuration of the option would leave land to the west, between the option and Abbey Road North, at significant risk of development pressure as it would be largely isolated from the wider green belt.						
Green belt edge		This is an extensive area of green belt where the existing settlement pattern and land uses provide numerous opportunities for settlement extension without compromising the role and function of the green belt or significantly impacting on openness. This is an urban fringe area which has little relationship to the wider countryside.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						









Conclusion

The location and configuration of the option would leave land to the west, between the option and Abbey Road North, at significant risk of development pressure. Third party land required for access. As part of the site is within a groundwater source protection zone relevant assessments will be required. Consideration of attenuation/orientation/layout would be required in relation to noise to ensure amenity is maintained.

H48	Site is in Green belt	Y	Green/Brownfield	B	Settlement Position	E	Gross Area (Ha)	0.42
Travel Station Yard, Station Road, Honley					Employment Floorspace		Housing Capacity	14
Transport		Site access achievable. Pedestrian facilities to be incorporated within the access arrangements.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site is in EA flood zone 1. Investigation of existing buildings surface water drainage would be required.						
Env Protection		Railway noise to be considered. Potentially contaminated land therefore phase 1 and 2 contamination report required.						
Biodiversity		Proposals will need to avoid direct impacts on the geological features for which Honley Station Railway Cutting SSSI is designated. However it is likely that access issue resulting from the position of the railway line between the allocation and the SSSI will significantly reduce the likelihood of impacts occurring. Natural England to be consulted further on this option.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site already contains built form and associated surface infrastructure. It does not play a strategic role and is separated from the wider green belt by the line of the railway. This site could be released without harm to the role and function of the green belt.						
Green belt edge		This is an extensive area of green belt that maintains separation between settlements and where locally the green belt washes over the railway line to include this parcel of land within it. The settlement pattern and degree of containment provided by the railway line means that this narrow parcel of land has a very limited green belt role.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion								
Site access achievable, remediation of contaminated land required, surface water drainage solution and consultation with Natural England to prevent impacts of development on the Honley Railway Cutting SSSI.								

H50	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	1.57
Bridge Mills, New Road, Holmfirth					Employment Floorspace		Housing Capacity	45
Transport		Site access achievable. 2.4m x 43m visibility splays required. Provision of footway required along the site frontage to New Road.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site is in flood zone 1. May require protection from run-off from higher ground. The northern boundary of this site borders Hebble Dike culvert.						
Env Protection		Recorded as potentially contaminated land therefore phase 1 and 2 contamination reports required. Noise assessment required due to potential impacts of road traffic noise. Travel Plan needed.						
Biodiversity		Deciduous woodland area removed from net area (Habitats of Principal Importance) which will impact on site capacity and layout.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site access achievable, potential surface water management solution required to protect the site from run-off from higher ground as well as assessment of potential contamination and noise assessment.								

H1709	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.54
Land to the east of, Upper Clough, Linthwaite					Employment Floorspace		Housing Capacity	53
Transport		Site access achievable if footway and visibility splays are provided. Upper Clough Road, Stones Land and Chapel Hill are narrow, with only one footway - so may require highway improvements in context with the development.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trends for primary and increase in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Site is within a Conservation Area so design of the site would need to take this into consideration.						
Flood/drainage		Watercourse along eastern boundary of site. Flood zone 1.						
Env Protection		Noise and odour assessments required						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site within conservation area, so design will need to reflect this. The site acceptable subject to gaining safe site access, which may require improvements to the local highway network commensurate with development. Noise and odour assessments are required. There is a watercourse on eastern boundary of the site. Site should support deliverability of opportunities for physical activity in the area.								














H690	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.24
Land at Cliff Hill, Leak Hall Crescent, Denby Dale					Employment Floorspace		Housing Capacity	113
Transport		Cumberworth Lane offers limited site frontage and a significant amount of third party land would be required to achieve visibility splays and a footway. Access from Leak Hall Crescent is constrained by their junction with Wakefield Road and parked cars. The change in levels from both of these roads to the site may be an issue. Leak Hall Lane would need bringing up to an adoptable standard but could potentially be better than the other options. The proposed development is unlikely to result in any significant detriment to the efficiency and safe use of the local highway network. Given the scale of the development, a Transport Assessment will be required at planning application stage.						
Public Health		No applicable health problems						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Site of potential archaeological significance, recommended pre-determination evaluation of site. Site may impact on setting of Grade II listed Wesleyan Methodist Church, A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the listed building.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Leak Hall Lane may be suitable for access but would need bringing up to adoptable standard. Leak Hall Crescent is constrained by junction with Wakefield Road and Cumberworth Lane has limited site frontage and would require a significant amount of third party land to achieve visibility splays. Site of potential archaeological significance, recommended pre-determination evaluation of site. Site may impact on setting of Grade II listed Wesleyan Methodist Church, A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the listed building.								











H609	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.58
Land to the north of, Barnsley Road, Flockton					Employment Floorspace		Housing Capacity	87
Transport		Site access achievable with 2.4 x 43m visibility splays. Potential Highway England cumulative impact concerns can be mitigated by schemes already proposed.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Site is in flood zone 1. Limited surface water drainage options but greenfield run-off rates required.						
Env Protection		Potential noise source therefore relevant assessments required. Site is not recorded as contaminated but phase 1 contamination report required. Travel Plan needed.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site access achievable. Limited surface water drainage options but greenfield run-off rates required. Potential noise source near site.						











H729	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.64
Land at, Tenter Hill Road, New Mill					Employment Floorspace		Housing Capacity	81
Transport		Planning application 2015/90811 provides site access to the eastern part of the site and potential access to the remainder of the site.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No available options for surface water drainage.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Planning application 2015/90811 provides site access to the eastern part of the site and potential access to the remainder of the site. The site is in flood zone 1 with limited options for surface water drainage.						









H550	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.41
Land to the east of, Fullwood Drive, Golcar					Employment Floorspace		Housing Capacity	8
Transport		Access as provided in planning application 2014/90450						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Modest increase in trend for primary and increase for secondary, though no immediate need identified.						
Historic Env		Site within conservation area. Grade II listed buildings to south of the site and north east of site.						
Flood/drainage		Flood zone 1. Surface water system at Fullwood Drive may not be appropriate, further watercourse to south may require third party land						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Access provided as part of planning application 2014/90450. Flood zone 1, though further investigation needed on surface water drainage. Potential impact on listed buildings and north, so a heritage impact assessment would be required.								









H284	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.95
Land to the east of, Holme View Avenue and Pennine Close, Uppertong					Employment Floorspace		Housing Capacity	27
Transport		Site access achievable.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends in primary and secondary. No immediate need for additional capacity.						
Historic Env		Potential impact on a listed building to the south of the site would need to be mitigated through use of design and topography. A heritage impact assessment is required.						
Flood/drainage		Site is within EA flood zone 1.						
Env Protection		This site is not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site access achievable and mitigations possible to resolve issues relating to impact on the listed building to the south of this site. This site has planning permission for 27 dwellings (application reference: 2013/93879) therefore the principle for the development of this site has been established.								











H233	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.07
Land north of, Barnsley Road, Denby Dale					Employment Floorspace		Housing Capacity	72
Transport		Third party land and/or measures to improve visibility and/or reduce traffic speeds are required to achieve necessary visibility splays and safe site access. Any future development would require gradient on approach to the junction to be 2.5% (1 in 40).						
Public Health		No applicable health problems						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1. Possibility of watercourse connections needs to be investigated. Surface water discharge must be attenuated to greenfield rates.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is contained by Tanner Wood to the east and by Barnsley Road to the south which would present strong new boundaries to the green belt. The western boundary while weak, is present. The site is reasonably well related to the edge of the settlement to the north and there is no risk of sprawl. This is agricultural land but the degree of containment and existing urban land uses limits its relationship to the wider countryside. This site could therefore be removed without undermining the role and function of the green belt.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages and delineates the southern extent of Denby Dale in this location. The existing settlement pattern and land use features present opportunities for settlement extension that would not compromise the role of the green belt. There is a degree of encroachment by urban land uses making this an area of urban fringe.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion		Development of the site is subject to achieving safe access, with necessary visibility splays, from Barnsley Road. Barnsley Road to the south and Tanner Road to the east, along with the adjacent site to the west can form a defensible green belt boundary. The site is in flood zone 1, greenfield rates required for drainage.						
H549	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.41
Land to the south of, Swallow Lane, Golcar, Huddersfield,					Employment Floorspace		Housing Capacity	49
Transport		Third party land for visibility splays and also pedestrian facilities required to provide safe access to site. Only one footway on part of Swallow Lane.						
Public Health		No applicable health problems						
Education		Modest increase in trend for primary and increase in secondary, though no immediate need.						
Historic Env		No objections raised						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Access to the site would require third party land to achieve visibility splays from Swallow Lane. Pedestrian facilities would also need to be provided on Swallow Lane, as there is only one footway.						

H638	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.87
Land to the north of, Tinker Lane, Lepton					Employment Floorspace		Housing Capacity	30
Transport			Site access achievable. Tinker Lane would be required to be brought up to adoptable standard to allow access to the site. A pedestrian footway required along the site frontage on Tinker Lane.					
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.					
Education			Trend decreasing in primary and increasing in secondary. Capacity of this site may have impacts on school place planning. There is remaining capacity available for secondary education in the local area.					
Historic Env			No objections raised.					
Flood/drainage			Site is within EA flood zone 1. Culverted watercourse to the north-west boundary of the site.					
Env Protection			Site is not recorded as contaminated but a phase 1 contamination report is required.					
Biodiversity			No objections raised.					
Other constraints			Part or all of the site lies within a high risk coal referral area.					
Open space			N/A					
Green belt			This site is a field located between existing residential development to the west and a tract of trees to the east and has strong defendable boundaries to the north and south. As such there is no risk or sprawl and the site has only limited relationship with the wider countryside.					
Green belt edge			This is an extensive area of green belt that locally defines the edge of Lepton. The existing settlement pattern, land use features and existing development in the green belt provide the opportunity for limited settlement extension without undermining the role and function of the green belt.					
Exceptional Circumstances			Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.					
Conclusion								
Site access achievable subject to Tinker Lane being brought up to an adoptable standard. Design will need take into account and minimise impacts on the culverted watercourse to the north-west boundary of the site.								

H178	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.68
Land to the south of, Southwood Avenue, Honley					Employment Floorspace		Housing Capacity	23
Transport			The site boundary of this site has been extended to the north and now abuts the Southwood Drive. Further visibility splays potentially required at the Southwood Avenue / Hall Ings Lane junction.					
Public Health			Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.					
Education			Decreasing trends for primary and secondary. No immediate need for additional capacity.					
Historic Env			No objections raised.					
Flood/drainage			Site is within flood zone 1. Limited surface water drainage options which may require crossing third party land therefore further feasibility work may be required.					
Env Protection			Site is not recorded as contaminated but a phase 1 contamination report is required.					
Biodiversity			No objections raised.					
Other constraints			Part or all of the site lies within a high risk coal referral area.					
Open space			N/A					
Green belt			The majority of this site is within the settlement of Hall Ing. The area of the site that is green belt is proposed to allow access through to Southwood Avenue. Although located on a slope the configuration of the site respects the settlement form and would not sprawl down the slope. There is an existing road/track which could present a new green belt boundary although the site breaches this line where it meets 14 and 16 Southwood Avenue . It is not a particularly strong feature but appears more defendable than the existing green belt boundary which runs across the field.					
Green belt edge			This is an extensive area of green belt that in this location maintains separation between Honley and Brockholes. Opportunities for settlement extension are limited by the presence of steep slopes where development could be prominent.					
Exceptional Circumstances			Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.					
Conclusion								
Site access is achievable although improvements to visibility splays at Southwood Avenue / Hall Ings Lane junction may be required. Limited surface water drainage options but run-off rates will need to meet the requirements of the local plan policies once adopted.								











H498	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.59
Manor House Farm, Manor Road, Clayton West					Employment Floorspace		Housing Capacity	20
Transport		Third party land required to achieve access from Pack Horse Close or through site H454a.						
Public Health		No applicable health problems						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		Potential impact on setting of Listed Buildings to north of site.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Development of the site is subject to gaining access from the adjacent site. Potential impact on listed buildings to the north of the site.						
H538	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.72
Land to the south of, Cross Lane (west), Stocksmoor					Employment Floorspace		Housing Capacity	25
Transport		Site access achievable. 2.4m x 43m visibility splays required which may require some third party land.						
Public Health		Recommendation to include opportunity to grow fruit and vegetables, i.e. community gardens, allotments within a scheme.						
Education		Decreasing trends for primary and modest decreasing trends in secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. Connections to the public sewer may require crossing third party land.						
Env Protection		Site is not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site access achievable subject to achieving visibility splays. Connections to public sewer may require crossing third party land. Opportunities for growing food in this location could be explored as part of a development proposal.						
H784	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.03
Land north of, 105 - 135, Mill Moor Road, Meltham					Employment Floorspace		Housing Capacity	32
Transport		Access approved in planning application 2014/91342.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		No objections raised.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage, as connection to public combined sewer via gravity may not be possible.						
Env Protection		No objections raised.						
Biodiversity		Site 920m from Dark Peak SPA / SAC/ SSSI but surrounded by urban development. Should be subject to Habitat Regs Assessment						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Access approved in planning application 2014/91342. Site should be subject to Habitats Regs Assessment given proximity to SPA. Site is in flood zone 1, limited options for surface water drainage.						









H787	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.57
Land to the South of, Former Midlothian Garage, New Mill Road, Holmfirth					Employment Floorspace		Housing Capacity	12
Transport		Site access achievable subject to provision of visibility splays on New Mill Road. Bus stop may require re-locating.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Sewer in New Mill Road, but connection may not be possible via gravity.						
Env Protection		Contaminated land to north of the site.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Development of the site is subject to provision of safe site access. Contaminated land to north of the site. Investigation required regarding connection to sewer. Site should support deliverability of adequate opportunities for physical activity in the area.								











H502	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	6.58
Land south of, Huddersfield Road, Skelmanthorpe, Huddersfield,					Employment Floorspace		Housing Capacity	203
Transport		Access via Cumberworth Road unlikely because of required visibility splays. Access could be provided from Bedale Drive. Huddersfield Road offers potential access for part of site.						
Public Health		No applicable health problems.						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		Site includes a reservoir / pond which is UK BAP Priority habitat. This and buffer zone removed from net area.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The majority of this site is within the settlement of Skelmanthorpe. The extension into the green belt represents a well related and well proportioned small extension that would appear as rounding off and could be accommodated without compromising the role and function of the green belt. A short section of boundary does not follow a feature on the ground as the existing field boundary does not continue to the road.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. The existing settlement pattern and land use features present some opportunities for settlement extension without compromising the role and function of the green belt.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						











Conclusion











Development is subject to securing access from Bedale Road or Huddersfield Road. Cumberworth Road requires improved visibility. UK BAP priority habitat on the site (pond / reservoir) which, along with a buffer zone, has been removed from the net area. The allocation of this site makes an incursion into the Green Belt, however this is considered to be a well-related and proportionate small extension of the settlement. An assessment on impact on Great Crested Newt needs to be undertaken. The site is in flood zone 1, with a treated water main crossing the site - which will require a stand-off distance of 3m either side.

H72	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.28
Land off, Station Road, Skelmanthorpe					Employment Floorspace		Housing Capacity	44
Transport		Access achievable provided visibility splays can be provided on Station Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1. Potential drainage issues relating to site topography.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is a reasonably well contained site with development to the north and west and the line of the light railway to the south. A field boundary gives a boundary to the east although it is not a strong feature on the ground and could leave the adjacent land vulnerable to encroachment. This site is well related to the settlement and could represent rounding off of Skelmanthorpe in this location.						
Green belt edge		This is an extensive area of green belt which maintains separation between villages. The existing settlement pattern and land use features present the opportunity for some limited infilling or rounding off without compromising the role and function of the green belt in this location.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion								
Sloping site with development to the north and west and light railway to the south. The existing settlement pattern and land use features present the opportunity for some limited infilling or rounding off without compromising the role and function of the green belt in this location. Access achievable provided visibility splays can be provided on Station Road. Flood Zone 1. Potential drainage issues relating to site topography. 94% of the site within a high risk coal mining area.								

H288a	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.5
Land at, Dunford Road, Hade Edge					Employment Floorspace		Housing Capacity	66
Transport		Site access achievable with 2.4m x 30m visibility splays required. A pedestrian footway would be required along the site frontage on Dunford Road. Sub-standard visibility splays at the Dunford Road / B6106 Penistone Road junction and the Dunford Road / Greave Road junction. Third party land required to improve visibility splays.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and secondary. Site capacity could impact on school place planning.						
Historic Env		Two Grade II listed buildings are adjacent to the site to the west. A heritage impact assessment is required. Impact would need to be managed with appropriate design and landscaping.						
Flood/drainage		Site is within EA flood zone 1. Limited surface water drainage options.						
Env Protection		Potential odour issues therefore relevant assessments needed although the farm is not directly adjacent to this site. Site not recorded as contaminated but phase 1 contamination report required. Site not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		This site overlaps with two SSSI Impact Risk Zones therefore Natural England to be consulted on any allocation. Concerns relating to increased levels of recreational activity from new households potentially impacting on Dark Peak SSSI/SPA/SAC. Natural England have not identified direct impacts on designated sites alone but in combination impacts to be considered.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site access achievable. An odour assessment required in relation to the farm relatively close to this site and consideration of impacts on South Pennines SPA/SAC and SSSI required as well as consideration of potential impacts on listed buildings in the design of proposals. Limited surface water drainage options available but greenfield run-off rates will be required in line with the local plan policy once adopted.								





















H727a	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.54
Land to the west of, Miry Lane, Thongsbridge, Holmfirth					Employment Floorspace		Housing Capacity	39
Transport		Third party land would be required for visibility splays to be provided from Miry Lane.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage. Stand-off from the sewer required.						
Env Protection		Site is not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		Part of the site is covered by lowland mixed deciduous woodland which has been removed from the developable area.						
Other constraints		None identified.						
Open space		N/A						
Green belt		The majority of this option lies within the settlement, but its western extent projects into the green belt between the settlement and the adjacent cricket ground. As it is largely contained by urban land uses its development would have only a limited impact on openness. The existing green belt boundary in this location is poorly defined on the ground and this option would present the opportunity to create a more defensible boundary.						
Green belt edge		This is an extensive area of green belt but where opportunities for settlement extension are severely limited due to the presence of steep and prominent slopes, sensitive environmental habitats or existing development close to the settlement edge.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion								
Site access achievable subject to achieving visibility splays. UK BAP Priority Habitat woodland has been removed from the developable area. Part of the site has planning permission for 11 dwellings (application reference:2014/93593).								









H518	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.72
Land at, Yew Tree Farm, The Village, Farnley Tyas					Employment Floorspace		Housing Capacity	16
Transport		Site access achievable with 2.4m x 43m visibility splays. Preferred access point off Butt Lane. Third party land required to achieve visibility splays. Public right of way on the western boundary of this site.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease for secondary therefore no immediate capacity required.						
Historic Env		Site includes Grade II listed buildings in the north and is mostly within the Farnley Tyas Conservation Area therefore design and density will be important. A heritage impact assessment is required for this site.						
Flood/drainage		Site is within EA flood zone 1. Greenfield run-off rates required. This site would benefit from a drainage masterplan with adjacent sites.						
Env Protection		Site is not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		The majority of this option lies within the village boundary of Farnley Tyas and only projects marginally into the green belt on the footprint of an existing building. The existing green belt boundary is poorly defined and accepting the extent of this option provides the potential to create a strong new settlement edge.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. The existing land use features risk major expansion southwards relative to the size of the village because of the lack of potential new boundaries.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion								
This site comprises existing agricultural buildings and curtilages and is considered to be acceptable in principle for housing subject to the consideration of design and density to mitigate potential impacts on the historic environment. Third party may be required to achieve sufficient visibility splays.								









H664	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	4.28
Land to the north of, Scotgate Road, Honley					Employment Floorspace		Housing Capacity	93
Transport		Scotgate road would require a footway. Intensification of this road not desirable but Grasscroft Road could form a good link to wider road network, although it is acknowledged that this road may need improvement to footways and junctions to accommodate this development. The development would not result in the significant detriment to efficiency and safe use of local highway network. The impact of development on junctions on vicinity of the site will need to be given further consideration as part of a planning application.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Grade II listed buildings in SW of the site. Western part of site removed from net area to lessen impact on these buildings. A heritage impact assessment will be required to consider the contribution which site makes to elements which contribute to significance of the Grade II listed buildings.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		The extent of the unconstrained development represented by this option would have limited impact on openness as it is entirely contained by trees and landform. There is no risk of sprawl and the land has little visual relationship with the wider countryside.						
Green belt edge		This is part of an extensive area of green belt that in this location separates Honley from Netherton, however physical merger is prevented by landform and trees and opportunities for settlement extension are limited.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						

Conclusion



















Development on the site would be subject to achieving access from Grasscroft Road, it is acknowledged this will need improvement to footways and junctions - which would be considered in more detail at application stage. The site is in flood zone 1 but has limited options for surface water drainage. There are Grade II listed buildings to the south west of the site, which are not included in the net area. An assessment of the contribution this site makes to the elements which contribute to significance of the Grade II listed buildings will be required. In green belt terms, the site is well contained and will not lead to sprawl or encroachment into the countryside, however the site is in area that affects the setting of Castle Hill.



H634	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.02
Land to the West of, Inkerman Court, Barnsley Road, Denby Dale					Employment Floorspace		Housing Capacity	35
Transport		Third party land required to achieve necessary visibility splays to Barnsley Road, or measures to improve visibility and/or reduction in traffic speeds.						
Public Health		No applicable health problems						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised						
Flood/drainage		Flood zone 1. No strategic drainage objections. Ashwell Beck runs along western boundary of the site.						
Env Protection		No objections raised						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is bounded to the north by residential gardens but is otherwise separated from the main settlement to the north by a small area of open land. Otherwise it is well related to the settlement and Barnsley Road to the south would present a strong new green belt boundary. The boundary to the east while weak, is present. The site is well contained by woodland to the west so there is little risk of sprawl or further encroachment and could be released from the green belt without significant impact on openness.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages and delineates the southern extent of Denby Dale in this location. The existing settlement pattern and land use features present opportunities for settlement extension that would not compromise the role of the green belt. There is a degree of encroachment by urban land uses making this an area of urban fringe.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion								
Development of the site is subject to achieving safe access, with necessary visibility splays, from Barnsley Road. Barnsley Road to the south and woodland to the west, along with the adjacent site to the east can form a defensible green belt boundary. The site is in flood zone 1, greenfield rates required for drainage, Ashwell Beck runs along the western boundary of the site.								
H1774	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.21
Land to the East of, Manor House Farm, The Village, Thurstonland					Employment Floorspace		Housing Capacity	42
Transport		Provision of footway required, full visibility splays not achievable so mitigation required. Junctions with A629 at Dam Hill and Thunder Bridge Lane may need improving						
Public Health		No applicable health issues.						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		The site is at the edge of Thurstonland Conservation Area. An assessment needs to be undertaken of contribution which site makes to elements which contribute to significance of the Conservation Area.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		Noise and odour assessment required because of nearby farm.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		The part of this option that extends into the green belt would represent a well proportioned and well related settlement extension. The existing green belt boundary does not follow any feature on the ground and this option would provide the opportunity to create a new defensible boundary in this location that would remove the risk of sprawl and encroachment into the green belt.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. The existing settlement pattern and land use features present opportunities for settlement extension, infilling and rounding off that would not undermine the role and function of the green belt.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion								
Development on the site would be subject to the provision of safe vehicular access (with full visibility splays) and footways, junctions with A629 may also require improvement. A heritage impact assessment would be required. Design of the site should take account of the conservation area and listed buildings to the south east of the site. The site represents a small incursion into the green belt but this boundary would use recognisable features on the ground.								









H128	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.66
Land to the north west of, Urban Terrace, Denby Lane, Grange Moor					Employment Floorspace		Housing Capacity	22
Transport		Site Access Achievable. Visibility splays of 2.4m x 17.5m (15mph speed limit) required on Stoneroyd and/or 2.4m x 43m visibility splays required on Denby Lane.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and increase for secondary although additional unfilled capacity may be available in the area.						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1. Testing for soakaways should be undertaken. Need to consider stand-off from the public sewer crossing the southern part of the site.						
Env Protection		The site is on potentially contaminated land therefore phase 1 and 2 contaminated land assessment required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Mine entrances are on the site.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
The site is adjacent to new proposed accepted housing site H2576 providing opportunity for cumulative housing development with open space provision. 3 mine entrances on site and all of site is within high risk coal referral area which is not an absolute constraint. The site is also potentially on contaminated land.								









H342	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.18
Land to the North of, Mill Moor Road, Meltham					Employment Floorspace		Housing Capacity	37
Transport		Access achievable if sightlines can be achieved and pedestrian footway provided.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Site adjacent to Meltham Dike and in Flood Zone 2/3. 0.13ha removed from net area to reflect this. Watercourse to north of site may require 3rd party land for drainage access, public sewer to south may not be possible.						
Env Protection		Small area of contaminated land to the north west of the site.						
Biodiversity		Site adjacent to Meltham Dike, which is a habitat of principal importance. Net area reduced to provide buffer zone. Habitats Regs Assessment required given proximity to SPA.						
Other constraints		None identified.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
Development of the site is subject to provision of footway and necessary visibility splays. Habitats Regs Assessment required given proximity to SPA. The area adjacent to Meltham Dike will need removing from developable area to provide a buffer for biodiversity and flooding mitigation. Will require adequate opportunities for physical activity to be delivered.								









H1776	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	5.99
Land to the South of, The Lodge, Linthwaite					Employment Floorspace		Housing Capacity	209
Transport		Access possible from Church Lane, subject to measures to improve visibility and/or reduce traffic speed. Secondary access possible via extension of Kinder Avenue and The Lodge. Church Lane only has one footway, potential issues with visibility at nearby junctions.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trends for primary and increase in secondary. The capacity of this site could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No strategic objections.						
Env Protection		Noise assessment required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is bounded by significant urban fringe development fronting Cowlersley Lane, the existing settlement to the north and Church Lane to the south. The land rises significantly to the east so development at the eastern extent could be prominent on rising ground and encroach on the narrow gap separating Linthwaite from Crosland Moor. The western boundary behind properties on Cowlersley Lane does not follow a feature on the ground, but as the properties between the site and the Cowlersley Lane could not remain in the green belt in isolation, Cowlersley Lane would form a strong new boundary to the green belt. This is an open countryside landscape and development would constitute encroachment, although this impact is lesser towards the west where there is more containment by existing development.						
Green belt edge		This is an extensive area of green belt which maintains separation between settlements. Immediately to the north the green belt forms a narrow strip along the valley side that separates Linthwaite from Crosland Moor. The land use is fragmented and does present opportunities for limited rounding off.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion		Development of the site is acceptable provided that safe access can be secured from Church Lane, and possibly The Lodge or Kindeer Avenue. A noise assessment would be required as part of any planning application. The steep topography of the south east of the site would need to be taken into account and it may be desirable to keep this open to minimise the impact of the green belt.						
H130	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.02
Land to the west of, St Mary's Rise and St Mary's Way, Netherthong					Employment Floorspace		Housing Capacity	21
Transport		Site access achievable.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and secondary. No immediate need for additional capacity.						
Historic Env		Concern relating to impacts on Oldfield conservation area and listed buildings in that location as well as Netherthong conservation area therefore a heritage impact assessment would be required.						
Flood/drainage		Site is within EA flood zone 1. Potential interceptor drain required on northern boundary.						
Env Protection		Site not recorded as contaminated land but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		Steeply sloping site.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site access achievable. Impacts on Oldfield conservation area and listed buildings to be considered through design and layout. The southern part of the site already has planning permission for housing.						









H199	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.67
Land at Queens Road West, Milnsbridge					Employment Floorspace		Housing Capacity	58
Transport		Site access from Queens Road West, though this may not be suitable for large amount of development. Queens Road West has cobbled road surface and Pymroyd Lane has steep gradient.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Modest increase in trends for primary and increase in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Site is adjacent to Grade II listed buildings, former Church of St Luke and Vicarage. An assessment needs to be undertaken of contribution which site makes to elements which contribute to their significance						
Flood/drainage		Flood Zone 1. Further research of drainage options required, given flood history of minor watercourses in site vicinity.						
Env Protection		Adjacent to public house, potential noise issues.						
Biodiversity		Site forms part of habitat network.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Site access can be achieved from Queens Road West, though this may not be suitable for a large amount of development. Further research required of surface water drainage options. Noise assessment required. Part of the site is part of habitat network. A heritage impact assessment is required and design of the site should seek to minimise the impacts of adjacent Grade II listed building (St Luke's Church and Vicarage).							
H2586	Site is in Green belt	Y	Green/Brownfield	B	Settlement Position	E	Gross Area (Ha)	0.95
Site of former Thirstin Mills, Thirstin Road, Honley					Employment Floorspace		Housing Capacity	24
Transport		Site access achievable as per 2012 planning consent.						
Public Health		Levels of obesity are higher than the Kirklees average. Development will need to ensure adequate physical activity opportunities are provided.						
Education		Decreasing trends for primary and secondary. No immediate need for additional capacity.						
Historic Env		The site is within Honley Conservation Area.						
Flood/drainage		Culverted watercourse running through the site south from south to north. Part of the site is in flood zone 2.						
Env Protection		On potentially contaminated land, therefore phase 1 and 2 contamination assessment required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site forms part of the Thirstin Mills brownfield redevelopment site that has received permission for residential development. That part of the option that extends into the green belt consists of part of the extreme western edge of the site which is the retaining wall that marks the change in levels between the site and the land to the west, and which has been reinforced as part of the redevelopment of the mill site. At such its green belt role is limited and it could be released form the green belt without impact.						
Green belt edge		This is an extensive area of green belt that maintains separation between Honley and Netherton, and locally between Honley and Magdale. Opportunities for settlement extension are extremely limited because of the presence of steep slopes and sensitive environmental habitats.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion	The principle of development has been established in the 2012 planning consent on the site. The site has a culverted watercourse running through the site and part of the site is within flood zone 2. The site is on potentially contaminated land. The site is within Honley Conservation Area. The site extends into the Green Belt That part of the option that extends into the green belt consists of part of the extreme western edge of the site which is the retaining wall that marks the change in levels between the site and the land to the west, and which has been reinforced as part of the redevelopment of the mill site. At such its green belt role is limited and it could be released form the green belt without impact.							









H715	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.24
Land to the West of, Wesley Avenue, Netherthong					Employment Floorspace		Housing Capacity	43
Transport		Site access achievable. Access can be achieved via extension to Wesley Avenue.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends in primary and secondary. No immediate need for additional capacity.						
Historic Env		Potential impact on the adjacent Netherthong and Deanhouse Conservation Area to be assessed through a heritage impact assessment.						
Flood/drainage		Flood zone 1. Surface water drainage options limited. Connection to public combined sewer may required 3rd party land.						
Env Protection		Site not recorded as contaminated land but phase 1 contamination assessment required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site access achievable. A surface water drainage solution would need to be found to satisfy the local plan run-off policy once adopted and design and layout to consider impacts on conservation area.								
H584	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.69
Land south of, Gynn Lane, Honley					Employment Floorspace		Housing Capacity	50
Transport		Site access achievable with some impacts on protected trees therefore mitigation will be required. 2.4m x 43m visibility splays required. The provision of a footway is required along the site frontage on Gynn Lane.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and secondary. Site capacity could impact on school place planning.						
Historic Env		Potential impacts on Grade II listed buildings to the west of this site but relatively tight setting for such buildings. A heritage impact assessment is required.						
Flood/drainage		Site is within EA flood zone 1. Ludhill Dyke runs along the northern boundary and down the western side. Potential drainage capacity issues further downstream.						
Env Protection		Site is not recorded as contaminated land but phase 1 contamination report required.						
Biodiversity		No objections raised. Protected trees are present on part of this site which may impact on the access.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This site is contained on three sides by existing residential development, significant tracts of protected trees and the line of the railway. Its southern boundary is formed by field boundaries which present a strong new boundary to the green belt. As such there is little risk of further encroachment and no risk of sprawl. The trees provide containment but would become somewhat isolated from their wider countryside setting by any new development.						
Green belt edge		This is a restricted area of green belt that in this location maintains separation between Honley and Brockholes. Opportunities for settlement extension are limited by the presence of steep slopes where development could be prominent and by significant tracts of protected trees although towards the south opportunities are presented by contained and less prominent land.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion								
Site access achievable but mitigation will be required due to the impact on an area of protected trees. Design and layout to consider adjacent listed buildings to the west and surface water drainage issues will require further assessment.								









H597	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	4.04
Land to the south of, Sandy Gate, Scholes					Employment Floorspace		Housing Capacity	141
Transport		Site access achievable. Highways England concerns can be addressed with mitigation already planned.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and secondary. Site capacity could impact on school place planning.						
Historic Env		Listed buildings to the north and west of this site. Heritage impact assessment required.						
Flood/drainage		Site is within flood zone 1. This site would benefit from a drainage masterplan with adjacent sites.						
Env Protection		Potential odour issues therefore relevant assessment required. This site is not recorded as contaminated land but phase 1 contamination report required. Travel Plan needed.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site access is achievable, potential odour source near the site to be considered, scheme design to take account of listed buildings to the north and west.								









H313	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.97
Land to the south of, Burton Acres Lane, Kirkburton					Employment Floorspace		Housing Capacity	138
Transport		Site access achievable. Visibility splays of 2.4m x 43m required. Provision of pedestrian footway would be required along the site frontage on Burton Acres Lane. Highways England issues can be resolved by mitigation measures already planned.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease for secondary. Site capacity could impact on school place planning.						
Historic Env		Potential impacts on adjacent Kirkburton Conservation Area therefore Heritage Impact Assessment required. Design would need to be in context with conservation area.						
Flood/drainage		Site is within EA flood zone 1. A small section of the site is shown to be at risk of surface water and there are limited drainage options. The site would benefit from a drainage masterplan with adjacent sites.						
Env Protection		Site not recorded as contaminated but phase 1 contamination report required. Travel Plan required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site access is achievable. Limited surface water drainage options will need to be considered and impacts on the adjacent Kirkburton Conservation Area.								









H174	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.64
Land north of, Manchester Road, Linthwaite					Employment Floorspace		Housing Capacity	22
Transport		Existing site access can be utilised, though necessary visibility splays required.						
Public Health		No applicable health problems.						
Education		Modest decrease in trends for primary and increase in trends for secondary.						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1. Drainage via watercourse would require 3rd party land.						
Env Protection		Potential road traffic noise (Manchester Road) and also contaminated land on the site.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Development of the site would be subject to further investigation of surface water drainage options. Potential road traffic noise from Manchester Road and contaminated land on the site.								









H44	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.63
Land to the south of, Cross Lane (east), Stockmoor					Employment Floorspace		Housing Capacity	17
Transport		Site access achievable. 2.4m x 43m visibility splays required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease for secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. Drainage report required.						
Env Protection		Site is not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site access achievable. This site has planning permission for 17 dwellings (application reference: 2015/90200) therefore the principle for the development of this site has been established.								









H786	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.64
Land to the north east of, Westcroft, Honley					Employment Floorspace		Housing Capacity	15
Transport		Access available from Westcroft - subject to provision of visibility splays. Scotgate Road unsuitable for access. Junctions in wider area (i.e. Grasscroft and Meltham Road) may need improving.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and decrease in secondary therefore no immediate capacity required.						
Historic Env		A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the Honley conservation area.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		TPOs on fringe of site and tree within the site. The land around these has been removed from the net area, but considered that development can be accommodated without having significant impact						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Subject to access from Westcroft with provision of necessary visibility splays. TPOs on fringe of site and tree within the site. The land around these has been removed from the net area, but considered that development can be accommodated without having significant impact. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the Honley conservation area.								

H454a	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.98
Land to the west of, Manor House Farm, Wakefield Road, Clayton West					Employment Floorspace		Housing Capacity	34
Transport		Road frontage to Wakefield Road, but third party land required to achieve visibility splays necessary with current speed limit and to reduce speeds.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Small area of surface water flood risk to the north west of the site. Options available for surface water drainage.						
Env Protection		Contaminated land to the west of the site. Potential noise and odour issues from nearby farm and industrial units.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Road frontage to Wakefield Road, but third party land required to achieve visibility splays necessary with current speed limit and to reduce speeds. Small area of surface water flood risk to the north west of the site. Small area of site within high risk coal mining area.								

H1784	Site is in Green belt	N	Green/Brownfield	PB	Settlement Position	W	Gross Area (Ha)	0.82
Land to the East of, Denby Dale Railway Station, Station Road, Denby Dale					Employment Floorspace		Housing Capacity	19
Transport		Site access achievable subject to provision of visibility splays						
Public Health		No applicable health issues						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		Noise assessment required. Contaminated land to the north west of the site.						
Biodiversity		Woodland within the site forms habitat of principal importance, this has been removed from the net area. Site also part of habitat network linking two blocks of ancient woodland						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Development of the site would be subject to the provision of suitable visibility splays. Noise and contaminated land assessments required. Part of the site forms part of habitat network linking two blocks of ancient woodland, to be removed from the net area.								



















H1395	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.71
Land between Carr Top Lane and Brook Lane, Golcar					Employment Floorspace		Housing Capacity	16
Transport		Site access achievable, subject to provision of visibility splays.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Modest increase in trend for primary and increase in trend for secondary however no immediate need for additional places.						
Historic Env		There are a number of Grade II Listed Buildings to the north and south of this site and the site is within Golcar conservation area. Heritage Impact Assessment required.						
Flood/drainage		Flood zone 1. Steep slopes likely to preclude infiltration on risk re-emergence grounds.						
Env Protection		Potentially contaminated land.						
Biodiversity		Lowland mixed deciduous woodland on edge of the edge of the site.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The access to the site from Carr Top Lane is set out in planning permission 2015/90507. Part of the site contains lowland mixed deciduous woodland which has been removed from the net area. Part of the site is potentially contaminated land. There are a number of Grade II Listed Buildings to the north and south of this site and the site is within Golcar conservation area. Heritage Impact Assessment required.								









H814	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.48
Land to the North of, Grove Street, Longwood					Employment Floorspace		Housing Capacity	12
Transport		Access provided as part of planning application 2013/90715						
Public Health		No applicable health problems.						
Education		Increase in trend for primary provision with need for additional places and increase for secondary provision though no need for additional places.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No significant issues.						
Env Protection		Potential noise from nearby industry and potential contaminated land.						
Biodiversity		Entire site is UK BAP Priority habitat (deciduous woodland) and TPO area. This site has planning permission, on the condition that no development will be authorised until an ecological assessment of the site, including the woodland to the west has taken place.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Entire site is within TPO area and is UK BAP priority habitat. Site benefits from planning permission 2013/90715 on the condition that no development will be authorised until an ecological assessment of the site, including the woodland to the west has taken place.								









H297	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.37
Land to the east of Ryecroft Lane, Scholes					Employment Floorspace		Housing Capacity	47
Transport		Site access achievable but improvements to visibility splays (2.4m x 215m at 60mph speed limit) or reductions in speed limit required at Cross Lane/Ryecroft Lane junction. Pedestrian footway would be required along the site frontage on Cross Road and Ryecroft Lane.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. Limited options for surface water drainage. Site would benefit from a drainage masterplan with adjacent sites.						
Env Protection		Site not identified as contaminated but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site access achievable subject to achievement of sufficient visibility splays and surface water drainage will need to be managed to achieve greenfield run-off rates in line with local plan policies once adopted.								


















H785	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.02
Land to the east of, Colders Lane, Meltham					Employment Floorspace		Housing Capacity	27
Transport		Access arrangements set out in approved planning application 2012/90096						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and decrease in secondary therefore no immediate capacity required.						
Historic Env		Grade II listed buildings over the road on Colders Lane						
Flood/drainage		Flood zone 1. Culverted watercourse crossing middle of the site, no strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		No objections raised - but potential cumulative impact from developments of site in this area						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site access set out in planning permission 2012/90096. Site in flood zone 1 with culverted watercourse crossing middle of site. Grade II listed buildings over the road on Colders Lane. 20% of the site within high risk coal mining area.								

H70	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.46
Land to the north of, Long Lane, Shepley					Employment Floorspace		Housing Capacity	12
Transport		Site access achievable.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease in secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. Localised cellar flooding reported adjacent to the site therefore could increase the risk but no drainage objection.						
Env Protection		Site is not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site access achievable. Greenfield run-off rates required and further assessment of surface water drainage impacts. Part of this site has planning permission for 5 dwellings (2014/90136)								

H17	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	1
Park Mill Houses 2 and 4, Wakefield Road, Clayton West					Employment Floorspace		Housing Capacity	26
Transport		Potential third party land required to improve visibility at junction with Wakefield Road or Kiln Lane - but site has highway frontage.						
Public Health		No applicable health problems.						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Site adjacent to flood zones 2 and 3, but is within flood zone 1. No strategic drainage options.						
Env Protection		Potentially contaminated land. There is noise from nearby industrial units, though this land already has existing occupiers. Impact of potential new employment site to the east will depend on the layout and scale of mitigation.						
Biodiversity		Minor amendment to net area needed to provide stand off between the site and the River Dearne / Drain.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is a contained area of land between the settlement edge and Kiln Lane which already contains a degree of built form. It is bounded by the line of Kiln Lane which could represent a strong new defendable boundary and as such there is no risk of sprawl. The site could be released from the green belt with limited impact on openness although the land immediately behind the houses is at a higher level than the existing buildings and as the land rises to the north there is some risk of prominent development if the tree cover is removed.						
Green belt edge		This is an extensive area of green belt that maintains separation between existing villages. The green belt in this location defines the settlement limits of Clayton West but locally there are opportunities for minor settlement extension that could be achieved with limited impact on openness. This is an extensive area of green belt that maintains separation between existing villages. The green belt in this location defines the settlement limits of Clayton West but locally there are opportunities for minor settlement extension that could be achieved with limited impact on openness. Rising ground may make development more prominent towards the north.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion		Potential third party land required to improve visibility at junction with Wakefield Road or Kiln Lane - but site has highway frontage.. Potential issues with amenity from nearby industrial units, though this land already has existing occupiers. Impact of potential new employment site to the east will depend on the layout and scale of mitigation. This site could be accommodated with Kiln Lane representing a defendable Green Belt boundary to the east and Wakefield Road to the south east. 15% of site within high risk mining area.						
H633	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	3.54
Land South West of, Vicarage Road, Longwood					Employment Floorspace		Housing Capacity	113
Transport		Access achievable from Vicarage Road, subject to achieving necessary visibility splays. Impact on SRN will be mitigated by committed schemes.						
Public Health		No applicable health problems.						
Education		Increase in trend for primary provision and a need for additional places. Increase in trend for secondary, though no immediate need for additional places.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1, no strategic drainage objections. Ordinary watercourse running through site.						
Env Protection		Potential noise from industry to south west of site. Some contamination to north of site.						
Biodiversity		Fragments of lowland mixed deciduous woodland that form part of habitats network.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site has access from Vicarage Road, subject to achieving the necessary visibility splays. The site is in flood zone 1, though there is a watercourse running through the site, this has been removed from the net area. Appropriate sewer stand off distance required for sewerage infrastructure across the site. The site includes mixed deciduous woodland that forms part of the habitats network.						









H116	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	4.53
Land to the south of, Parkwood Road, Golcar, Huddersfield,					Employment Floorspace		Housing Capacity	125
Transport		Planning permission granted on the majority site with suitable access. The area of the site with permission could provide access to the remainder of the site. Impact on SRN will not be mitigated by committed schemes.						
Public Health		No applicable health problems.						
Education		Modest increase in trend for primary and increase in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Site adjacent to conservation area. Listed building to north east of the site.						
Flood/drainage		Watercourse flows across site, stand off distance netted off from net area.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Allocation of the site will be acceptable subject to impact on adjacent conservation area and listed building to the north east of the site. Impact on the Strategic Road Network is not mitigated by committed schemes.								









H47	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.98
Land to the south of, Vicarage Meadows, Cinderhills					Employment Floorspace		Housing Capacity	14
Transport		Site access achievable.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1. Potential surface water issues from surrounding fields and surface water drainage solutions will require further assessment.						
Env Protection		Site is not recorded as contaminated but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site access achievable and other constraints are expected to be overcome to allow the delivery of new homes on this site during the plan period. This site has planning permission with an indicative capacity of 14 dwellings (application reference: 2014/93107) therefore the principle for the development of this site has been established.								


















H39a	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.12
Land to the north of, Strike Lane, Skelmanthorpe					Employment Floorspace		Housing Capacity	39
Transport		Access arrangements for east of the site made in approved planning application. This layout allows access to the land to this site; Access could also be taken from Strike Lane, subject to widening and provision of footway.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage.						
Env Protection		No objections raised, though potential noise issues from light railway.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Access arrangements for the east of the site are made in the approved planning application. Access could also be taken from Strike Lane subject to widening and provision of footway. The site is in flood zone 1, with limited options for surface water drainage.								
H120	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.44
Park Farm, Manor Road, Farnley Tyas					Employment Floorspace		Housing Capacity	7
Transport		Site access is achievable. 2.4m x 43m visibility splays required. Provision for passing places between the site and Farnley Road are required. Third party land may therefore be required.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		Potential impacts on the setting of a Grade II Listed buildings and Farnley Tyas Conservation area. Impact may be reduced if new development is designed in an agricultural style. Heritage impact assessment required. The current planning application (2015/90759) and listed building application (2015/90758) on this site will explore these issues further.						
Flood/drainage		Site is within EA flood zone 1. This site is located in a Source Protection Zone therefore hydrological assessment required. Further surface water drainage investigation also required.						
Env Protection		Site is not recorded as contaminated land but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		The majority of this option is within the village boundary of Farnley Tyas, but projects into the green belt over an existing agricultural building. This building abuts the settlement boundary on its northern elevation so a sensible new settlement boundary could be created without detriment to openness or to the role and function of the green belt.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. The existing land use features risk major expansion southwards relative to the size of the village because of the lack of potential new boundaries.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion								
This site comprises existing agricultural buildings including a listed building. It is within the Farnley Tyas conservation area. A heritage impact assessment is required. Some third party land may be required for passing places and impacts on listed buildings to be assessed further. The site is within a Source Protection Zone.								









H652	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	3.54	
Land to the North West of, Eastfield Mills, Abbey Road North, Shepley					Employment Floorspace		Housing Capacity	91	
Transport			Access achievable. Visibility splays of 2.4m x 120m required and pedestrian footway to be widened on site frontage. Highways England concerns about cumulative impacts on the strategic network can be addressed through mitigation already programmed.						
Public Health			The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education			Decreasing trends for primary and modest decrease for secondary. Site capacity could impact on school place planning.						
Historic Env			No objections raised.						
Flood/drainage			Flood zone 1. Water course running through site represents surface water flood risk in some parts of the site. Part of this site is within a groundwater source protection zone designed to protect a potable water supply nearby. A hydrogeological risk assessment and construction environment management plan would be required.						
Env Protection			Site is not recorded as contaminated but phase 1 contamination report required. Travel Plan required. Multiple potential noise sources affect this site therefore relevant assessment needed.						
Biodiversity			Developable area reduced to take account of UK BAP priority habitat pond on the site and protected trees on the eastern boundary.						
Other constraints			Part or all of the site lies within a high risk coal referral area.						
Open space			N/A						
Green belt			This site is contained by the railway line and roads and is characterised as an area of urban fringe on the edge of Shepley. Development would have little impact on the openness of the green belt and there is no risk of sprawl or encroachment as new strong green belt boundaries could be found. The configuration of the site leaves the area occupied by Eastfield Mills somewhat isolated from the wider green belt but as it is already occupied by significant built form openness has already been compromised.						
Green belt edge			This is an extensive area of green belt where the existing settlement pattern and land uses provide numerous opportunities for settlement extension without compromising the role and function of the green belt or significantly impacting on openness. This is an urban fringe area which has little relationship to the wider countryside.						
Exceptional Circumstances			Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion			Site access achievable and the adjacent housing option H339 has also been accepted to the south of this site. As part of the site is within a groundwater source protection zone relevant assessment will be required. Noise sources near to the site to be considered further and ecological assessment required in relation to ponds and protected trees on parts of the site.						





H221	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.87	
Land east of, Howgate Road, Slaithwaite					Employment Floorspace		Housing Capacity	36	
Transport			Site access achievable, as identified in planning consent 2010/92767						
Public Health			Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education			Modest decrease in trends for primary and increase in secondary, although no immediate need for capacity.						
Historic Env			Potential impact of grade II listed buildings adjacent to the site. However, site could potentially have positive impact on conservation area by facilitating redevelopment of previously developed site.						
Flood/drainage			Flood zone 1. No strategic drainage objections.						
Env Protection			Contaminated land. Potential noise issues from south of canal.						
Biodiversity			No objections raised.						
Other constraints			None identified.						
Open space			N/A						
Green belt			N/A						
Green belt edge			N/A						
Exceptional Circumstances			N/A						
Conclusion			The site has received planning permission for 36 dwellings. Development of the site is subject to provision of visibility splays and incorporation of pedestrian facilities. Potential contaminated land. Noise arising from industry to the south. Will require adequate opportunities for physical activity to be delivered. A heritage impact assessment would be required because of the potential impact on the adjacent Grade II listed buildings.						

H728	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.58
Land to the West of, Stoney Bank Lane, Thongsbridge					Employment Floorspace		Housing Capacity	53
Transport		Access arrangements for the site are included in outline planning application 2014/93248 - approved in 2015.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Part of site in flood zone 3 - removed from net area.						
Env Protection		Site adjacent to contaminated land.						
Biodiversity		Part of site adjacent to New Mill Dike and mixed deciduous woodland, habitat of principal importance. These have been removed from net area.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
Subject to the access arrangements set out in the approved planning application. Part of site is adjacent to New Mill Dike, so a stand off should be provided to address biodiversity and flooding impacts.								

H817	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.2
Land at, Manor House, Flockton					Employment Floorspace		Housing Capacity	24
Transport		Possible access from Manor House, subject to provision of visibility splays. Access arrangements are reserved matters.						
Public Health		No applicable health issues						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		Part of the site includes site of archaeological interest, recommend pre-determination archaeological evaluation of select area						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		2km from Denby Grange colliery ponds SAC / SSSI. May result in increased visitor pressure. Concern about impacts on groundwater. Planning application approved on condition requiring a comprehensive biodiversity management and enhancement plan						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
Possible access from Manor House, subject to provision of visibility splays. Whilst there is outline permission, access arrangements are reserved matters. 2km from Denby Grange colliery ponds SAC / SSSI. May result in increased visitor pressure. Concern about impacts on groundwater. Planning application approved on condition requiring a comprehensive biodiversity management and enhancement plan. 23% of the site within high risk coal mining area.								









H343	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.32
Land to the North of, Helme Lane, Meltham					Employment Floorspace		Housing Capacity	46
Transport		Third party land required to gain sufficient site frontage to Helme Lane.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and decrease in secondary, therefore no immediate capacity required.						
Historic Env		120m from Helme Conservation area, however the site is considered to be well screened by woodland and would have limited impact on significance of this area.						
Flood/drainage		Flood zone 1. Public combined sewer in Helme Lane.						
Env Protection		No objections raised.						
Biodiversity		1890m from SPA / SSSI / SAC. Mature woodland to east of site, buildings should be avoided within 20m of this.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Third party land is required to secure sufficient site frontage to Helme Lane. Impact on woodland to the east should be minimised. Habitat Risk Assessment required to assess impact on SPA. Site should support delivery of physical activity opportunities in the area. A Heritage Impact Assessment will be required and assessment of the contribution to this currently undeveloped area makes to Helme Conservation Area.								
H213	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	4.69
Black Rock Mills, Waingate, Linthwaite					Employment Floorspace		Housing Capacity	236
Transport		Planning permission granted for majority of site with access. Impact on SRN will not be mitigated by committed schemes.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trends for primary and increase in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Potential impact on listed buildings, though mitigation provided in previous permissions on site. Site is within a Conservation Area.						
Flood/drainage		Culvert runs through site, opportunities to open this up should be explored, with a suitable stand off to be agreed.						
Env Protection		Site is on contaminated land.						
Biodiversity		Mixed deciduous woodland on fringe of site, removed from net area.						
Other constraints		None identified.						
Open space		N/A						
Green belt		The majority of this option is within the settlement. The green belt land over which the option projects marginally appears to be associated with the historical use of the site as a mill and it is acknowledged both that the exact position of the green belt boundary on the ground over much of its length in this location is difficult to determine and that permission for development has been granted. The very small areas affected are entirely contained by trees and landform and their release would have no impact on the openness of the green belt.						
Green belt edge		This is a narrow wedge of green belt that overwashes the steep valley side that is the backdrop to this part of Linthwaite. Opportunities for settlement expansion in this immediate area are very limited due to the steep and prominent nature of the sloping valley side.						
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for housing in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating housing development on the site outweigh the loss of this part of the green belt.						
Conclusion								
The majority of the site has planning permission, with access provided. The impact on SRN will not be mitigated by committed schemes. Culvert runs through the site, opportunities to open this up should be explored. Listed buildings in close proximity of the site. Development on the site should help deliver opportunities for physical activity in the area.								

H356	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.59
Land to the north of, Lingards Road, Slaithwaite, Huddersfield,					Employment Floorspace		Housing Capacity	36
Transport		Site access achievable if suitable pedestrian facilities and visibility splays are provided. Impact on SRN will not be mitigated by committed schemes.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered. Numbers of fast food takeaways should be restricted in this area.						
Education		Modest decrease in trends for primary and increase in secondary, though no immediate need.						
Historic Env		Potential impact on setting of Grade II listed buildings to north east of site.						
Flood/drainage		Flood Zone 1. Drainage available into watercourse or public combined sewer, would benefit from drainage masterplan with adjacent sites.						
Env Protection		No objections raised.						
Biodiversity		Botanical survey would be required to assess whether the grassland on the site is a lowland meadow priority habitat.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site now has planning permission which includes access from Lingards Road. A botanical survey and heritage impact assessment are required.								










H2649	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	1.05
Land to the South west of, Victoria Terrace, Marsden					Employment Floorspace		Housing Capacity	35
Transport		Access can be achieved from Manchester Road or Carrs Road, subject to achievement of 2.4m x 43m visibility splays and relocation of bus stop if access is taken from Manchester Road. PROW runs along site boundary.						
Public Health		Levels of obesity are higher than the Kirklees average. Development will need to ensure adequate physical activity opportunities are provided.						
Education		Modest decrease in trend for primary, increase in trend for secondary however no immediate need for places.						
Historic Env		Site within conservation area, potential impact on setting of listed building to the north.						
Flood/drainage		flood zone 2 and 3 on edge of site.						
Env Protection		Site is on potentially contaminated land, contaminated land phase 1 and 2 assessment required and noise assessment.						
Biodiversity		The site is 0.7km from the Dark Peak SPA / SAC /SSSI. Development will require a Habitat Regs Assessment and mitigation for increased recreational needs of residents should be provided.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Access can be achieved from Manchester Road or Carrs Road, subject to achievement of 2.4m x 43m visibility splays and relocation of bus stop if access is taken from Manchester Road. PROW runs along site boundary. Site is on potentially contaminated land, contaminated land phase 1 and 2 assessment required and noise assessment. The site is 0.7km from the Dark Peak SPA / SAC /SSSI. Development will require a Habitat Regs Assessment.								










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MDGB2134	Site is in Green belt	Y	Green/Brownfield	B	Settlement Position	D	Gross Area (Ha)	28.82
Land at Storthes Hall, Kirkburton, Huddersfield					Employment Floorspace		Housing Capacity	505










Transport		Site access achievable. Planning permission already granted for 300 units on southern part of the site. For the remainder of the site to be delivered, improvements will be required on connecting links and junction with Penistone Road as the current junction would be unsuitable for accommodating an intensification of use of this scale.
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Education		Decreasing trends for primary and modest decrease in secondary. Site capacity may impact on school place planning.
Historic Env		A number of listed buildings are present therefore design and layout to be considered. A heritage impact assessment is required. Also pre-determination archaeological evaluation required due to proximity of archaeological sites.
Flood/drainage		Site is in flood zone 1. Sustainable drainage should be considered as first surface water management option.
Env Protection		Assessment required in terms of impact on air quality, potentially contaminated land therefore phase 1 and 2 contamination reports required.
Biodiversity		No objections raised.
Other constraints		None identified.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A










Conclusion
 Site access achievable although improvements required to Storthes Hall Lane/Penistone Road junction to accommodate a development of this scale, potentially contaminated land therefore assessment required, noise assessment required. Design of site will need to incorporate protected trees areas and consider impact on listed buildings.










ME2259	Site is in Green belt	Y	Green/Brownfield	Settlement Position	E	Gross Area (Ha)	9.96
Kirklees Lock, Clifton (8.5ha),				Employment Floorspace	0	Housing Capacity	
Transport		Access could be gained via existing track which links to Quarry Road. However, this is likely to require significant alterations to ensure HGVs can operate safely					
Public Health		No significant issues identified					
Education		N/A					
Historic Env		Site in close proximity to Kirklees Park, Grade II Historic Park and Garden and other listed buildings in the area. Therefore mitigation may be required					
Flood/drainage		No significant constraints . Sand and gravel extraction is considered to be a water compatible use.					
Env Protection		Potential for issues relating to residential amenity i.e. air quality, noise etc.					
Biodiversity		Following discussion with WYE it was determined that mineral extraction could be acceptable with appropriate mitigation during working and securing a restoration scheme which contributes significantly to local biodiversity. Further opinion has also obtained from the council's biodiversity officer who concluded that it will be possible to apply the 'mitigation hierarchy' (DCLG, 2012) to fully mitigate the impacts of mineral extraction at the site. It was also observed that mineral extraction will inevitably result in a site of lower elevation, and very likely below the water table. Having taken into account the hydrological conditions on the site, it will be possible to restore the site and provide habitats of at least equal biodiversity value through a wetlands restoration scheme. 2.4 hectares removed to account for stand off with the river.					
Other constraints		None identified.					
Open space		No significant issues					
Green belt		Mineral extraction is appropriate development in the Green Belt					
Green belt edge		N/A					
Exceptional Circumstances		N/A					
Conclusion	Allocate as an area of search						










ME2314	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	14.32
Land north of, Cumberworth Lane, Lower Cumberworth					Employment Floorspace		Housing Capacity	
Transport		Visibility splays cannot be achieved without the provision of third party land. Site propose has not provided evidence of a willing landowner, presence of mineral in viable quantities.						
Public Health		No issues identified						
Education		N/A						
Historic Env		Possible impact on several listed buildings which need to be fully considered if proposals are made to extract mineral from the site						
Flood/drainage		No significant issues						
Env Protection		Potential to detrimentally affect residential amenity due to noise, dust etc. These issues would therefore need to be addressed at the time of any subsequent proposals to extract mineral						
Biodiversity		No biodiversity constraints.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		Site does not affect a Strategic Green Infrastructure area. No other open space issues.						
Green belt		Minerals extraction is an appropriate use in the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site promoter has not provided evidence of a willing landowner or presence of mineral in viable quantities. Although presence of mineral is likely there is currently insufficient evidence to justify the site being allocated as a mineral extraction or preferred area. In view of this site should be designated as an area of search.						

ME2248a	Site is in Green belt	Y	Green/Brownfield		Settlement Position	E	Gross Area (Ha)	12.67
Bromley Farm Quarry, Upper Cumberworth					Employment Floorspace		Housing Capacity	
Transport		No significant constraints. Access can be achieved from the A635 Barnsley Road via the existing entrance to the household waste recycling centre. 2.4m x 120m visibility splays are required. Widening of the access road to the HWRC would be needed to allow two HGVs to pass.						
Public Health		No significant constraints						
Education		N/A						
Historic Env		No significant constraints. Impact on listed church and conservation area would need to be assessed prior to subsequent planning application being determined						
Flood/drainage		No significant constraints						
Env Protection		Potential for issues relating to residential amenity i.e. air quality, noise etc.						
Biodiversity		No significant constraints						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		No issues identified						
Green belt		Mineral extraction is appropriate development within the Green Belt						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Allocate as an area of search						

ME2312a	Site is in Green belt	Y	Green/Brownfield	Settlement Position	D	Gross Area (Ha)	4.03
Land to the north of Huddersfield Road, Shelley Woodhouse				Employment Floorspace		Housing Capacity	
Transport		Access can be achieved from existing site access but alterations may be required to allow two HGVs to pass moving in opposite directions					
Public Health		No significant issues identified					
Education		N/A					
Historic Env		No significant issues identified					
Flood/drainage		No significant issues raised					
Env Protection		Potential for issues relating to residential amenity i.e. air quality, noise etc.					
Biodiversity		No significant issues identified					
Other constraints		None identified.					
Open space		No significant issues identified					
Green belt		Mineral extraction is appropriate development within the Green Belt					
Green belt edge		N/A					
Exceptional Circumstances		N/A					
Conclusion							
Allocate as area of search. No significant constraints. However issues associated with residential amenity and access would need to be addressed as part of any subsequent proposals to extract mineral							

ME2312b	Site is in Green belt	Y	Green/Brownfield	Settlement Position	D	Gross Area (Ha)	6.61
Land west of, Peace Wood Quarry, Green House Hill, Shelley				Employment Floorspace		Housing Capacity	
Transport		Access could be achieved subject to the site being developed in conjunction with adjacent allocations ME2247 and ME2267a					
Public Health		No significant issues identified					
Education		N/A					
Historic Env		No significant issues identified.					
Flood/drainage		No significant constraints identified					
Env Protection		Potential for issues relating to residential amenity i.e. air quality, noise etc.					
Biodiversity		site could be developed for mineral extraction subject to the provision of adequate standoff distances from ancient woodland					
Other constraints		Part or all of the site lies within a high risk coal referral area.					
Open space		No significant issues identified					
Green belt		Mineral extraction is appropriate development within the Green Belt					
Green belt edge		N/A					
Exceptional Circumstances		N/A					
Conclusion							
Allocate as an Area of Search. No significant constraints. However issues associated with residential amenity, and biodiversity would need to be addressed as part of any subsequent proposals to extract mineral							

ME1965b	Site is in Green belt	Y	Green/Brownfield	Settlement Position	D	Gross Area (Ha)	0.88
Appleton Quarry, Park Head Lane, Huddingley				Employment Floorspace		Housing Capacity	
Transport		Access can be achieved from Cumberworth Lane. Speed limit is 40mph therefore 120m stopping sight distance is required. Sub-standard visibility splay to the left of the junction with Penistone Road. Junction improvements required					
Public Health		No significant issues identified					
Education		N/A					
Historic Env		No apparent significant archaeological implications					
Flood/drainage		No significant constraints					
Env Protection		Mitigation will be required with regard to nearest residential properties.					
Biodiversity		No significant constraints					
Other constraints		None identified.					
Open space		No issues identified					
Green belt		Mineral extraction is considered to be appropriate development within the Green Belt					
Green belt edge		N/A					
Exceptional Circumstances		N/A					
Conclusion							
Proposed change to Area of Search as no evidence of a willing landowner							

ME2267a	Site is in Green belt	Y	Green/Brownfield	Settlement Position	D	Gross Area (Ha)	39.85
Land north of, Peace Wood Quarry, Green House Hill, Shelley				Employment Floorspace		Housing Capacity	
Transport		Access can be achieved subject to ME2312a and ME2247 being developed at the same time.					
Public Health		No significant issues identified					
Education		N/A					
Historic Env		No significant constraints. Impact on local heritage assets would need to be assessed prior to subsequent planning application being determined					
Flood/drainage		Water infrastructure crossing the site which will require protection					
Env Protection		Potential for issues relating to residential amenity i.e. air quality, noise etc.					
Biodiversity		Proposal acceptable subject to the inclusion of adequate standoff areas near environmentally sensitive locations					
Other constraints		Part or all of the site lies within a high risk coal referral area.					
Open space		No issues significant identified					
Green belt		Mineral extraction is appropriate development within the Green Belt					
Green belt edge		N/A					
Exceptional Circumstances		N/A					

Conclusion

Allocate as an area of Search. No significant constraints. However issues associated with residential amenity, access, and water infrastructure crossing the site would need to be addressed as part of any subsequent proposals to extract mineral

ME2250	Site is in Green belt	N	Green/Brownfield	Settlement Position	W	Gross Area (Ha)	10.49
Forge Lane, Ravensthorpe (10.5ha),				Employment Floorspace		Housing Capacity	

Transport N/A

Public Health N/A

Education N/A

Historic Env N/A

Flood/drainage N/A

Env Protection N/A

Biodiversity N/A

Other constraints None identified.

Open space N/A

Green belt N/A


Green belt edge N/A


Exceptional Circumstances N/A


Conclusion


Now an active mineral working - Current extant permissions allow site to be worked until 2024

ME2251	Site is in Green belt	Y	Green/Brownfield	Settlement Position	E	Gross Area (Ha)	40.48
Land at Crosland Moor, Huddersfield (17.5ha),				Employment Floorspace		Housing Capacity	
Transport	N/A						
Public Health	N/A						
Education	N/A						
Historic Env	N/A						
Flood/drainage	N/A						
Env Protection	N/A						
Biodiversity	N/A						
Other constraints		None identified.					
Open space	N/A						
Green belt	N/A						
Green belt edge	N/A						
Exceptional Circumstances	N/A						
Conclusion	Active mineral working						

ME2258	Site is in Green belt	N	Green/Brownfield	Settlement Position	W	Gross Area (Ha)	10.21
Land off Thewlis Lane Crosland Moor,				Employment Floorspace		Housing Capacity	
Transport	N/A						
Public Health	N/A						
Education	N/A						
Historic Env	N/A						
Flood/drainage	N/A						
Env Protection	N/A						
Biodiversity	N/A						
Other constraints		None identified.					
Open space	N/A						
Green belt	N/A						
Green belt edge	N/A						
Exceptional Circumstances	N/A						
Conclusion	Active mineral working - Current extant permissions allow site to be worked until 2025						

ME2241	Site is in Green belt	N	Green/Brownfield	Settlement Position	W	Gross Area (Ha)	3.91
Waterholes Quarry, Crosland Moor, Huddersfield,				Employment Floorspace		Housing Capacity	
Transport	N/A						
Public Health	N/A						
Education	N/A						
Historic Env	N/A						
Flood/drainage	N/A						
Env Protection	N/A						
Biodiversity	N/A						
Other constraints		None identified.					
Open space	N/A						
Green belt	N/A						
Green belt edge	N/A						
Exceptional Circumstances	N/A						
Conclusion	Represents an active mineral working which has been partially restored but includes access to other operational areas and therefore requires allocation to ensure final restoration.						

ME2242	Site is in Green belt	Y	Green/Brownfield	Settlement Position	E	Gross Area (Ha)	3.53
Moorfield Quarry, Crosland Moor, Huddersfield,				Employment Floorspace		Housing Capacity	
Transport	N/A						
Public Health	N/A						
Education	N/A						
Historic Env	N/A						
Flood/drainage	N/A						
Env Protection	N/A						
Biodiversity	N/A						
Other constraints		None identified.					
Open space	N/A						
Green belt	N/A						
Green belt edge	N/A						
Exceptional Circumstances	N/A						
Conclusion							
Reserve has been worked out but still forms part of an active mineral working (void is used as a minerals processing area for mineral from M5i and M2v areas)							

ME2240	Site is in Green belt	N	Green/Brownfield	Settlement Position	W	Gross Area (Ha)	10.35
Wellfield Quarry, Crosland Moor				Employment Floorspace		Housing Capacity	
Transport	N/A						
Public Health	N/A						
Education	N/A						
Historic Env	N/A						
Flood/drainage	N/A						
Env Protection	N/A						
Biodiversity	N/A						
Other constraints		None identified.					
Open space	N/A						
Green belt	N/A						
Green belt edge	N/A						
Exceptional Circumstances	N/A						
Conclusion							
This site represents an active mineral working no further assessment required. Option accepted							

ME2254	Site is in Green belt	Y	Green/Brownfield	Settlement Position	E	Gross Area (Ha)	13.38
Moselden Heights Quarry and extension area off Saddleworth Road Scammonden,				Employment Floorspace		Housing Capacity	
Transport	N/A						
Public Health	N/A						
Education	N/A						
Historic Env	N/A						
Flood/drainage	N/A						
Env Protection	N/A						
Biodiversity	N/A						
Other constraints	None identified.						
Open space	N/A						
Green belt	N/A						
Green belt edge	N/A						
Exceptional Circumstances	N/A						
Conclusion							
Active mineral working - Current extant permissions allow site to be worked until 2040							


ME2252	Site is in Green belt	Y	Green/Brownfield	Settlement Position	E	Gross Area (Ha)	27.93
Ox Lee, Hepworth (28ha),				Employment Floorspace		Housing Capacity	
Transport	N/A						
Public Health	N/A						
Education	N/A						
Historic Env	N/A						
Flood/drainage	N/A						
Env Protection	N/A						
Biodiversity	N/A						
Other constraints	Part or all of the site lies within a high risk coal referral area.						
Open space	N/A						
Green belt	N/A						
Green belt edge	N/A						
Exceptional Circumstances	N/A						
Conclusion							
Site is an active mineral working							










ME2257	Site is in Green belt	Y	Green/Brownfield	Settlement Position	D	Gross Area (Ha)	15.77
Temple Quarry – off Liley Lane, Grange Moor,				Employment Floorspace		Housing Capacity	
Transport	N/A						
Public Health	N/A						
Education	N/A						
Historic Env	N/A						
Flood/drainage	N/A						
Env Protection	N/A						
Biodiversity	N/A						
Other constraints	Part or all of the site lies within a high risk coal referral area.						
Open space	N/A						
Green belt	N/A						
Green belt edge	N/A						
Exceptional Circumstances	N/A						
Conclusion							
Active mineral working – Period for mineral extraction to cease by 2019.							

ME2253	Site is in Green belt	Y	Green/Brownfield	Settlement Position	D	Gross Area (Ha)	1.81
Carr Hill Quarry, Shepley (1.3ha),				Employment Floorspace		Housing Capacity	
Transport	N/A						
Public Health	N/A						
Education	N/A						
Historic Env	N/A						
Flood/drainage	N/A						
Env Protection	N/A						
Biodiversity	N/A						
Other constraints	None identified.						
Open space	N/A						
Green belt	N/A						
Green belt edge	N/A						
Exceptional Circumstances	N/A						
Conclusion							
Active site. Mineral has been worked out but site is now under restoration involving backfilling operations							


ME2249	Site is in Green belt	Y	Green/Brownfield	Settlement Position	E	Gross Area (Ha)	13.26
Hen Perch Quarry, Scissett,				Employment Floorspace		Housing Capacity	
Transport	N/A						
Public Health	N/A						
Education	N/A						
Historic Env	N/A						
Flood/drainage	N/A						
Env Protection	N/A						
Biodiversity	N/A						
Other constraints	Part or all of the site lies within a high risk coal referral area.						
Open space	N/A						
Green belt	N/A						
Green belt edge	N/A						
Exceptional Circumstances	N/A						
Conclusion							
Still an active mineral - Current extant permissions allow site to be worked until 2021							


ME2265	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	9
Hen Perch Quarry, Thorpe Lane, Denby Dale				Employment Floorspace		Housing Capacity		
Transport	Existing access to the operational quarry. This could potentially be utilised for the proposed extension. Subject to restrictions on HGV movements, which are currently in place for the existing quarry.							
Public Health	Site in an area not flagged by public health.							
Education	N/A							
Historic Env	No impact on heritage assets. Archaeological evaluation would be required to support any subsequent planning application							
Flood/drainage	Based on site being in FZ1.No significant constraints identified							
Env Protection	Due to the nature of mineral extraction operations there is potential for noise, air and odour issues.							
Biodiversity	No biodiversity issues.							
Other constraints	Part or all of the site lies within a high risk coal referral area.							
Open space	Significant proportion of the site falls within strategic green infrastructure allocation. However, it is considered that the operation of a mineral site in this location would not compromise this allocation and the subsequent restoration of the site could provide significant ecological and environmental enhancements.							
Green belt	Minerals extraction is an appropriate use within the green belt.							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
No significant constraints. Issues identified could be mitigated.. Option accepted based on recommendation from Urban Vision Study where it has been identified that there is a need to have a variety of sites producing different clay resources to meet the production needs of pipe manufactures. It is also acknowledged that this mineral is of national significance.								










ME2245	Site is in Green belt	Y	Green/Brownfield	Settlement Position	D	Gross Area (Ha)	1.48
Whitegate Quarry, Cartworth Moor,				Employment Floorspace		Housing Capacity	
Transport	N/A						
Public Health	N/A						
Education	N/A						
Historic Env	N/A						
Flood/drainage	N/A						
Env Protection	N/A						
Biodiversity	N/A						
Other constraints		None identified.					
Open space	N/A						
Green belt	N/A						
Green belt edge	N/A						
Exceptional Circumstances	N/A						
Conclusion	Still an active mineral working						


ME1965a	Site is in Green belt	Y	Green/Brownfield	Settlement Position	D	Gross Area (Ha)	24.43
Appleton Quarry, Park Head Lane, Huddingley				Employment Floorspace		Housing Capacity	
Transport		Access can be achieved from Park Head Lane (not Park Head Lane (Track), which is unsurfaced). 2.4 x 215m visibility splays required (60mph speed limit). Although the full 215m "y" distance is unachievable, visibility can be achieved to the junction to the west and the sharp bend to the east. Access not suitable via Dearne Dike Lane due to narrow width. Highway improvements would be required.					
Public Health		Unlikely to be any significant issues in this location. Public Health confirm no applicable health problems					
Education	N/A						
Historic Env		Ancient monument 1.2km south of the southern boundary. Likely impact considered to be low. KOMPASS layers do not indicate any further historical / heritage asset issues. WYAAS indicate no significant implications					
Flood/drainage		YW infrastructure crosses the site. No other constraints identified					
Env Protection		Due to the nature of the mineral extraction operations there is potential for air, noise issues. Phase 1 and 2 contamination reports required.					
Biodiversity		No significant constraints					
Other constraints		None identified.					
Open space		No issues identified. Although strategic green network in close proximity to southern boundary. Restoration of the site could bring forward potential improvements.					
Green belt		Mineral extraction is considered to be appropriate development within the Green Belt					
Green belt edge	N/A						
Exceptional Circumstances	N/A						
Conclusion							


ME2263	Site is in Green belt	Y	Green/Brownfield	Settlement Position	D	Gross Area (Ha)	2.12
Land adjacent to Appleton Quarry Holmfirth Road Shepley,				Employment Floorspace		Housing Capacity	
Transport	N/A						
Public Health	N/A						
Education	N/A						
Historic Env	N/A						
Flood/drainage	N/A						
Env Protection	N/A						
Biodiversity	N/A						
Other constraints		None identified.					
Open space	N/A						
Green belt	N/A						
Green belt edge	N/A						
Exceptional Circumstances	N/A						
Conclusion							
Active site However further progression into extension area linked to satisfactory restoration being completed in the existing quarry. Current permission to extract mineral expires January 2022							










ME2244	Site is in Green belt	Y	Green/Brownfield	Settlement Position	D	Gross Area (Ha)	7.96
Sovereign Quarry, Shepley,				Employment Floorspace		Housing Capacity	
Transport	N/A						
Public Health	N/A						
Education	N/A						
Historic Env	N/A						
Flood/drainage	N/A						
Env Protection	N/A						
Biodiversity	N/A						
Other constraints		Part or all of the site lies within a high risk coal referral area.					
Open space	N/A						
Green belt	N/A						
Green belt edge	N/A						
Exceptional Circumstances	N/A						
Conclusion							
Still an active mineral working							


ME2248b	Site is in Green belt	Y	Green/Brownfield	Settlement Position	E	Gross Area (Ha)	28.53
Bromley Farm Quarry, Upper Cumberworth				Employment Floorspace		Housing Capacity	
Transport	N/A						
Public Health	N/A						
Education	N/A						
Historic Env	N/A						
Flood/drainage	N/A						
Env Protection	N/A						
Biodiversity	N/A						
Other constraints		Part or all of the site lies within a high risk coal referral area.					
Open space	N/A						
Green belt	N/A						
Green belt edge	N/A						
Exceptional Circumstances	N/A						
Conclusion							
Site comprises operational quarries							


ME2248c	Site is in Green belt	Y	Green/Brownfield	Settlement Position	D	Gross Area (Ha)	17.25
Bromley Farm Quarry, Upper Cumberworth				Employment Floorspace		Housing Capacity	
Transport			Cumberworth Lane is subject to a 60mph speed limit along the site frontage. 2.4m x 215m (60mph speed limit) visibility splays cannot be achieved. Third party land and/or measures to improve visibility and/or reduce traffic speeds are required. An alternative and more achievable access option would be from the A635 Barnsley Road via the existing access to the household waste recycling centre. However this would require site options ME2248a and ME2248b to be developed at the same time in order to achieve access. ME2248b is an active working and access to ME2248c could be achieved by alterations to existing HWRC access road which have received planning permission.				
Public Health			No significant constraints				
Education			N/A				
Historic Env			No significant constraints. Impact on listed church and conservation area would need to be assessed prior to subsequent planning application being determined				
Flood/drainage			No significant constraints. Surface water regimes in the vicinity which would require protection as part of any subsequent planning permission				
Env Protection			Potential for issues relating to residential amenity i.e. air quality, noise etc.				
Biodiversity			No significant constraints				
Other constraints			Part or all of the site lies within a high risk coal referral area.				
Open space			No issues identified				
Green belt			Mineral extraction is appropriate development within the Green Belt				
Green belt edge			N/A				
Exceptional Circumstances			N/A				
Conclusion			Allocate as an area of search. There are no significant constraints although highways have indicated that site would best be accessed via existing haul road which currently provides access to active quarries and the HWRC site.				

ME2256	Site is in Green belt	Y	Green/Brownfield	Settlement Position	D	Gross Area (Ha)	12.94
Rockingstones Quarry – off Quebec Road Wholestone Moor,				Employment Floorspace		Housing Capacity	
Transport			N/A				
Public Health			N/A				
Education			N/A				
Historic Env			N/A				
Flood/drainage			N/A				
Env Protection			N/A				
Biodiversity			N/A				
Other constraints			None identified.				
Open space			N/A				
Green belt			N/A				
Green belt edge			N/A				
Exceptional Circumstances			N/A				
Conclusion			Active mineral working				

ME2247	Site is in Green belt	Y	Green/Brownfield	Settlement Position	D	Gross Area (Ha)	8.72
Peace Wood Quarry, Shelley,				Employment Floorspace		Housing Capacity	
Transport	N/A						
Public Health	N/A						
Education	N/A						
Historic Env	N/A						
Flood/drainage	N/A						
Env Protection	N/A						
Biodiversity	N/A						
Other constraints		Part or all of the site lies within a high risk coal referral area.					
Open space	N/A						
Green belt	N/A						
Green belt edge	N/A						
Exceptional Circumstances	N/A						
Conclusion	Active mineral working						










ME2568	Site is in Green belt	Y	Green/Brownfield	Settlement Position	D	Gross Area (Ha)	23.51
Land to the south of, Intake Road, Crosland Moor				Employment Floorspace		Housing Capacity	
Transport		Access can be achieved via Nopper Lane which would provide an acceptable link to Blackmoorfoot Road					
Public Health		No significant constraints identified					
Education	N/A						
Historic Env		No significant constraints. However, impact on local heritage assets would need to be assessed prior to subsequent planning application being determined					
Flood/drainage		No constraints identified					
Env Protection		Potential for issues relating to residential amenity i.e. air quality, noise etc.					
Biodiversity		No constraints identified					
Other constraints		None identified.					
Open space		No significant constraints identified					
Green belt		mineral extraction is appropriate development in the Green Belt					
Green belt edge	N/A						
Exceptional Circumstances	N/A						
Conclusion	No significant constraints. Application would need to assess and put in place appropriate mitigation in relation noise and air quality to safeguard residential amenity. Likewise potential impact and appropriate mitigation would need to be assessed in relation to nearby heritage assets as part of the planning application process. Site promoter has supplied evidence - business need, quantity, quality and viability of mineral - to satisfy the tests set out in NPPF and PPG. Allocate as mineral extraction area						










ME2243	Site is in Green belt	Y	Green/Brownfield	Settlement Position	D	Gross Area (Ha)	14.01
Appleton Quarry, Shepley,				Employment Floorspace		Housing Capacity	
Transport	N/A						
Public Health	N/A						
Education	N/A						
Historic Env	N/A						
Flood/drainage	N/A						
Env Protection	N/A						
Biodiversity	N/A						
Other constraints		Part or all of the site lies within a high risk coal referral area.					
Open space	N/A						
Green belt	N/A						
Green belt edge	N/A						
Exceptional Circumstances	N/A						
Conclusion	Site forms part of an active mineral working						

ME2246	Site is in Green belt	Y	Green/Brownfield	Settlement Position	D	Gross Area (Ha)	3.44
Hill House Edge Quarry, Cartworth Moor,				Employment Floorspace		Housing Capacity	
Transport	N/A						
Public Health	N/A						
Education	N/A						
Historic Env	N/A						
Flood/drainage	N/A						
Env Protection	N/A						
Biodiversity	N/A						
Other constraints		None identified.					
Open space	N/A						
Green belt	N/A						
Green belt edge	N/A						
Exceptional Circumstances	N/A						
Conclusion	No change						

Site is an active mineral working

ME2255	Site is in Green belt	Y	Green/Brownfield	Settlement Position	D	Gross Area (Ha)	1.72
Woodhouse Quarry - Off Woodhouse Holmfirth,				Employment Floorspace		Housing Capacity	
Transport	N/A						
Public Health	N/A						
Education	N/A						
Historic Env	N/A						
Flood/drainage	N/A						
Env Protection	N/A						
Biodiversity	N/A						
Other constraints		None identified.					
Open space	N/A						
Green belt	N/A						
Green belt edge	N/A						
Exceptional Circumstances	N/A						
Conclusion	Active mineral working- Current extant permissions allow site to be worked until 2017						

ME1966	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	7.39
Hillhouse Edge Quarry, Cartworth Moor Road, Cartworth Moor					Employment Floorspace		Housing Capacity	
Transport		Access to the site can be achieved to the allocation area via the existing quarry site access which is owned and operated by the site promoter.						
Public Health		No issues identified						
Education		N/A						
Historic Env		No significant constraints.						
Flood/drainage		No significant issues.						
Env Protection		Potential for issues relating to residential amenity i.e. air quality, noise etc.						
Biodiversity		Mineral extraction from this site would be acceptable subject to adequate mitigation with regard to environmentally sensitive sites which are in close proximity						
Other constraints		None identified.						
Open space		site falls within strategic green infrastructure allocation. However, it is considered that the operation of a mineral site in this location would not compromise this allocation and the subsequent restoration of the site could provide significant ecological and environmental enhancements.						
Green belt		Minerals extraction is an acceptable use within the green belt.						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Allocate as a Preferred Area - No significant constraints identified. Existing quarry produces very high quality dimension stone used in both local and national projects including heritage restoration. It is therefore important to maintain continuity of supply of this mineral for the long term. No evidence of a willing land owner							


ME1975	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	D	Gross Area (Ha)	6
Land at Moor End Farm, Nopper Lane, Crosland Moor					Employment Floorspace		Housing Capacity	
Transport		Access can be achieved 2.4m X 215m visibility splays required.. Nopper Road is a narrow road measuring between 4m and 5m with signage stating that this road is unsuitable for HGVs. Passing places or carriageway widening will be required along its length between Blackmoorfoot Road and the site access. Visibility splays are substandard to the right of the junction where Nopper Road meets Blackmoorfoot Road. No significant highways constraints						
Public Health		Air quality may be affected and could therefore lead to respiratory issues. Potential mitigation required						
Education		N/A						
Historic Env		Area lies 350 meters from South Crosland Conservation area. Potential for negative impact to the setting of the conservation area. Area also close to archaeological site (PRN5204). Potential mitigation required.						
Flood/drainage		No significant constraints						
Env Protection		Potential for air quality and noise impact. Site on potentially contaminated land. Potential mitigation required						
Biodiversity		No significant constraints identified.						
Other constraints		None identified.						
Open space		The is no Strategic Green Infrastructure affecting the site.						
Green belt		Minerals extraction is an appropriate use in the Green Belt						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	No significant constraints. However, highways have identified Nopper Lane as restrictive to HGV movement and will therefore require widening in places. Need for air quality and noise impact assessment and site is close to South Crosland conservation area and archaeological site (PRN5204). Predetermination archaeological assessment will be required. It is considered none of the constraints are absolute and can be successfully mitigated. Option accepted (Preferred Area)							

ME3324	Site is in Green belt	Y	Green/Brownfield	Settlement Position	D	Gross Area (Ha)	5.73
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Land south of Intake Road, Crosland Moor

Employment Floorspace

Housing Capacity


Transport		Access can be achieved via Nopper Lane subject to highway improvements to accommodate HGV traffic
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Public Health		No issues identified
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Education		N/A
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Historic Env		No significant constraints
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Flood/drainage		No significant constraints
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Env Protection		Potential for issues relating to residential amenity i.e. air quality, noise etc.
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Biodiversity		No issues identified
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Other constraints		None identified.
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Open space		N/A
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Green belt		Mineral extraction is appropriate development within the Green Belt
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Green belt edge		N/A
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Exceptional Circumstances		N/A
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Conclusion

No significant constraints. Application would need to assess and put in place appropriate mitigation in relation noise and air quality to safeguard residential amenity. Likewise improvements to the highways junction would be needed and secured through the planning application process. Site promoter has supplied evidence - business need, quantity, quality and viability of mineral - to satisfy the tests set out in NPPF and PPG. Allocate as mineral extraction area











MX1907	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	0.46
Moorlands Business Centre, Balme Road, Cleckheaton					Employment Floorspace	0	Housing Capacity	8

Transport		Site access achievable
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.
Education		No immediate need for additional school places within the catchments area.
Historic Env		No objections raised
Flood/drainage		Over 50% of site falls within flood zone 3a. No objection from strategic drainage.
Env Protection		Site on potentially contaminated land, noise and odour sources may affect receptors. Phase 1 & 2 Contaminated Land report, Noise and Odour Assessments required.
Biodiversity		No objections raised
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A

Conclusion

No significant constraints. Site already developed as a business centre. There are no significant constraints associated with the site which could not be mitigated against at a detailed planning application stage.

MX1905	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	120.8
Land east of, Leeds Road, Chidswell					Employment Floorspace	122,500	Housing Capacity	1535

Transport		Site access achievable as identified in the supporting masterplan and transport assessment evidence.
Public Health		Respiratory issues are higher than the Kirklees average.
Education		The strategic site is likely to generate significant demand for 0-5 early learning and childcare places between 2019 and 2021. The scale of this allocation will require a new primary school and potentially a secondary school.
Historic Env		Area contains areas of archaeological interest (PRNs 4542, 4543 & 4544) . Proposed area will require predetermination archaeological evaluation.
Flood/drainage		No significant constraints
Env Protection		Development will be subject to a travel plan and air quality mitigation measures. Site transport assessment does not indicate significant air quality issues.
Biodiversity		Mixed deciduous woodland and becks cut across parts of this site both UK BAP priority habitats. Two areas of semi-natural ancient woodland lie to the east of this very large proposed allocation. The proposed masterplan shows these areas to be retained and protected from development.
Other constraints		Part or all of the site lies within a high risk coal referral area. Powerlines cross the site.
Open space		N/A
Green belt		The extent of this site means that development would significantly impact on the strategic gap between Kirklees and Wakefield, although the presence of green belt within Wakefield would prevent physical merger. The site is partly contained by Chidswell to the west, ribbon development along Leeds Road and along Hey Beck Lane to the north, but otherwise borders with woodland or across fields where a new green belt boundary could be difficult to define. The site appears as open countryside and there are priority habitats within or adjacent to the site.
Green belt edge		One of the purposes of the green belt is to prevent towns from merging into one another and this site lies within an important area of green belt whose role is to maintain the open areas that separates Kirklees from Wakefield and Leeds. The extensive land use patterns present some opportunities for containment, including the woodland blocks at Dum Wood and Dogloitch Wood.
Exceptional Circumstances		Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for both housing and employment land in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating development on the site outweigh any adverse effects on the green belt.

Conclusion









There are no significant constraints with the site which cannot be mitigated against at the planning application stage. Site access is achievable. Wider highway network improvements are required including potential improvements to the strategic road network but the Local Plan evidence base confirms that there is a reasonable prospect of this being delivered.


















The scale and extent of this site begins to impact on the strategic role of the green belt in this location. The extent of this site means that development would significantly impact on the strategic gap between Kirklees and Wakefield, although the presence of green belt within Wakefield would prevent physical merger. The council considers that exceptional circumstances can be demonstrated to remove this land from the green belt.

This site is of strategic importance for delivering growth in the district. It represents one of the few opportunities to deliver employment land on a scale that would meet both regional and local economic objectives as identified in the Leeds City Region Strategic Economic Strategy and the Kirklees Economic Strategy.

A primary school to be provided on site to mitigate education capacity issues. Early years and childcare provision will also be required. Secondary school provision either on this site or in the locality should be considered during the plan period.

MX3349	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	6.93
Land Adjacent, Westgate, Cleckheaton					Employment Floorspace	1,820	Housing Capacity	223

Transport		Site access achievable
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average.
Education		No additional need for Primary or Secondary school places within the catchments area.
Historic Env		Lower Blacup Farmhouse and 2 and 3 Quaker Lane to the south of this area are Grade II Listed Buildings.
Flood/drainage		Majority of the site falls in Flood Zone 1, Southern areas of the site fall in Flood Zone 2 and 3. No objections to surface water risk or surface water drainage. Development should be located in areas of lower risk.
Env Protection		Site is on potentially contaminated land, residential properties on and adjacent to site. Air Quality Impact Assessment, Low Emission Travel Plan, Noise Assessment and Phase 1 & 2 Contaminated Land Reports required.
Biodiversity		The Backup Beck runs down the southern side of this proposed allocation. Area to be removed around the beck.
Other constraints		None identified.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A
Conclusion		
Site access achievable		









MX1929	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	12.26
Land at, Slipper Lane, Leeds Road					Employment Floorspace	21,538	Housing Capacity	166
Transport		Site access achievable						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		There is no immediate need for additional Primary or Secondary school places within the catchments area. There is however an increasing trend for additional Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Noise and odour issues raised. Phase 1 Contaminated Land Report, Air Quality Assessment, Noise and Odour Assessment required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
Site access achievable. The site has outline planning permission for 166 dwellings and 17.844 sqm of B1c, B2 and B8 use class floorspace (application reference: 2014/90688) therefore the principle for the development of this site has been established.								
MX3394	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	2.18
Lees House Farm, Leeds Road, Dewsbury					Employment Floorspace	3,816	Housing Capacity	38
Transport		Site access is achievable. Access can be achieved from Leeds Road. 2.4m x 120m visibility splays required. Accident cluster along the length of Leeds Road A653. Right turning lane may be required into the site. PROW Dew/150/10 to the south eastern boundary and BAT/51/10 runs along the northern boundary of the site. PROW Dew/150/10 to the south eastern boundary and BAT/51/10 runs along the northern boundary of the site.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the over 65s are higher than the Kirklees average						
Education		No immediate need for additional Primary and Secondary school places within the catchments area. There is however an increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk. Surface water drainage requires further investigation. An examination of the drainage of the farm is required.						
Env Protection		Noise Assessment required due to mixed use element. Air Quality Impact Assessment, Low Emission Travel Plan and Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt		The small site has no boundary with the edge of Chidswell although it is only separated from it by a small paddock to the rear of 932 and 934 Leeds Road. This area of land would need to be released from the green belt in order to give the site option a relationship to the settlement. This site lies to the rear of ribbon development along Leeds Road and it is contained by development to the south and west, the existing buildings to the north and a reasonably strong field boundary to the east. Development could be contained with little risk of sprawl or encroachment into the countryside.						
Green belt edge	N/A							
Exceptional Circumstances	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for both housing and employment land in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating development on the site outweigh any adverse effects on the green belt.							
Conclusion								
Due to the strategic allocation on MX1905 this site has been determined as being acceptable as mixed use, in order to comprehensively plan for this area. Further information relating to the exceptional circumstances for a mixed use allocation in this location can be found under site MX1905.								

MX1903	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	9
Land south of, Blackmoorfoot Road, Crosland Moor					Employment Floorspace	0	Housing Capacity	200
Transport		Improvements would be required to the surrounding local highway network to accommodate a development of this scale. Other improvements may be required on the wider local highway network, depending on assignment and distribution. Likely issues with Blackmoorfoot Road, Park Road West and associated junctions.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		There is a need for further primary places in the vicinity. There is no immediate need for further secondary places.						
Historic Env		303 and 305 Blackmoorfoot Road are Grade II Listed Buildings.						
Flood/drainage		No objections raised.						
Env Protection		Full air quality impact assessment required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site is an accepted mixed use allocation. The site has outline planning permission for phased development comprising up to 200 dwellings with associated infrastructure and open space; retail units (open use class A1); accommodation for potential neighbourhood uses (use class A2/D1/D2/sui generic); restaurant/public house (use class A3/A4); and petrol filling station (sui generic) (2014/93099) (Permission 01/12/15)						
MX1911	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	36.92
Land south of, Lindley Moor Road, Lindley					Employment Floorspace	43,325	Housing Capacity	533
Transport		Numerous access points can be achieved including Lindley Moor Road and Crosland Moor Road. Improvements would be required to the surrounding local highway network to accommodate a development of this scale Other improvements may be required on the wider local highway network, depending on assignment and distribution .Likely issues with existing A643 Lindley Moor Road / Crosland Road priority junction. Highways England suggest that further mitigation is required in the area by 2028.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a need for further primary places in the locality. There is no immediate need for additional places. The scale of housing growth associated with this site is likely to have a significant impact on local school infrastructure.						
Historic Env		Haigh Cross on the eastern boundary of this area, the boundary stone outside Peat Ponds Farm at the northern end of this site, and Crosland Road Farmhouse at the south-eastern edge of this area are Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings. At the north-eastern corner of this area is an eighteenth Century guide stoop which is a Grade II* Listed Building. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building. Area contains archaeological remains in NE corner that should be excluded from development & protected (PRN3513) .						
Flood/drainage		No objections raised.						
Env Protection		Full air quality impact assessment required. Noise and odour assessment required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area. Powerlines cross the site.						
Open space		3% overlap with an open space use.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		The site is an accepted mixed use allocation. Part of site has planning permission for 253 houses and 25,125sqm B2 use (2014/93136). This has been added to the site capacity and removed from the net area. 2ha removed from remainder due to powerlines and archaeology leaving 16ha split 8ha for housing / 8ha for employment. This results in total housing of 523 (253 from permission and 280 from remainder at 35dph) and total employment of 25,125sqm B2 from permission and 62964sqm from remainder broken down by use class assumptions.						

MX1906	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	2.44
Land north of, Trinity Street, Huddersfield					Employment Floorspace	0	Housing Capacity	45
Transport		Site access via A640 Trinity Street, A629 New North Road or Portland Street. No access onto Castlegate (Ring Road A62). Access onto Fitzwilliam Street is constrained by short site frontage and proximity to mini roundabout and Portland Street junction. 43m visibility splays required (30mph speed limit).						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a need for further primary places in the vicinity. There is no immediate need for further secondary places.						
Historic Env		There are a number of Grade II Listed Buildings in the streets surrounding this site. The buildings at Kirklees College are Grade II* Listed. 1/2 site lies within a Conservation Area & there are 3 listed structures in the proposed area which should be retained & their setting respected (1 outside the CA boundary). There are other listed structures outside the area but close to its boundary. Any proposed development would need very careful consideration as it may be unsuitable.						
Flood/drainage		No objections raised.						
Env Protection		Full air quality Impact Assessment required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
The site is an accepted mixed use allocation. Approximately half the site has planning permission for demolition of existing buildings and erection of food retail unit (A1) with associated site works, parking, access and landscaping (2015/93827) (permission:27/06/16). The remaining capacity has been assumed as residential use.								

MX2101	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	2.67
Land east of, Southgate, Huddersfield					Employment Floorspace	4,656	Housing Capacity	46
Transport		No issues No issues of access or highway safety.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Rates of lonely and isolated in the under 65s and the over 65s are higher than the Kirklees average.						
Education		Additional need for Primary school places within the area, no immediate need for Secondary school places. There is an increasing trend for both Primary and Secondary school places.						
Historic Env		Development on this site may affect the setting of listed buildings and the Huddersfield Town centre conservation area. Heritage Impact Assessment required.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		The site is in close proximity to the ring road. Traffic noise may affect receptors. Noise assessment, air quality impact assessment and phase 1 contaminated land report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
No constraints to developing the site that cannot adequately be mitigated against at the planning application stage.								

MX1930	Site is in Green belt	N	Green/Brownfield	PB	Settlement Position	W	Gross Area (Ha)	29.46
Land north of, Blackmoorfoot Road, Crosland Moor					Employment Floorspace	44,258	Housing Capacity	441

Transport		Site access achievable. Improvements would be required to the surrounding local highway network to accommodate a development of this scale. Other improvements may be required on the wider local highway network, depending on assignment and distribution. Likely issues with Blackmoorfoot Road, Crosland Hill Road and Deep Lane and associated junctions.
Public Health		Levels of obesity are higher than the Kirklees average. Rates of feeling lonely and isolated in the under 65s are higher than the Kirklees average.
Education		There is a need for extra primary places in the locality. There is no immediate need for secondary places. The scale of this site is likely to require improvement to the school infrastructure in the area to accommodate growth.
Historic Env		Crossland Hall, 160 metres to the west of this site, is a Grade II* Listed Building. The loss of this area and its subsequent development could harm elements which contribute to its significance.
Flood/drainage		No objections raised.
Env Protection		Full air quality Impact assessment required. Noise and odour assessment required.
Biodiversity		Area of lowland acid grassland UK BAP priority habitat in north-east corner of site. Remove this area from the proposed allocation. Nationally notable beetle recovered in scrub and grassland in south central area of site. Remove this area from the proposed allocation. Acid grassland corridor running east-west along the north edge of site. Remove area of lowland acid grassland to the north-east. Protect remaining areas to north of boundary with adequate fencing and locally native hedgerow. Remove 3.95ha from developable area leaving 25.30ha.
Other constraints		None identified.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A

Conclusion

This site is an accepted mixed use option. Site access achievable. Improvements would be required to the surrounding local highway network to accommodate a development of this scale. Other improvements may be required on the wider local highway network, depending on assignment and distribution. Likely issues with Blackmoorfoot Road, Crosland Hill Road and Deep Lane and associated junctions. There is a need for extra primary places in the locality. There is no immediate need for secondary places. The scale of this site is likely to require improvement to the school infrastructure in the area to accommodate growth.









MX1920	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	1.71	
New Mills, Brougham Road, Marsden					Employment Floorspace		2,976	Housing Capacity	29
Transport		Site access achievable but wider links, including junction with Peel Street may need improving.							
Public Health		levels of physical activity are lower than the Kirklees average							
Education		Modest decrease in trend in primary and increase in trend for secondary though no immediate need for additional places identified.							
Historic Env		The site lies within the Marsden Conservation Area. New Mills, Marsden is of archaeological interest & within Conservation Area. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the conservation area.							
Flood/drainage		River colne runs through the site, 17% in flood zone 2. 3.5% in flood zone 3, de-culvering should be considered. Some risk of surface water flooding on the site. Existing sewerage infrastructure crossing the site, stand-off distances will be required. Any development must have appropriate attenuation to allow for climate change.							
Env Protection		No objections raised.							
Biodiversity		Within the Natural England consultation zone for housing close to the South Pennine Moors SPA/SAC. Provide alternative recreational open space for residents to reduce impact from increase local population of people and dogs.							
Other constraints		None identified.							
Open space		N/A							
Green belt		N/A							
Green belt edge		N/A							
Exceptional Circumstances		N/A							
Conclusion									
Previous consent for mixed use development in the west of the site. The site is within Marsden conservation area. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the conservation area. Part of the site within flood zone 2/3 as it is adjacent to River Colne, which runs through the site - allocation could consider de-culvering.									
MX1919	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	3.77	
Bank Bottom Mills, Mount Road, Marsden					Employment Floorspace		3,953	Housing Capacity	38
Transport		A potential access could be provided via the Carrs Road / Fall Lane / Binn Road roundabout however major improvement works would be required to this junction to form a suitable access. Secondary access could be provided at site frontage on Mount Road. However this access would not be suitable for HGVs as Mount Road is a residential street with severe gradient. Only one footway on part of Mount Road.							
Public Health		levels of physical activity are lower than the Kirklees average - ensure that there are adequate physical activity opportunities as part of the development.							
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.							
Historic Env		Site adjacent to conservation area to north east							
Flood/drainage		Culverted watercourse runs through middle of site. This requires 1.15 ha to be removed from net area, though easement should be agreed with EA. A site specific FRA will be required. Fish passage could be improved at this location.							
Env Protection		Priority 1 contaminated land.							
Biodiversity		Within 500m of SPA. Will require Habitats Assessment.							
Other constraints		None identified.							
Open space		N/A							
Green belt		N/A							
Green belt edge		N/A							
Exceptional Circumstances		N/A							
Conclusion									
Improvements to junction from Carrs Road / Fall Lane / Binn Road may be necessary. Subject to Habitats Assessment and contaminated land study. The site currently has a culverted watercourse running through the site. This requires 1.15 ha to be removed from net area, though easement should be agreed with EA. A site specific FRA will be required. Fish passage could be improved at this location.. Any development on the site will need to consider impact on the Marsden conservation area									









MX1912a	Site is in Green belt	Y	Green/Brownfield	PB	Settlement Position	E	Gross Area (Ha)	4.22
Dobroyd Mills, Hepworth Road, Hepworth					Employment Floorspace	944	Housing Capacity	60











Transport	Site access achievable for residential uses. In terms of industrial uses, the only site frontage is on to Hepworth Lane which is unsuitable for intensification of HGV access due to sub-standard connection to A616 Sheffield Road via East Street / Bank Street. As there are existing traffic movements to access the current uses on the site and the proposed mixed use option would be unlikely to lead to an intensification of HGV highways usage.
Public Health	Low levels of physical activity in this area. Will require adequate physical activity opportunities in close proximity to the employment site to enable increases in physical activity.
Education	Decreasing trends in primary and secondary. A site of this size could impact on school place planning.
Historic Env	Potential impact on listed building to the north of this site and the adjacent conservation area. A heritage impact assessment will be required.
Flood/drainage	The developable area has been reduced to take account of high flood risk areas but as this affects a relatively small area of the site, a sequential approach could be applied within the site. This will impact on the potential layout of the site.
Env Protection	Air quality and noise assessment required. Potentially contaminated therefore phase 1 and 2 contamination reports required. Travel Plan required. Environmental Health request that the site is not used for B8 uses.
Biodiversity	Developable area reduced to take into account Habitats of Principal Importance (mixed deciduous woodland and ponds which are UK BAP Priority Habitats). This will have some impact on a proposed site layout.
Other constraints	None identified.
Open space	N/A
Green belt	That part of this option that is in the green belt consists of Dobroyd Mills, which is a substantial mill building and is therefore brownfield. Current national planning guidance states that redevelopment of brownfield land may not be inappropriate in the green belt and the extent, scale and massing of the mill buildings means that the mill site could be redeveloped under the terms of current policy without undermining the role and function of the green belt. One of the purposes of the green belt is to prevent the merger of settlements and the green belt in this location prevents the intensification of urban land uses between Hepworth and Jackson Bridge, which is overwashed. The mill site includes substantial built form on the road frontage so redevelopment could have no greater effect on the urban appearance of this stretch of road frontage than already exists. Immediately north of the mill site Dean Dike and its treed valley meets the road and this maintains a narrow degree of undeveloped separation between the mill site and the 'centre' of Jackson Bridge, which would be of critical importance if the mill site were to be removed from the green belt. The undeveloped stretch of frontage to the west of Hepworth Road, which is heavily treed and contains a stretch of Rakes Dike, would also be of critical importance to the preservation of any appearance of separation between Hepworth and Jackson Bridge.
Green belt edge	One of the purposes of the green belt is to prevent the merger of settlements and the green belt in this location delineates the northern extent of Hepworth and prevents further merger with Jackson Bridge, which is overwashed. Opportunities for settlement extension are limited by the presence of existing development in the green belt, steep slopes and watercourses.
Exceptional Circumstances	Exceptional circumstances exist to amend the green belt boundary as this site is required to meet the objectively assessed need for both housing and employment land in the district. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns, the role and function of the green belt and the specific characteristics of this site, it is deemed that in this instance the benefits of facilitating development on the site outweigh any adverse effects on the green belt.









Conclusion











That part of this option that is in the green belt consists of the Dobroyd Mills complex. Current national planning guidance states that redevelopment of brownfield land may not be inappropriate in the green belt and the extent, scale and massing of the mill buildings means that the mill site could be redeveloped under the terms of current policy without undermining the role and function of the green belt. Immediately north of the mill site Dean Dike and its treed valley meets the road and this maintains a narrow degree of undeveloped separation between the mill site and the 'centre' of Jackson Bridge, which is of critical importance as the acceptance of this option removes the mill from the green belt. Consideration of the potentially contamination on this site and consideration of impacts on listed buildings and the conservation area are required. A sequential approach to development will be required within the site to avoid areas of high flood risk for the most vulnerable uses. Site access is achievable for residential uses and the mix of housing and employment uses proposed on this site would be unlikely to lead to intensification of HGV highways use.









SL2202	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.07
Moorlands Cutting, Tong Moorside					Employment Floorspace		Housing Capacity	37
Transport		Site access is not achievable						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for Primary or Secondary school places within this catchments area.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Site is on potentially contaminated land, industry noise may affect new receptors. Phase 1 & 2 Contaminated Land Report and Noise Assessment required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
Site access is not achievable. This site is not deliverable or developable during the Local Plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the Local Plan period.								

SL2181	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.08
Land to the south of, Fairfield Court, Halifax Road, Hightown, Liversedge					Employment Floorspace		Housing Capacity	37
Transport		No frontage to an adopted road. 3rd party land required to achieve access.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		No immediate need for additional Primary or Secondary school places. There is however an increasing trend for Secondary school places.						
Historic Env		Potential impact on grade II listed building.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Potential for noise issues and on potentially contaminated land						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
No frontage to an adopted road. 3rd party land required to achieve access.								









SL2290	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.84
Land to the east of, Cambridge Chase, Gomersal					Employment Floorspace		Housing Capacity	29
Transport		Third party land required. The limit of adoption on Cambridge Chase is the turning head between Plots 6 and 7. Beyond this point Cambridge Chase is unadopted.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Primary schools - no immediate need Secondary school - no immediate need but increasing trend.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; no objection. Surface water flood risk; no objection. Further research is required for the discharge of surface water.						
Env Protection		Phase 1 contaminated land report required						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		The size, location and degree of containment of this site presents the opportunity to round off this area of Gomersal without significantly undermining the role and function of the green belt in this location. Removal of the site from the green belt would also necessitate the removal of the long rear gardens to properties on Summerbridge Crescent in order to create a defensible new green belt boundary.						
Green belt edge		One of the purposes of the green belt is to prevent neighbouring towns from merging into one another. This area of green belt performs an important role in helping to prevent the coalescence of Gomersal and Birstall, and although the existing settlement pattern provides some limited opportunities for minor infill or rounding off the extensive nature of the field pattern means that any settlement extension is unlikely to be achieved without significant land release, which could compromise the overall strategic role of the green belt in this location.						
Exceptional Circumstances		This site is required to meet longer-term development needs stretching well beyond the plan period and as such exceptional circumstances exist to amend the green belt boundary in order to facilitate future development. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns and the role and function of the green belt it is deemed that in this instance the benefits of facilitating future development on the site outweigh any adverse effects on the green belt.						
Conclusion		Site access is not achievable without significant use of third party land.						









SL2197	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	3.29
Land to the south west of, Upper Batley Lane, Upper Batley, Batley					Employment Floorspace		Housing Capacity	115
Transport		Site access is not available, there is no site frontage onto the adopted highway.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average.						
Education		There is no immediate need for additional Primary or Secondary school places within the catchments area.						
Historic Env		This site adjoins the boundary of the Upper Batley Conservation Area. The loss of this currently-open area and its subsequent development could harm elements which contribute to the significance of this area.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised. Low Emission Travel Plan and Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Site access is not achievable, there is no site frontage onto the adopted highway.						









SL2277	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	4.07
Land to south west of, Snelsins Lane, Chain Bar					Employment Floorspace		Housing Capacity	142
Transport		While Snelsins Lane is adopted, improvements would be required to the road width as well as the provision of pedestrian facilities						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district.						
Education		There is no immediate need for Primary or Secondary school places within the catchments area. There is however an increasing trend for places.						
Historic Env		Site of known archaeology (PRN2310). Archaeological evaluation required.						
Flood/drainage		Main river flood zone1; no objection. Surface water flood risk; no objection. Surface water drainage; no objection, but soak away re-emergence difficult to assess. Connection to a watercourse may have to cross third party land.						
Env Protection		A new Air Quality Management Area would be created if this site were developed. AQIA, noise and contaminated land phase 1 reports required. Small part of the site is located within an outer hazard zone. No impact on capacity.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		Tree cover and existing land uses limit long distance views of this site, although its slope and elevation is such that new development would be at a higher level than properties on Snelsins Lane to the detriment of the openness of the green belt in the immediate vicinity. Its containment and degree of overlooking by existing development limits its relationship to the wider countryside.						
Green belt edge		This is an extensive area of green belt that helps maintain separation between Kirklees and Bradford. Locally the green belt is completely isolated from the wider countryside by the M62, which is overwashed. It is elevated above the level of the motorway so development may be prominent.						
Exceptional Circumstances		This site is required to meet longer-term development needs stretching well beyond the plan period and as such exceptional circumstances exist to amend the green belt boundary in order to facilitate future development. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns and the role and function of the green belt it is deemed that in this instance the benefits of facilitating future development on the site outweigh any adverse effects on the green belt.						
Conclusion	Development of this site would result in the creation of a new Air Quality Management Area.							

















SL2203	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	4.62
Land to the north of, Wyke Lane, Oakenshaw, Bradford					Employment Floorspace		Housing Capacity	161
Transport		Site access achievable. No highways safety issues have been raised.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average.						
Education		There is no immediate need for Primary or Secondary school places within the catchments area.						
Historic Env		No objections raised						
Flood/drainage		A small area of the site falls within Flood Zone 1, 2 & 3; No objections raised. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Site is within HSE middle zone at the current time, residents may also be affected by nearby odour from the farm and is on potentially contaminated land. Low Emission Travel Plan, Phase 1 & 2 Contaminated Land Report Required and Odour Assessment.						
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat 0.51ha removed from site area leaving 4.1ha.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Site access can be achieved, however the site is located within a HSE middle zone at this current time.							









SL2175	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.95
Land to the north of, Elm tree Close, Norristhorpe Lane, Norristhorpe, Liversedge					Employment Floorspace		Housing Capacity	68









Transport		Site access is achievable from Norristhorpe Lane, third party land is required to achieve 2.4m x 43m visibility splays. No highways safety issues have been raised.
Public Health		Levels of obesity are higher than the Kirklees average.
Education		There is no immediate need for Primary or Secondary school places within the catchments of this site.
Historic Env		No objections raised
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.
Env Protection		No objections raised, Low Emission Travel Plan and Phase 1 Contaminated Land Report Required.
Biodiversity		No objections raised
Other constraints		Part or all of the site lies within a high risk coal referral area.
Open space		N/A
Green belt		N/A
Green belt edge		N/A
Exceptional Circumstances		N/A
Conclusion		Third party land required for access.










SL2302	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.46
Land South of, Hopton Drive, Upper Hopton, Mirfield					Employment Floorspace		Housing Capacity	16
Transport		Site access not achievable. No site frontage to the adopted highway.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		There is no immediate need for additional Primary or Secondary school places. There is however an increasing trend for Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, Phase 1 Contaminated Land Report required.						
Biodiversity		Lowland mixed deciduous woodland covers the east side of this site.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
Site access not achievable. No site frontage to the adopted highway. This site is not deliverable or developable during the Local Plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the Local Plan period.								









SL2171	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.17
Land to the west of, 27-75, Greenside Road, Mirfield					Employment Floorspace		Housing Capacity	40
Transport		Third party land required to achieve access						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		There is no immediate need for additional Primary school places within the catchments area. There is however an increasing trend for Secondary places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However the southern un-named watercourse has downstream capacity issues.						
Env Protection		No objections raised, Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space	N/A							
Green belt	N/A							
Green belt edge	N/A							
Exceptional Circumstances	N/A							
Conclusion								
This site is not deliverable or developable during the Local Plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the Local Plan period.								









SL2201	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.63
Land between Lees Hall Road and Ravensthorpe Road, Thornhill					Employment Floorspace		Housing Capacity	92
Lees, Dewsbury								
Transport		No site frontage on to Ravensthorpe Road. Access can be achieved from Lees Hall Road, which is registered as adopted, however appears to be unadopted / private in the vicinity of the site frontage. 3rd party land may be required to make road up to adoptable standard along the site frontage and 100m leading up to the site. 5.5m carriageway and 2 x 2.0m footways required. 2.4 x 43m visibility splays required (30mph speed limit)						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Primary - Mod decrease Secondary - Increase No immediate need for additional places Over 50 dwellings						
Historic Env		Adjacent to this site is Thornhill Lees Hall, a Grade I Listed Building, The Second Hall, a Grade II* Listed Building and a site of archaeological interest. The former gatehouse to Lees Hall and the barn to the north-east of Lees Hall are Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.						
Flood/drainage		Flood Zone 1. Record of significant surface water flooding along northern boundary and to Ravensthorpe Road. Culverted watercourse entering the site from the south west. Public combined & surface water sewer to the east of the site. Connection via gravity may not be possible and might require crossing 3rd party land.						
Env Protection		This site is close to existing industry therefore a barrier will be required. Odour assessment required. Multiple sources of noise may affect receptors therefore a noise assessment is required. On potentially contaminated land therefore contamination assessment Phase 1 and 2 will be needed. Low Emission Travel Plan also required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. The site has no site frontage on to Ravensthorpe Road. Access can be achieved from Lees Hall Road, which is registered as adopted, however appears to be unadopted / private in the vicinity of the site frontage. 3rd party land may be required to make road up to adoptable standard along the site frontage and 100m leading up to the site.						
SL2163	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	6.91
Balderstone Hall Lane, Mirfield					Employment Floorspace		Housing Capacity	241
Transport		Third party land required to achieve visibility splays. Hepworth Lane is unsuitable for intensification.						
Public Health		Levels of physical activity are lower than the Kirklees average.						
Education		There is no immediate need for additional Primary or Secondary school places. There is however an increasing trend for Secondary school places.						
Historic Env		There is a group of Grade II Listed Buildings at Balderstone Hall. The loss of this site and its subsequent development could harm elements which contribute to their significance .						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, Air Quality Impact Assessment, Low Emission Travel Plan and Phase 1 Contaminated Land Report required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This site is not deliverable or developable during the Local Plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the Local Plan period.						









SL2168	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.11
Land to the South of, Tolson Street, Chickenley, Dewsbury					Employment Floorspace		Housing Capacity	73
Transport		No obvious access into the site. Possible access off Chickenley Lane however third party land would be required to achieve suitable access layout. Visibility splays at the Chickenley Lane / Access Road junction are sub-standard to the right of the access. Narrow strip connecting site to Chickenley Lane may be too narrow (approx 3.8m - 5.2m) to provide access to site						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the over 65s are higher than the Kirklees average.						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water objection						
Env Protection		The site may be affected by industrial noise therefore noise assessment required. It is adjacent to landfill therefore contamination assessment phase 1 and 2 required. Low Emission Travel Plan also required						
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat - 0.79 ha of woodland removed from developable area						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow delivery of new homes beyond the end of the local plan period. There is no obvious access into the site. There is possible access off Chickenley Lane however third party land would be required to achieve suitable access layout. Visibility splays at the Chickenley Lane / Access Road junction are sub-standard to the right of the access. In addition, the narrow strip connecting the site to Chickenley Lane may be too narrow (approx 3.8m - 5.2m) to provide access to site						
SL2198	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.26
Land west of, 241 - 299, Heckmondwike Road, Dewsbury Moor, Dewsbury					Employment Floorspace		Housing Capacity	79
Transport		Site Access Achievable - Access can be achieved off Heckmondwike Road (southern part of site). 2.4 x 43m visibility splays required (30mph).						
Public Health		Levels of obesity are higher than the Kirklees average. Levels of physical activity are lower than the Kirklees average Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average						
Education		Primary - Mod increase Secondary - Increase No immediate need for places Over 50 dwellings						
Historic Env		The site is in the setting of several listed buildings.						
Flood/drainage		Flood Zone 1. No surface water objections						
Env Protection		The site lies within HSE hazardous installation zones (Inner, Middle and Outer), close to an existing industrial complex therefore a buffer should be implemented. A noise assessment is required. The site is on potentially contaminated land therefore a contamination assessment phase 1 and 2 are required. A Low Emission Travel Plan is also required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow delivery of new homes beyond the end of the local plan period. The site lies within HSE hazardous installation zones (Inner, Middle and Outer), close to an existing industrial complex. It is in the setting of several listed building and within a high risk coal referral area.						









SL2273	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.47
Land at Sugar Lane and Leeds Road, Dewsbury					Employment Floorspace		Housing Capacity	16
Transport		Access achievable from Sugar Lane. 2.4m x 43m (30mph speed limit) visibility splays are required. However site topography (sloping down from road) could make access an issue. Access off Leeds Road possible. 2.4 x 43m visibility splays required (30mph speed limit). Footway widening required along the site frontage on Leeds Road and Sugar Lane						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of lonely and isolated in the over 65s are higher than the Kirklees average						
Education		Primary - Mod increase Secondary - Increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		Flood Zone 1. No surface water objections						
Env Protection		The site is near an area of poor air quality. An Air Quality Impact Assessment considering introduction of new receptors & minor residential development conditions required. Road traffic noise may affect new receptors therefore Noise Assessment required. The site is not on or adjacent to contaminated land, however, sensitive end use therefore contamination assessment phase 1 minimum also required.						
Biodiversity		No objections raised						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. The site currently does not have a willing landowner.						









SL2193	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.4
Land south of, Netheroyd Hill Road, Cowcliffe, Huddersfield					Employment Floorspace		Housing Capacity	84
Transport		Site access can not be achieved due to the location of the bowling green.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average						
Education		Need for additional Primary school places required. No additional need for Secondary school places. Trends are increasing.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. However, Netheroyd Hill Road is shown to be at risk of surface water.						
Env Protection		Entertainment noise may affect new receptors. Phase 1 contaminated land report, low emission travel plan and noise assessment required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		Bowling green to be retained						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Site access is unachievable due to the retention of the bowling green. This site has been allocated as a safeguarded land option as it is not considered developable during the Local Plan period.							









SL2176	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.99
Land north of, Kaye Lane, Almondbury					Employment Floorspace		Housing Capacity	69
Transport		Access via Helted Way although 3rd party land required due to driveways of no.1 and no. 2. 3rd party land required to make up Broken Cross to an adoptable standard and also improve the junction with Kaye Lane. No other suitable access to this site.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is an additional need for Primary school places, no additional need for secondary school places. There is an increasing trend for both Primary and Secondary school places.						
Historic Env		This site forms part of the area of open countryside which contributes to the setting of the Scheduled Monument at Castle Hill. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument. There is a group of Grade II Listed Buildings along the northern side of Kaye Lane to the south of this site. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, phase 1 contaminated land report and low emission travel plan required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	Site access is not achievable without the use of third party land.							









SL2271	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	0.88
Land north of, New Hey Road, Salendine Nook					Employment Floorspace		Housing Capacity	30
Transport		3rd party land required. No site frontage to the adopted highway.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is a current need for further primary places in the locality. There is no immediate need for extra secondary places.						
Historic Env		Salendine Nook Baptist Chapel 75 metres to the south-east of this area is a Grade II Listed Building. The loss of this area and its subsequent development could harm elements which contribute to the significance of this building.						
Flood/drainage		No objections raised.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
The site is an accepted safeguarded land option. This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period.								










SL2161	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.24
Land east of, Upper Quarry Road, Bradley, Huddersfield					Employment Floorspace		Housing Capacity	43
Transport		A suitable site access currently cannot be achieved without third party land. Issues of road safety in the area and access road will require making up to adoptable standard.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average						
Education		There is a need for additional Primary school places.						
Historic Env		No objections raised						
Flood/drainage		No objections raised to surface water flood risk or surface water drainage.						
Env Protection		Site in area of poor air quality and noise may affect new receptors. Air Quality Impact Assessment and Contaminated Land Report (Phase 1 and 2) required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
A suitable site access currently cannot be achieved without third party land. Issues of road safety in the area and access road will require making up to adoptable standard.								

SL2268	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	16.82
Land at, Haughs Road, Quarmby, Huddersfield					Employment Floorspace		Housing Capacity	588
Transport		Hayfield Avenue and Haughs Road are considered unsuitable for the intensification of use proposed. The surrounding highway network in the vicinity of the site is very poor with narrow roads and poor horizontal and vertical alignment. Local network is considered unsuitable for a development of this scale.						
Public Health		No applicable health issues.						
Education		There is a need for additional primary school places						
Historic Env		Site adjoins the Quarmby Fields Conservation Area. Heritage Impact Assessment required.						
Flood/drainage		Potential surface water drainage and sewer connection issues.						
Env Protection		No issues in relation to air quality, noise or odour. On potentially contaminated land.						
Biodiversity		No biodiversity issues.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site is not deliverable or developable during the Local Plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the Local Plan period.								

SL2292	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.34
Land north of, Bourn View Road, Netherton					Employment Floorspace		Housing Capacity	46
Transport		Bourne View Road is unsuitable for further intensification as the visibility splays with its junction with Delph Lane are substandard.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under and over 65s are higher than the Kirklees average						
Education		No immediate need for Primary or Secondary school places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised, phase 1 contaminated land report required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Bourne View Road is unsuitable for further intensification as the visibility splays with its junction with Delph Lane are substandard.								

SL2177	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.77
Gosling Hall Farm, Greenhead Lane, Almondbury					Employment Floorspace		Housing Capacity	26
Transport		Site access is not achievable. Potential access through rejected option H301.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		There is no immediate need for school places within the catchments area. There is however, an increasing trend for places.						
Historic Env		No objections raised						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage.						
Env Protection		No objections raised. Phase 1 contaminated land report required.						
Biodiversity		No objections raised						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
No suitable access can be achieved. This site has been allocated as safeguarded land as it is not deliverable or developable during the Local Plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the Local Plan period.								









SL2194	Site is in Green belt	N	Green/Brownfield	PG	Settlement Position	W	Gross Area (Ha)	7.36
Land east of, Bradley Mills Road, Rawthorpe, Huddersfield					Employment Floorspace		Housing Capacity	186
Transport		Site access achievable from Bradley Mill Road, potential highway safety issues at this site. If the site is brought forward in the plan period it may need further mitigation measures.						
Public Health		Rates of respiratory emergency admissions are higher than the Kirklees average. Rates of feeling lonely and isolated in the under and over 65s are higher than the Kirklees average.						
Education		No immediate need for Primary or Secondary school places. There is an increasing trend for places.						
Historic Env		The southern boundary of this area adjoins Netherhall Barn which is a Scheduled Monument. The loss of this area and its subsequent development could harm elements which contribute to the significance of this Scheduled Monument.						
Flood/drainage		Main river flood zone 1; No objection. No objections raised to surface water flood risk or surface water drainage. Joint drainage plan with H1714 may be required.						
Env Protection		Industry noise may affect new receptors. Site is in HSE inner zone and high pressure gas zone.						
Biodiversity		Lowland mixed deciduous woodland UK BAP priority habitat covers most of the north of this site. 2.02ha removed from developable area.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Various issues occur on this site. Site falls within a HSE inner zone, a BAP priority habitat covers over 2ha of the site. The southern boundary adjoins Netherhall Barn which is a Scheduled Monument.								











SL3363	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.63
Land east of, Cherry Nook Road, Deighton					Employment Floorspace		Housing Capacity	22
Transport		Access is achievable onto Cherry Nook Road.						
Public Health		Levels of obesity are higher than the Kirklees average. Rates of lonely and isolated in the under 65s are higher than the Kirklees average.						
Education		There is currently a need for extra primary places in the vicinity. There is no immediate need for secondary places.						
Historic Env		No objections raised.						
Flood/drainage		No objections raised.						
Env Protection		47% of the site is in a HSE middle zone. 53% of the site is in HSE inner zone.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		4% of the site is overlapped by an open space use.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						

Conclusion

This site is an accepted safeguarded land option. The site was an accepted housing option in the draft local plan, but has now been rejected due to health and safety issues. Access is achievable onto Cherry Nook Road. 47% of the site is in a HSE middle zone. 53% of the site is in HSE inner zone. The site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow delivery of new homes beyond the end of the local plan period.










SL2284	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	3.72
Lower Busker Farm, Busker Lane, Scissett					Employment Floorspace		Housing Capacity	130
Transport		access achievable provided visibility splays can be provided along Busker Lane. Impact on SRN mitigated by committed schemes.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning						
Historic Env		Potential impact on Grade II listed building. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the listed building.						
Flood/drainage		Flood zone 1. Further research required for suitability of soakaways.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is contained by Busker Lane to the south and existing development, including Scissett Middle School to the north and east. To the west the treed footpath would represent a strong and defensible new boundary minimising any risk of further encroachment or sprawl. The location and configuration of the site means that it is well related to the settlement and would represent rounding off. The land slopes up towards Busker Lane so could be prominent in long distance views from the north.						
Green belt edge		This is a reasonably extensive area of green belt that maintains separation between Skelmanthorpe and Clayton West. The extent of the gap and the existing settlement form allow opportunities for some limited settlement extension without significantly undermining the role and function of the green belt in this location.						
Exceptional Circumstances		This site is required to meet longer-term development needs stretching well beyond the plan period and as such exceptional circumstances exist to amend the green belt boundary in order to facilitate future development. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns and the role and function of the green belt it is deemed that in this instance the benefits of facilitating future development on the site outweigh any adverse effects on the green belt.						
Conclusion								
This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. This site is contained by Busker Lane to the south and existing development, including Scissett Middle School to the north and east. To the west the treed footpath would represent a strong and defensible new boundary minimising any risk of further encroachment or sprawl. The location and configuration of the site means that it is well related to the settlement and would represent rounding off. The land slopes up towards Busker Lane so could be prominent in long distance views from the north. Development at a high density be poorly related to current built form of Scissett and sense of place, adjacent to the middle school and school field. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the listed building.								
SL2183	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.76
Land to the South of, Tudor Street, Slaithwaite, Huddersfield					Employment Floorspace		Housing Capacity	61
Transport		Site has frontage to Linfit Lane, but this is unlikely to form a safe access. Access from Stockerhead Lane may be possible, but would require third party land and would have to take account of PROW. Poor sight lines and junction alignments at both the Commercial Street and Linfit Fold junctions with Manchester Road and Gordon Street Linfit Fold						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. Site has frontage to Linfit Lane, but this is unlikely to form a safe access. Access from Stockerhead Lane may be possible, but would require third party land and would have to take account of PROW								









SL3365	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.12
Land to the West of, Hebble Mount, Meltham					Employment Floorspace		Housing Capacity	39
Transport		access achievable subject to suitable visibility splays provided on Calmlands Road and the incorporation of pedestrian facilities.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		Flood Zone 1. Potential surface issues using soakaways because of site topography.						
Env Protection		No objections raised.						
Biodiversity		1070m from SPA / SAC / SSSI Habitat Risk Assessment required.						
Other constraints		The site is immediately adjacent to the Peak District National Park and development would have a detrimental impact on the national park.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. The site is immediately adjacent to the Peak District National Park and development would have a detrimental impact on the national park.								









SL3358	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	2.51
Land to the north-east of, Shepley Road, Stockmoor					Employment Floorspace		Housing Capacity	87
Transport		Site access achievable. 2.4 x 43m visibility splays are required. Footway needed on site frontage.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease for secondary. Site capacity could impact on school place planning.						
Historic Env		No objections raised.						
Flood/drainage		Culverted watercourse along north and eastern boundary, potential works required to upgrade capacity.						
Env Protection		Potentially contaminated land therefore phase 1 and 2 contamination reports required. Travel plan required.						
Biodiversity		Potential impact on Upper and Lower Stones Wood Local Wildlife Site.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This site is entirely contained by the existing settlement, the railway line, Shepley Road and the trees at Lower Stone Wood and as such there is no risk of sprawl or further encroachment. The land slopes down towards the wood but the landform and containment means that it is not overly prominent in long distance views. The land rises towards the west where there is already development on Shepley Road. Development could impact on the sensitive habitat of Lower Stone Wood.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. The existing settlement pattern and land use features present numerous opportunities for settlement extension although development should avoid encroachment onto sensitive environmental areas.						
Exceptional Circumstances		This site is required to meet longer-term development needs stretching well beyond the plan period and as such exceptional circumstances exist to amend the green belt boundary in order to facilitate future development. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns and the role and function of the green belt it is deemed that in this instance the benefits of facilitating future development on the site outweigh any adverse effects on the green belt.						









Conclusion









There are no exceptional circumstances to use this green belt land for housing during the local plan period however, to ensure longevity of green belt boundaries beyond the plan period to potentially meet longer term development needs, there are exceptional circumstances to justify the allocation of this land as safeguarded land.









SL2182	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.77
Land to the west of, Back Lane, Grange Moor, Huddersfield					Employment Floorspace		Housing Capacity	26
Transport		Site access not achievable. No site frontage to the adopted highway. No suitable site access layout can be achieved to serve the additional dwellings						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Primary School decrease Secondary School increase No immediate need for additional places						
Historic Env		No objections raised						
Flood/drainage		Flood zone 1, no strategic drainage objections. Public combined sewer crosses the site						
Env Protection		The site is on potentially contaminated land. Contamination assessment phase 1 and 2 will be needed.						
Biodiversity		Pond and lowland mixed deciduous woodland UK BAP priority habitats and Habitat Network. 0.39ha should be removed from developable area.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		No impact on valuable open spaces identified.						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow delivery of new homes beyond the end of the local plan period. Site access not achievable. No site frontage to the adopted highway. No suitable site access layout can be achieved to serve the additional dwellings. Pond and lowland mixed deciduous woodland within the site.								









SL2164	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.74
Land to the north west of, Netherfield Close, Kirkburton, Huddersfield					Employment Floorspace		Housing Capacity	25
Transport		Significant area of third party land required for access as no site frontage onto highway.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trend for primary and modest decrease for secondary therefore no immediate capacity requirement.						
Historic Env		Site directly adjoins the Kirkburton Conservation Area and would need to be designed to minimise impacts on the conservation area. A heritage impact assessment would be required for this site.						
Flood/drainage		Site is within EA flood zone 1. Surface water solution would required connection off site which may require third party land.						
Env Protection		Site not recorded as contaminated but phase 1 assessment required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. A significant area of third party land is required for access therefore this site is unlikely to be deliverable or developable during the plan period.								









SL2184	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.67
Land to the north of, Dirker Drive, Marsden, Huddersfield					Employment Floorspace		Housing Capacity	58
Transport		No site frontage to adopted highway. Spring Head Lane would need a significant upgrade to form a suitable access.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		Site on edge of conservation area. Site adjacent to two Grade II listed buildings to north of site. May impact on their setting.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage.						
Env Protection		No objections raised.						
Biodiversity		Site is 630m from SPA / SAC / SSSI and is functionally linked land to this.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. No site frontage to adopted highway. Spring Head Lane would need a significant upgrade to form a suitable access. Site is 630m from SPA / SAC / SSSI and is functionally linked land to this. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the conservation area and adjacent Grade II listed buildings.								



















SL2205	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.54
Rodley Lane, Emley, Huddersfield					Employment Floorspace		Housing Capacity	18
Transport		Road would need widening to provide footway, which would require third party land.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		No objections raised.						
Flood/drainage		The site is in flood zone 1, tests for soakaways for surface water drainage required.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. Access to site is poor, not adoptable standard and poor visibility. Road would need widening to provide footway, which would require third party land. The entire site is within a high risk coal mining area. The site is in flood zone 1, tests for soakaways for surface water drainage required.								

SL3359	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.68
Land to the east of, Ryecroft Lane, Scholes, Holmfirth					Employment Floorspace		Housing Capacity	23
Transport		Third party land required for access. Significant improvements required to Ryecroft Lane to widen the road but as there is green belt land to the west these improvements would include using land from a current recreation ground or from residential properties in multiple ownership. As a result, there is a lack of evidence that sufficient access could be achieved during the local plan period for the site to be delivered. Improvements also required to the Cross Lane / Ryecroft Lane and Sandy Gate / Ryecroft Lane junctions.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered. The recreation ground to the south of this could be retained.						
Education		Decreasing trends for primary and secondary. No immediate need for additional capacity.						
Historic Env		Layout and design would need to consider the listed building to the north of this site. A heritage impact assessment would be required.						
Flood/drainage		Site is within EA flood zone 1. Limited surface water drainage options. Site would benefit from masterplan with other adjacent sites.						
Env Protection		Site is not recorded as contaminated land but phase 1 contamination report required						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. Significant improvements required to Ryecroft Lane to widen the road but as there is green belt land to the west these improvements would include using land from a current recreation ground or from residential properties in multiple ownership. As a result, there is a lack of evidence that sufficient access could be achieved during the local plan period for the site to be delivered.						









SL2191	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	6.26
Land at, Cliff Lane, Holmfirth					Employment Floorspace		Housing Capacity	219
Transport		Local highway network considered unsuitable for a development of this scale.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Wingfield on Cliff Lane at the centre of this area is a Grade II Listed Building. Area around this removed from net area. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the listed building and adjacent conservation area.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. Local highway network considered unsuitable for a development of this scale. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the listed building and adjacent conservation area.						









SL2188	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.79
Land north east of, Laithe Avenue, Holmbridge, Holmfirth					Employment Floorspace		Housing Capacity	27
Transport		Dobb Top Lane is narrow and steep at this point and is unsuitable for any intensification of use. Lack of evidence relating to achieving 2.4m x 43m visibility splays on to Laithe Avenue.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends in primary and decreasing trends in secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage.						
Env Protection		Potentially contaminated land therefore phase 1 and 2 contamination reports required.						
Biodiversity		No direct impacts on designated sites but in combination impacts would need to be assessed. Need to provide sound recreational facilities which divert users from the SPA/SAC.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. Dobb Top Lane is narrow and steep and unsuitable for any intensification of use. Lack of evidence relating to achieving 2.4m x 43m visibility splays on to Laithe Avenue.								









SL2204	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.44
Thornccliffe Lane, Emley, Huddersfield					Employment Floorspace		Housing Capacity	50
Transport		Site access is not achievable - no highway frontage.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		Potential impact on setting of listed building						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		In close proximity to farm: odour assessment required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period Site access is not achievable - no highway frontage. Potential impact on setting of listed building In close proximity to farm: odour assessment required. Entire site is within a high risk coal mining area								









SL2195	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.8
Land to the north west of, Turnshaw Road, Kirkburton, Huddersfield					Employment Floorspace		Housing Capacity	98
Transport		Access issues due to TPO trees and site frontage. Potential access through SFC submitted from Hallas Road.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the adjacent conservation area.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		Contaminated land on the site.						
Biodiversity		Lowland mixed deciduous woodland / TPOs on site. It would be difficult for the site to be developed / access to be gained because of the TPO trees.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion	This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. Lowland mixed deciduous woodland / TPOs on site. It would be difficult for the site to be developed / access to be gained because of the TPO trees. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the adjacent conservation area.							
SL3356	Site is in Green belt	Y	Green/Brownfield	PG	Settlement Position	E	Gross Area (Ha)	4.66
Land to the east of Far Bank, Shelley					Employment Floorspace		Housing Capacity	163
Transport		Third party land required for access. It appears that access could only be achieved through the housing option to the east which has not been accepted. No site frontage to adopted highway. PROW crosses the site. Potential for cumulative impacts on strategic highways network but these impacts can be managed through mitigation already planned. Access could potentially be drawn from the east of the site.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary. Site capacity could impact on school place planning.						
Historic Env		Potential impacts on Shelley Methodist Church to the west of this site therefore further consideration will need to be given to layout. Heritage impact assessment required.						
Flood/drainage		The site in flood zone 1, limited options for surface water drainage						
Env Protection		Potentially contaminated land therefore phase 1 and 2 contamination reports required. Travel Plan required. Air quality impact assessment and noise assessment needed.						
Biodiversity		Recommendation to remove ponds and acid grasslands (UK BAP priority habitats) from the net area.						
Other constraints		None identified.						
Open space		N/A						
Green belt		As presented this site in the main follows features on the ground which would present a definable new green belt boundary. It is both well proportioned and well related to the settlement pattern it adjoins although rising land would make development increasingly prominent towards the north. The site appears as part of the wider countryside in long distance views but its relationship with it is limited by existing built form.						
Green belt edge		This is an extensive area of green belt that delineates the eastern extent of Shelley in this location. The existing settlement pattern and land use features, including existing built form in the green belt close to the settlement edge, present some opportunities for settlement extension without compromising the role and function of the green belt. The land rises to the north so development here would be increasingly prominent.						
Exceptional Circumstances		This site is required to meet longer-term development needs stretching well beyond the plan period and as such exceptional circumstances exist to amend the green belt boundary in order to facilitate future development. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns and the role and function of the green belt it is deemed that in this instance the benefits of facilitating future development on the site outweigh any adverse effects on the green belt.						
Conclusion	This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period along with SL2173. Significant third party land required for access. Suitable access could only be achieved through the housing option to the east which has been rejected. Lack of evidence that access can be achieved to ensure a deliverable or developable site.							











SL2173	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.5
Land to the east of, Far Bank, Shelley, Huddersfield					Employment Floorspace		Housing Capacity	87
Transport		Significant third party land required for access. Insufficient road frontage to gain access from Far Bank. Access could be achieved using a number of options to the east but these have been rejected for housing. Highways England concerns are mitigated by schemes already programmed.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing primary and secondary but such housing capacity could impact on school place planning.						
Historic Env		Potential impacts on the Grade II listed Shelley Methodist Church in the centre of the site. Heritage impact assessment required.						
Flood/drainage		Site is in flood zone 1. Limited surface water drainage options. This site would benefit from a drainage masterplan with adjacent sites.						
Env Protection		Site is not recorded as contaminated but a phase 1 contamination report is required. Travel Plan required. Potential noise sources and odour issues therefore relevant assessments needed.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. Significant third party land required for access. Insufficient road frontage to gain access from Far Bank. Access could be achieved using a number of options to the east but these have been rejected for housing. Lack of evidence that access can be achieved to ensure a deliverable or developable site during the plan period.						
SL2170b	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.97
Dunford Road, Hade Edge, Holmfirth					Employment Floorspace		Housing Capacity	33
Transport		Site access achievable. Poor junction alignment at the Dunford Road/Penistone Road junction. Footway required along the Dunford Road and Greaves Road site frontages.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and secondary. Site capacity could impact on school place planning.						
Historic Env		Two Grade II listed buildings are adjacent to the site in the west. Heritage impact assessment would be required. Impact would need to be managed with appropriate design and landscaping.						
Flood/drainage		Site is in flood zone 1. Greenfield run-off rates. Combined sewer for surface water drainage.						
Env Protection		Site is not recorded as contaminated land but phase 1 contamination report required.						
Biodiversity		Concerns relating to increased levels of recreational activity from new households potentially impacting on Dark Peak SSSI/SPA/SAC . Natural England have not identified direct impacts on designated sites alone but in combination impacts to be considered.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		There is no evidence to suggest that this site has a willing landowner or whether the site will be delivered during the plan period as this safeguarded land option has been created as a result of the acceptance of option H288a in the central part of the wider safeguarded land option. There is a reasonable prospect that the site may be developed beyond the plan period therefore an accepted safeguarded land option is appropriate for this site.						

SL3396	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.64
Land to the South of 5 - 25 Clay Well, Golcar					Employment Floorspace		Housing Capacity	22
Transport		Site frontage to Brook Lane or potentially from site to west. Topography could be an issue in terms of site access.						
Public Health		This site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Modest increase in trend for primary and increase in trend for secondary, though no immediate need for additional places						
Historic Env		Site within conservation area. Buildings to the north: 17 to 29 Clay Well and the adjoining factory are grade II listed. Development here may impact on the setting of the listed buildings. Listed buildings to south-west of site.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		No objections raised.						
Biodiversity		Part of the site is covered by lowland mixed deciduous woodland.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
Site frontage to Brook Lane or potentially from site to west. Topography could be an issue in terms of site access. Part of the site is covered by lowland mixed deciduous woodland. Site within conservation area. Buildings to the north: 17 to 29 Clay Well and the adjoining factory are grade II listed.								

SL2186	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.71
Land adjacent to Spinksmire Mill, Huddersfield Road, Meltham, Holmfirth					Employment Floorspace		Housing Capacity	59
Transport		Unlikely that the necessary third party land can be secured to achieve visibility splays.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and decrease in secondary. The capacity of this site could impact on school place planning.						
Historic Env		Potential impact on Grade II listed Bentley Mill						
Flood/drainage		Meltham Dike is at the south east corner of the site.						
Env Protection		Noise and odour assessments required.						
Biodiversity		TPOs to south of the site. Meltham Dike to SE of the site is BAP priority habitat.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. Site access achievable if necessary visibility splays can be achieved. Meltham Dike to the south east of the site. Noise and odour assessments required.								









SL2167	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.86
land to the west of, 82-138, Mount Road, Marsden, Huddersfield					Employment Floorspace		Housing Capacity	30
Transport		Junction improvements required with Netherley Drive / Mount Road. Third party land would be required.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Modest decrease in trend for primary and increase in trend for secondary, though no immediate need for additional places.						
Historic Env		No objections raised.						
Flood/drainage		Site in Flood Zone 1. Watercourse or Public combined sewer available for surface water drainage.						
Env Protection		No objections raised.						
Biodiversity		Site within 300m of SSSI / SPA / SAC. Would require Habitat risk assessment.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. Junction improvements required with Netherley Drive / Mount Road. Third party land would be required. Site within 300m of SSSI / SPA / SAC. Would require Habitat risk assessment. The site is in flood zone 1 with a watercourse or public combined sewer available for surface water drainage.								

SL2170a	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	2.24
Dunford Road, Hade Edge, Holmfirth					Employment Floorspace		Housing Capacity	78
Transport		Site access achievable. 2.4m x 43m visibility splays required. Footway needed to site frontage. Poor junction alignment at the Dunford Road / Penistone Road junction.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and secondary. Site capacity could impact on school place planning.						
Historic Env		Two Grade II listed buildings are adjacent to the site in the west. Heritage impact assessment would be required. Impact would need to be managed with appropriate design and landscaping.						
Flood/drainage		Site is in flood zone 1. Limited options for surface water drainage. Connection to public sewer via gravity may not be possible.						
Env Protection		Farm adjacent to the site therefore odour assessment and noise assessment required. Environmental Health objection raised to housing site adjacent to the chicken farm to the south east. Site is not recorded as contaminated land but a phase 1 contamination report would be required. Travel Plan needed.						
Biodiversity		This site overlaps with two SSSI Impact Risk Zones therefore Natural England to be consulted on any allocation. Concerns relating to increased levels of recreational activity from new households potentially impacting on Dark Peak SSSI/SPA/SAC. Natural England have not identified direct impacts on designated sites alone but in combination impacts to be considered.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. Environmental Health objection raised to housing site adjacent to the chicken farm to the south east.								

SL3357	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	0.64
Land to the west of, Fulstone Road, Stockmoor					Employment Floorspace		Housing Capacity	22
Transport		Third party land required to achieve 2.4m x 215m visibility splays and/or other measures to reduce speed and improve visibility.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease for secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Public combined sewer crosses the site and culvert along eastern boundary which could reduce the developable area on this relatively small site.						
Env Protection		Site not recorded as contaminated land but phase 1 contamination report required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		This is a well related site that would for the most part represent infill of the existing settlement form. It would extend the village marginally to the south but follows a clear boundary that would prevent any further encroachment and appears visually separate from the wider countryside.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. The existing settlement pattern and land use features present opportunities for settlement extension without undermining the role and function of the green belt provided that separation from properties at Pear Tree Farm and Whitestones is maintained.						
Exceptional Circumstances		This site is required to meet longer-term development needs stretching well beyond the plan period and as such exceptional circumstances exist to amend the green belt boundary in order to facilitate future development. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns and the role and function of the green belt it is deemed that in this instance the benefits of facilitating future development on the site outweigh any adverse effects on the green belt.						

Conclusion

There are no exceptional circumstances to use this green belt land for housing during the local plan period however, to ensure longevity of green belt boundaries beyond the plan period to potentially meet longer term development needs, there are exceptional circumstances to justify the allocation of this land as safeguarded land.



















SL2331	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.17
Land to the south of, Dobb Top Road, Holmbridge					Employment Floorspace		Housing Capacity	40
Transport		Direct access to site is achievable from Laithe Avenue however, the local highway network is considered to be unsuitable for the proposed intensification of use.						
Public Health		Low levels of physical activity in this area. Requires adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends in primary and secondary therefore no immediate capacity required for new school places in this area. A site of this size could impact on school place planning in this area.						
Historic Env		Potential impacts on Grade II Listed Building to the north-west of this site. A heritage impact assessment would be required.						
Flood/drainage		The site is in Flood Zone 1. Limited surface water drainage options. Site would benefit from a drainage masterplan with adjacent sites.						
Env Protection		Site is not recorded as contaminated land but a phase 1 contamination report is required. Travel Plan required.						
Biodiversity		Concerns relating to the potential impact on Yateholme Reservoir Local Wildlife Site through increased recreational use in the area and the site is within 1500m of SPA / SSSI / SAC. Natural England stated there are no direct impact on such designated sites alone but cumulative impacts would need to be considered.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						








Conclusion

This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. Direct access to site is achievable from Laithe Avenue however, the local highway network is considered to be unsuitable for the proposed intensification of use.

SL2196	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.4
Land to the east of, Town Moor, Thurstonland, Huddersfield					Employment Floorspace		Housing Capacity	14
Transport		No site frontage to adopted highway.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Decreasing trends for primary and modest decrease in secondary therefore no immediate capacity required.						
Historic Env		Site is within conservation area and may impact the setting of 84-92 Town Moor and Ash Cottage, all Grade II listed buildings. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the conservation area and listed buildings.						
Flood/drainage		Flood zone 1. Limited options for surface water drainage.						
Env Protection		Contaminated land to north east of site.						
Biodiversity		Lowland mixed deciduous woodland accounts for 0.1 hectare of the site. Removing this from the net area would result in a site area that is below 0.4 hectares.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. No site frontage to adopted highway. Lowland mixed deciduous woodland accounts for 0.1 hectare of the site. Removing this from the net area would result in a site area that is below 0.4 hectares. Site is within conservation area and may impact the setting of 84-92 Town Moor and Ash Cottage, all Grade II listed buildings. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of the conservation area and listed buildings.						
SL2189	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	4.39
Land to the north of, Holme Valley Memorial Hospital, Huddersfield Road, Thongsbridge, Holmfirth					Employment Floorspace		Housing Capacity	153
Transport		Existing access from Huddersfield Road unsuitable for development of this scale. Suitable access could be achieved through adjoining options in the green belt but these have been rejected. Mitigation to address Highways Agency concerns about the strategic network are part of schemes already planned.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends in primary and secondary but such a capacity could impact on school places.						
Historic Env		Developable area amended to take account of Grade II listed buildings to the south east of the site but heritage impact assessment required.						
Flood/drainage		Flood zone 1. There is a potential overland flow route in the north of the site and culverted watercourse crossing the south of the site. The site would benefit from a drainage masterplan with adjacent sites.						
Env Protection		Land not recorded as contaminated but a phase 1 contamination report required. Travel Plan required. Air quality impact assessment required.						
Biodiversity		Lowland mixed deciduous woodland on the site which is a BAP priority habitat may impact on the layout of the site.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. Current access from Huddersfield Road unsuitable. Suitable access could be achieved through adjoining extensive options in the green belt but these have been rejected.						

SL2169	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.42
Land to the south west of, Ballroyd Lane, Longwood, Huddersfield					Employment Floorspace		Housing Capacity	14
Transport		This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. . Accessing site from Church Street would require a larger frontage. The topography from Church Street does also not lend itself to accessing the site effectively. Dale Street could form an appropriate access but site currently has no site frontage to this.						
Public Health		This site is within a ward that does not have significant concerns relating to health indicators and land use planning						
Education		Increase in trend for primary and a need for additional places. Increase in trend for secondary but no need for additional places.						
Historic Env		Number of listed buildings to Church Street, their setting may be impacted upon. Also significant archaeological features on the site that will need to be recorded in advance of development.						
Flood/drainage		Flood zone 1. No strategic drainage objections.						
Env Protection		Potential noise issues arising from nearby industrial sites.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. Accessing site from Church Street would require a larger frontage. The topography from Church Street does also not lend itself to accessing the site effectively. Dale Street could form an appropriate access but site currently has no site frontage to this. Number of listed buildings to Church Street, their setting may be impacted upon. Also significant archaeological features on the site that will need to be recorded in advance of development. Potential noise issues arising from nearby industrial sites.						
SL2166	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	1.61
Land south east of, Dobb Lane, Hinchcliffe Mill, Holmfirth					Employment Floorspace		Housing Capacity	56
Transport		High retaining wall on site frontage could impact on the achievement of required visibility splays. Poor highway network unsuited to any intensification of use at this point.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends in primary and secondary therefore no immediate capacity required for new school places in this area. A site of this size could impact on school place planning in this area.						
Historic Env		The site adjoins the Hinchcliffe Mill Conservation Area and therefore consideration must be given to the setting of the conservation area. Heritage impact assessment required. The topography in this location may lead to greater impacts of development on the conservation area.						
Flood/drainage		Site is within EA flood zone 1. Further analysis of surface water management required. There are terraced properties at a lower level.						
Env Protection		Potential noise source therefore noise assessment required. Site not recorded as contaminated but would require phase 1 contaminated land assessment.						
Biodiversity		Habitat Risk Assessment needed for impact on SPA/SAC but may be acceptable with mitigation. Natural England to be consulted on any allocation going forward.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. The site is adjacent to a poor highway network unsuited to any intensification of use at this point and achievement of the required visibility splays may not be possible.						

SL2187	Site is in Green belt	N	Green/Brownfield	G	Settlement Position	W	Gross Area (Ha)	0.42
Land at, Robert Lane and Bill Lane, Wooldale, Holmfirth					Employment Floorspace		Housing Capacity	14
Transport		Access achievable subject to provision of visibility splays and pedestrian footways.						
Public Health		Low levels of physical activity in this area. Will require adequate opportunities for physical activity to be delivered.						
Education		Decreasing trends for primary and decrease in secondary therefore no immediate capacity required.						
Historic Env		Development of this site would impact on the setting of the listed Wooldale Methodist Church within the site in the south. Also, potential impacts of development on Wooldale Conservation Area						
Flood/drainage		No objections raised.						
Env Protection		Noise Assessment Required.						
Biodiversity		No objections raised.						
Other constraints		None identified.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion								
This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. Development of this site would impact on the setting of the listed Wooldale Methodist Church within the site in the south. Also, potential impacts of development on Wooldale Conservation Area. A heritage impact assessment is required to consider the contribution which site makes to elements which contribute to significance of these designated heritage assets.								
SL2297	Site is in Green belt	Y	Green/Brownfield	G	Settlement Position	E	Gross Area (Ha)	1.44
Land to the west of, Mill Lane, Flockton					Employment Floorspace		Housing Capacity	50
Transport		Third party land required for access. 2.4m x 43m visibility splays required. Not clear how these can be achieved from this site.						
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.						
Education		Decreasing trends for primary and modest decrease in secondary. No immediate need for additional capacity.						
Historic Env		No objections raised.						
Flood/drainage		Site is within EA flood zone 1.						
Env Protection		Site is not contaminated but a phase 1 contamination report is required.						
Biodiversity		No objections raised.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		This is a reasonably well related and well proportioned site that could present a settlement extension to the south of Flockton. It is contained by road and trees to the east and west and by a field boundary to the south which would prevent sprawl, although there would be little to screen the new development from the wider countryside.						
Green belt edge		This is an extensive area of green belt that maintains separation between villages. The existing settlement pattern and land use features present opportunities for settlement extension and rounding off although sprawl to the south should be avoided.						
Exceptional Circumstances		This site is required to meet longer-term development needs stretching well beyond the plan period and as such exceptional circumstances exist to amend the green belt boundary in order to facilitate future development. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns and the role and function of the green belt it is deemed that in this instance the benefits of facilitating future development on the site outweigh any adverse effects on the green belt.						
Conclusion								
This site is not deliverable or developable during the local plan period. There is a reasonable prospect that the constraints on this site could be overcome to allow the delivery of new homes beyond the end of the local plan period. Third party land would be required for site to be accessed from adopted highway and it is not clear how access could be achieved to deliver housing during the plan period.								

W1	Site is in Green belt	N	Green/Brownfield	B	Settlement Position	W	Gross Area (Ha)	8.72
Land north of Emerald Street, Huddersfield					Employment Floorspace		Housing Capacity	
Transport		Site access achievable. No significant constraints identified.						
Public Health		Rates of respiratory emergency hospital admissions are amongst the highest in the district. Ensure that developments do not contribute to an increase in poor air quality. Developments to include Green Streets; infrastructure to enable active travel; electric charging points; solar panels, etc.						
Education		N/A						
Historic Env		No significant impact.						
Flood/drainage		0.6% of the site is affected by flood zones 2 and 3. Sequential test required for area affected but given the small area no significant constraint has been identified.						
Env Protection		Site is on potentially contaminated land. Noise, air and odour assessments will be required. 23% of the site falls within the inner and middle HSE zones and 54% within the outer HSE zone.						
Biodiversity		This site lies adjacent to the Sir John Ramsden Canal LWS an important habitat for aquatic plants. The canal is a UK BAP priority habitat. The species Luronium natans is a plant protected under Sch 87 of the Wildlife and Countryside Act 1981 (as amended) and is adjacent to the proposed waste site. Developable area should be reduced by 1.45 ha if site is to be allocated.						
Other constraints		Part or all of the site lies within a high risk coal referral area.						
Open space		N/A						
Green belt		N/A						
Green belt edge		N/A						
Exceptional Circumstances		N/A						
Conclusion		Half of this site is already in use as a materials recycling facility (MRF) and deals with local authority collected waste. Based on the projected waste arising and existing waste treatment capacity in the district an additional MRF is required to address the potential capacity gap. In view of this the site option has been accepted.						

Settlement position - D: Detached from Settlement; W: Within Settlement; E: Settlement Edge

Greenfield/Brownfield - G: Greenfield; PG: Predominantly greenfield; B: Brownfield; PB: Predominantly Brownfield

Appendix A

Transport Constraint

Green	Site access achievable and no significant impact on the SRN or local highway network
Amber	Evidence of some constraint but mitigation appears achievable and/or impact on the SRN or highway network requiring some degree of mitigation
Red	No current evidence that a satisfactory access could be achieved and/or significant impact on the SRN or highway network where mitigation cannot be programmed within the plan period

Flood Risk and Drainage Constraint

Green	No significant flood risk and surface water drainage can be achieved
Amber	Mitigation required, or drainage options require crossing third party land.
Red	Significant flood risk where mitigation is not viable or there is a significant surface water flooding or drainage constraint

Environmental Protection Constraint

Green	No significant constraints
Amber	Presence of constraint such as land contamination or proximity to serious noise sources such as a motorway but where mitigation could be achieved
Red	Serious level of constraint or multiple constraints

Biodiversity Constraint

Green	No significant constraints
Amber	Presence of or degree of impact on environmentally sensitive areas where removal of an area or mitigation could reduce impact to an acceptable level
Red	Serious impact on an environmentally sensitive area

Historic Environment Constraint

Green	No significant constraints.
Amber	Presence of or degree of impact on historic asset where mitigation could reduce impact to an acceptable level.
Red	Serious impact on an historic asset.

Open Space Constraint

Green	Development of the option would not result in the loss of an important open space, sport or recreation facility.
Amber	Development would impact on an open space, sport or recreation facility that may be important in meeting local needs.
Red	Development would significantly impact on open space provision resulting in the loss of an important open space, sport or recreation facility.

Education Constraint

Green	No immediate additional capacity required and a decreasing or moderately increasing trend for places
Amber	There is a need for additional capacity within the catchment of either the primary or secondary school and/or the site is of a significant size (50 dwellings or above)
Red	Where an option is of a size that would create a significant impact on the need for school places

Green Belt Constraint

Green	The site would present a reasonable extension relative to the settlement it abuts, would have little or no impact on the purposes of including land in the green belt and presents the opportunity to create a strong new defensible green belt boundary
Amber	The site is located adjacent to a part of the green belt edge where assessment has shown that development would have some detrimental impact on the purposes of including land in the green belt and/or the site does not present a strong new defensible green belt boundary but opportunity exists that could mitigate this impact, such as the minor alteration to the option boundary or the removal of some additional land from the green belt
Red	The site would not present a reasonable extension relative to the settlement it abuts and/or the site is located adjacent to a part of the green belt edge where assessment has shown that development would have a significant detrimental impact on the purposes of including land in the green belt, and/or it is located adjacent to a part of the green belt edge that is deemed to be significantly constrained and/or the option is remote from any settlement

Public Health Constraint

Green	No significant health problems noted
Amber	Health issue identified that can be reasonably mitigated against.
Red	Significant degree of health issue identified.

Other Constraints

Green	No significant other constraints
Amber	Evidence of some constraint where there is a reasonable prospect of mitigation.
Red	Significant or severe level of constraint or multiple constraints.