

Kirklees Local Plan Examination

Stage 4 – Matter 41 – Denby Dale

Further clarification in relation to option SL2284 (Busker Lane, Scissett)

- 1.1 At the Stage 4 (Matter 41) hearings the Inspector requested written confirmation of the council's current position in relation to the allocation of land at Busker Lane as Safeguarded Land (SL2284). The following note explains the reasons for rejecting the underlying housing option (H73) and why the Local Plan proposed this land as Safeguarded Land (SL2284). In light of the Inspector's concerns the council have taken the opportunity to review the decision at SL2284 as set out below.
- 1.2 Modifications included in this document have not been subject to sustainability appraisal testing or public consultation. Should it be necessary to make any modifications these will be added to the full schedule of modifications to the Local Plan which will be made available for comment and subject to sustainability appraisal at a later stage of the Examination in Public, subject to the delegated powers agreed by the council's Cabinet.
- 1.3 SL2284 would represent an expansion to Scissett to the south-west. The southern half of Scissett is predominantly located to the east of the A636 Wakefield Road with some development to the west including the area where SL2284 is present. SL2284 is bounded by Scissett Middle School and Scissett C of E school to the north, open land to the west, Busker Lane to the south and a small number of residential properties (close to St Augustine's Church) to the east.
- 1.4 The associated housing option for this site (H73) was rejected because of concerns about the relationship of this site to the current built form and associated impacts on sense of place. Although the green belt impacts were not assessed as sufficient to warrant a rejection of this site, the open areas within the school grounds to the north (UGS941) provide an open aspect for this site where development of H73 would be poorly related to the built form of the settlement. As such, the Local Plan proposed this land as safeguarded (SL2284) to allow the implications of its development to be considered further at the review of the Local Plan. This is because if changes occur to the built development in the school grounds during the plan period the context of SL2284 may change which could mean development is more acceptable.
- 1.5 On reflection the council have re-considered the site constraints including the presence of a Grade II Listed Building within the site. This site has not been subject to a Heritage Impact Assessment as it was an accepted Safeguarded Land option but the council have now consulted further with Historic England. Both parties consider that the open areas around the Listed Building are of high significance to its setting. There is therefore limited potential to secure an effective development scheme for this site in a manner which would be consistent with the appropriate conservation of this designated heritage asset. This constraint is in addition to concerns about the impact on the sense of place in a generally open area, poor relationship to the current built form of Scissett and sloping nature of this site increasing its prominence in long distance views.
- 1.6 Due to the combination of these factors the council believe that the allocation of this site as Safeguarded Land is no longer justified. As such the council now propose a modification to delete SL2284 from the Local Plan therefore this land would remain in the green belt.

Proposed modification: Delete SL2284 (the land would remain in the green belt)