

Technical Note

Project No: ITM10127
Project Title: Capitol Park, Leeds
Title: M62J28 Cumulative Sites Assessment
Ref: SE/GJ/JO/dc/ITM10127
Date: 16 July 2019

SECTION 1 Introduction

- 1.1 This Technical Note has been prepared following the pre-application meeting with Leeds City Council Transport Development Services (LCC TDS) and Highways England (HE) held on 2 July 2019.
- 1.2 At the pre-application meeting HE indicated that it now requires a test of all Local Plan allocations in the vicinity of M62 J28 (where the policy wording indicates may impact on the operation of M62 J28) and the identification of a highway improvement scheme that was capable of achieving 'nil-detriment' effects at the end of the Local Plan period (noting that Kirklees' Local Plan runs to 2031, whereas Leeds' runs to 2028) subject to consideration of what might be physically achievable at the junction.
- 1.3 The purpose of this Technical Note is to identify sites that have been allocated either by Leeds City Council (LCC) or by Kirklees Council (KC) in their respective newly adopted Local Plans and which the policy wording indicates may impact on the operation of M62 J28.

SECTION 2 Potential Cumulative Sites

- 2.1 Table 2.1, overleaf, lists the sites which have been identified through the policy review. Relevant policy extracts are reproduced at **Appendix A**.

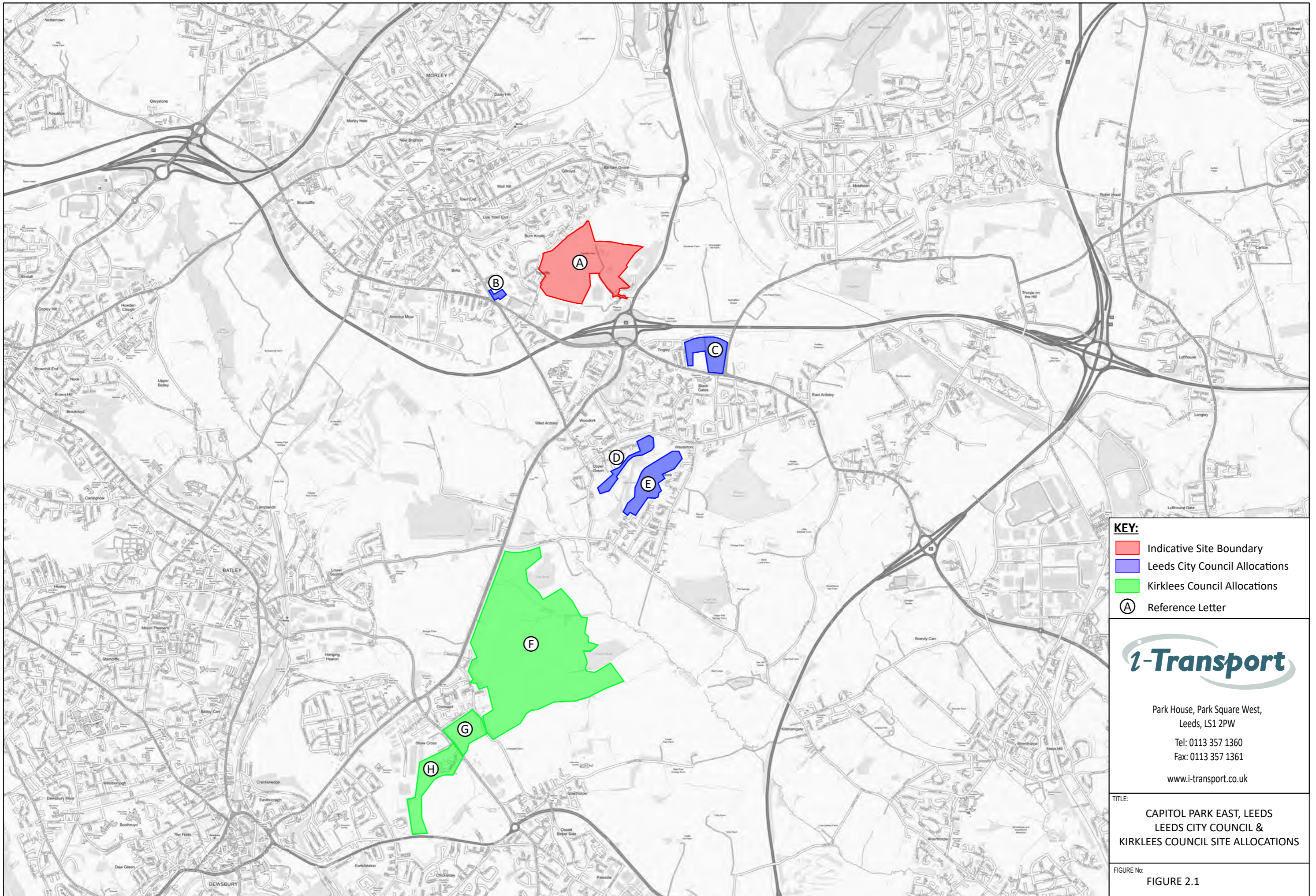
Table 2.1: Potential Cumulative Sites

| Local Authority | Local Plan Ref | Location | Land Use | Quantum | Figure 2.1 Ref |
|-----------------|----------------|---|-------------|--|----------------|
| Leeds | EG2-19 | Capitol Park | Employment | Industrial Units totalling 1,039,500sqft / c.96,573sqm plus Employment Hub of 25,000sqft / c.2,323sqm (Harris Partnership Drawing No. 13743-011 Rev B) | A |
| | HG2-158 | Tingley Mills, Tingley Common, Morley | Residential | 100 units | B |
| | HG2-167 | Old Thorpe Lane (land off), Tingley | Residential | 207 units | C |
| | HG2-168 | Haigh Wood, Ardsley (North) | Residential | 108 units | D |
| | HG2-169 | Haigh Wood, Ardsley (South) | Residential | 262 units | E |
| Kirklees | MXS7 | Land east of 932-1110 Leeds Road, Shaw Cross/Woodkirk, Dewsbury | Mixed Use | 1,535 units and 122,500sqm Employment Uses | F |
| | HS47 | Land east of Leeds Road, Chidswell | Residential | 280 units | G |
| | HS52 | Land south west of Dewsbury Rams RLFC, Owl Lane, Shaw Cross | Residential | 206 units | H |

2.2 The location of the sites, relative to Sterling Capitol’s site at Capitol Park and M62 J28, is shown on **Figure 2.1**.

2.3 The sites identified above will need to be agreed with LCC, KC and Highways England.

FIGURES



- KEY:**
- Indicative Site Boundary
 - Leeds City Council Allocations
 - Kirklees Council Allocations
 - Ⓐ Reference Letter



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TITLE:
**CAPITOL PARK EAST, LEEDS
LEEDS CITY COUNCIL &
KIRKLEES COUNCIL SITE ALLOCATIONS**

FIGURE No:
FIGURE 2.1

APPENDIX A. POLICY EXTRACTS

Site Requirements - EG2-19:

- **Local Highway Network:**

There is a direct impact upon M62 Junction 28 Tingley roundabout from this development. To mitigate this impact a contribution will be required towards any improvements as agreed with Highways England, taking into account the cumulative impact of other allocated sites in the area. There is also a direct impact upon the A6110 and a contribution will be required towards planned improvement schemes. In addition, there is also likely to be a cumulative impact upon the A650 / Rein Rd junction and contributions will be required towards mitigating measures. The proposed development is also likely to impact on congested parts of the A653 including within the district of Kirklees. The development will be required to assess impacts taking into account the cumulative impact of other allocated sites in the area and fund appropriate mitigation measures including road and junction improvements.

- **Heritage:**

Some buildings at Topcliffe Farm at end of Topcliffe Lane are Non-Designated Heritage Assets based upon the existing buildings' age and local architectural and vernacular character, and their loss through demolition would require justification.

Site Reference: HG2-158 (141)

Site Address: Tingley Mills, Tingley Common, Morley

Housing allocation

Site Capacity: 100 units

Site Area: 0.99 hectares

Ward: Morley South

HMCA: Outer South West



Site Requirements - HG2-158:

- **Highway Access to Site:**

A suitable access should be provided from Bridge Street.

- **Local Highway Network:**

This site will have a direct impact upon the A650/Bridge St/Rein Rd junction. The development will be required to contribute to measures to mitigate the impact of this. It is also likely to have a cumulative impact at M62 Junction 28 Tingley. To mitigate this impact the development will be required to contribute towards any improvement scheme as agreed with Highways England.

- **Conservation Area:**

The site is within, or affects the setting of, a proposed Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area, when adopted.

- **Heritage:**

The site includes a number of historic buildings that have been identified as positive buildings in the draft Conservation Area appraisal. The buildings are Non-Designated Heritage Assets and their loss through demolition would require robust justification.

Site Reference: HG2-167 (1143B)

Site Address: Old Thorpe Lane (land at), Tingley WF3

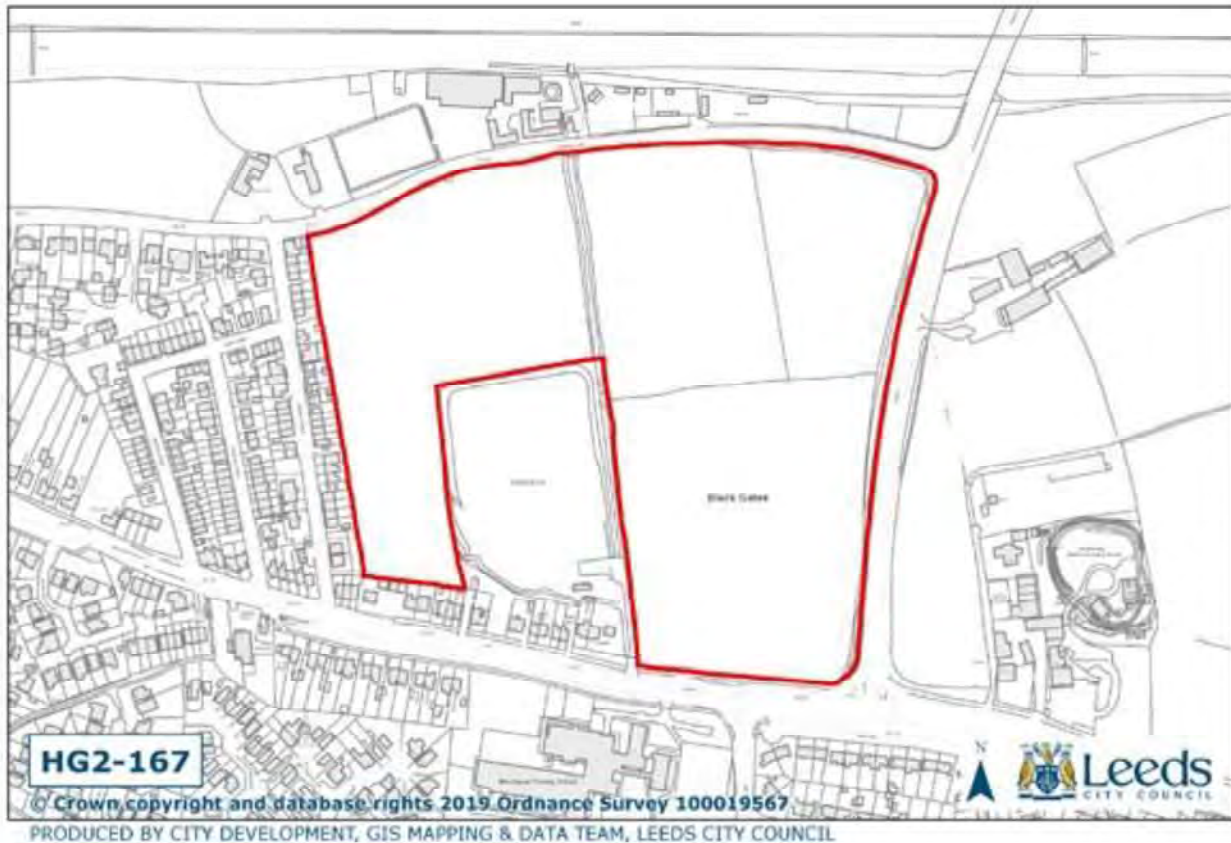
Housing allocation

Site Capacity: 207 units

Site Area: 9.21 hectares

Ward: Ardsley and Robin Hood

HMCA: Outer South West



Site Requirements - HG2-167:

- **Local Highway Network:**

The proposed development will directly impact on the congested junction of the A650 with Thorpe Lane and Smithy Lane. The development will be required to fund appropriate mitigation measures in the form of a realigned junction. There is also a significant cumulative impact upon Tingley roundabout. To mitigate this impact a contribution will be required towards any improvements as agreed with Highways England, taking into account the cumulative impact of other allocated sites in the area. In addition there will be a cumulative impact upon the A650 / Common Lane junction and funding will be required towards mitigating measures. The proposed development is also likely to impact on congested parts of the A653 including within the district of Kirklees. The development will be required to assess impacts taking into account the cumulative impact of other allocated sites in the area and fund appropriate mitigation measures including road and junction improvements.

- **Culverts and Canalised Water Courses:**

The site contains a culvert or canalised watercourse. Development proposals should consider re-opening or restoration in accordance with saved UDP Policy N39B

Site Reference: HG2-168 (3373A)

Site Address: Haigh Wood, Ardsley

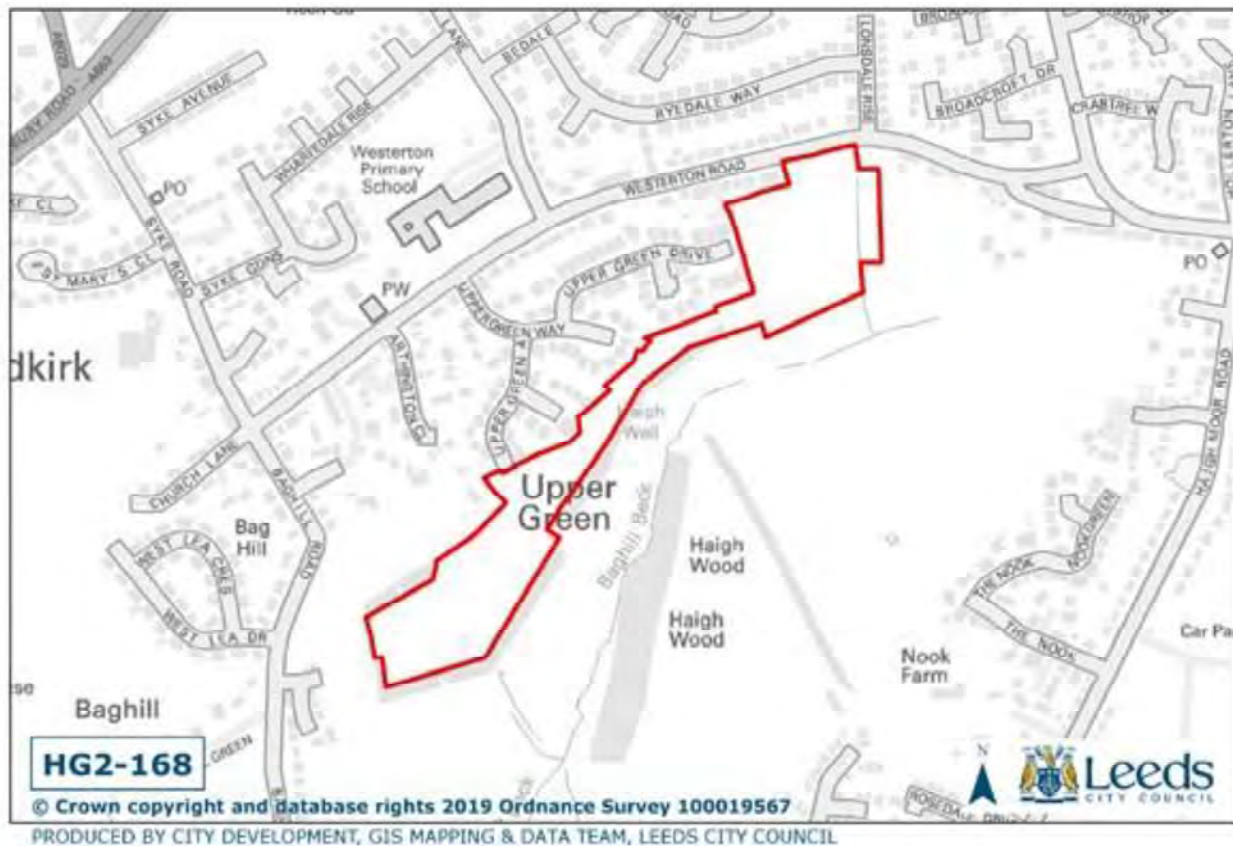
Housing allocation

Site Capacity: 108 units

Site Area: 4.78 hectares

Ward: Ardsley and Robin Hood/Morley South

HMCA: Outer South West



Site Requirements - HG2-168:

- **Local Highway Network:**

The proposed development will cause a cumulative impact on the congested junction of the A650 with Common Lane. The development will be required to contribute to appropriate mitigation measures in the form of junction capacity improvements. There is also a cumulative impact upon Tingley roundabout. To mitigate this impact a contribution will be required towards any improvements as agreed with Highways England, taking into account the cumulative impact of other allocated sites in the area. The proposed development is also likely to impact on congested parts of the A653 including within the district of Kirklees. Kirklees Metropolitan Council will be consulted on the transport implications of any future planning applications on the site. The development will be required to assess impacts taking into account the cumulative impact of other allocated sites in the area and fund appropriate mitigation measures including road and junction improvements.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided, including provision of a biodiversity buffer (not private garden space) along the southern boundary. The site immediately to the south has significant ecological value. Development of housing allocations to the north and south of this need to ensure no detriment to the character and habitats of this central open area.

- **Culverts and Canalised Water Courses:**

The site contains a culvert or canalised watercourse. Development proposals should consider re-opening or restoration in accordance with saved UDP Policy N39B

Site Reference: HG2-169 (3373C)

Site Address: Haigh Wood, Ardsley

Housing allocation

Site Capacity: 262 units

Site Area: 11.66 hectares

Ward: Ardsley and Robin Hood

HMCA: Outer South West



Site Requirements - HG2-169:

- **Local Highway Network:**

The proposed development will have a direct impact on the congested junction of the A650 with Common Lane. The development will be required to contribute to appropriate mitigation measures in the form of junction capacity improvements. There is also a cumulative impact upon Tingley roundabout. To mitigate this impact a contribution will be required towards any improvements as agreed with Highways England, taking into account the cumulative impact of other allocated sites in the area. In addition, a cumulative impact is also likely at the A650 / Rein Rd junction and contributions towards mitigating measures will also be required here. The proposed development is also likely to impact on congested parts of the A653 including within the district of Kirklees. Kirklees Metropolitan Council will be consulted on the transport implications of any future planning applications on the site. The development will be required to assess impacts taking into account the cumulative impact of other allocated sites in the area and fund appropriate mitigation measures including road and junction improvements.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided. The site immediately to the north has significant ecological value. Development of housing allocations to the north and south of this need to ensure no detriment to the character and habitats of this central open area.

5 Mixed use allocations

5.3 Batley and Spen

Site MXS7

| | |
|--|---|
| Local Plan ID | MXS7 |
| Site address | Land east of, 932-1110 Leeds Road, Shaw Cross/Woodkirk, Dewsbury |
| Ownership | Private |
| Gross site area (Ha) | 120.78 |
| Net site area (Ha) | 114.59 - UK BAP Priority Habitat removed from the developable area |
| Constraints | <ul style="list-style-type: none"> • Third party land required for access • Multiple access points required • Public rights of way cross the site • Additional mitigation on the wider highway network may be required • Power lines cross the site • Multiple watercourses cross the site • Air quality issues • Noise source near site • Odour source near site • Potentially contaminated land • Part of the site lies within a UK BAP priority habitat • Site is within the Wildlife Habitat Network • Part of the site contains a Habitat of Principal Importance • Site is close to an archaeological site • Part/all of the site is within a High Risk Coal Referral Area |
| Allocation | Mixed use - housing and employment |
| Indicative capacity: Housing | 1,535 dwellings |
| Indicative capacity: Employment (sq.m) | 122,500 |
| Reports/commentary | <ul style="list-style-type: none"> • Transport Assessment • Travel Plan • Flood Risk Assessment • Drainage masterplan required • Air Quality Impact Assessment • Noise assessment • Odour assessment • Contamination report (Phase 1) • Ecological Assessment • Predetermination archaeological assessment |

5 Mixed use allocations

| | |
|---|---|
| | <ul style="list-style-type: none"> ● Health Impact Assessment ● Coal Mining Risk Assessment |
| <p>Other site specific considerations</p> | <ul style="list-style-type: none"> ● Landscape character assessment has been undertaken for this site which should be considered in the development masterplan/site proposals. ● This location is identified in the Leeds City Region Strategic Economic Plan and in the Kirklees Economic Strategy and the site will play a key role in helping transform Dewsbury. Proposals should indicate how the place shaping strengths, opportunities and challenges can be addressed through reference to policies in the Local Plan, the Dewsbury Strategic Framework and other regeneration and urban renaissance strategies and initiatives. ● The provision of a new 2 form entry primary school will be required on this site ● The provision of secondary school places will be monitored and delivered to meet demand as new housing is delivered during and beyond the plan period. ● Early Years and Childcare provision will also be required relating to this allocation ● This site requires the provision of multiple access points and will need to be carefully phased to ensure it complies with other policies in the Local Plan regarding transport. Access to HS47 will be provided as part of this allocation, including no left turn onto Chidswell Lane and the provision of a new roundabout at the junction with the B6128 (Owl Lane) ● Residential amenity will need safeguarding through sensitive siting of buildings and landscape buffer areas ● Adjacent to cycling network ● Additional mitigation on the wider highway network will be required. Development of this site has the potential for a significant impact on the Strategic Road Network. Measures will be required to reduce and mitigate that impact. The transport assessment will need to demonstrate that any committed schemes are sufficient to deal with the additional demand generated by the site. Where committed schemes will not provide sufficient capacity or where Highways England does not have committed investment, development may need to contribute to additional schemes identified by Highways England and included in the Infrastructure Delivery Plan (IDP) or other appropriate schemes. If development is dependent upon construction of a committed scheme, then development will need to be phased to take place following scheme opening. ● In accordance with LP13 (part a, paragraph 4) the creation of a new local centre commensurate with the scale of growth proposed will be supported, subject to the sequential test and impact assessment ● A masterplan is required for this site to be prepared in accordance with policies in the Local Plan ● A buffer will be required to protect the ancient woodlands at Dum Wood and Dogloitch Wood |

4 Housing allocations

Site HS46

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|------------------------------------|---|
| Local Plan ID | HS46 |
| Site address | Magma Ceramics, Preston Street, Earlsheaton, Dewsbury |
| Ownership | Private |
| Gross site area (Ha) | 1.41 |
| Net site area (Ha) | 1.16 - Area of BAP Priority Habitats removed from the developable area |
| Constraints | <ul style="list-style-type: none"> • Improvements to local highway links may be required • Noise source near site - Road traffic noise and various industrial units • Potentially contaminated land • Site is within the Wildlife Habitat Network • Part of this site lies within a UK BAP priority habitat • Part/all of the site is within a High Risk Coal Referral Area |
| Allocation | Housing |
| Indicative capacity | 40 dwellings |
| Reports required | <ul style="list-style-type: none"> • Flood Risk Assessment • Contamination report (Phase 1 and 2) • Noise assessment • Health Impact Assessment • Coal Mining Risk Assessment • Transport Statement |
| Other site specific considerations | <ul style="list-style-type: none"> • Prevention and mitigation to reflect Water Framework Directive requirements • Links required to core cycling network |

Site HS47

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|----------------------|--|
| Local Plan ID | HS47 |
| Site address | Land to the east of Leeds Road, Chidswell |
| Ownership | Private |
| Gross site area (Ha) | 7.98 |
| Net site area (Ha) | 7.98 |
| Constraints | <ul style="list-style-type: none"> • Part/all of site is within a High Risk Coal Referral Area • Site on potentially contaminated land |

4 Housing allocations

| | |
|------------------------------------|---|
| | <ul style="list-style-type: none"> Noise source near site - Noise from road traffic and adjacent rugby ground Site is near archaeological site |
| Allocation | Housing |
| Indicative capacity | 280 dwellings |
| Reports required | <ul style="list-style-type: none"> Transport Assessment Travel Plan Flood Risk Assessment Coal Mining Risk Assessment Air Quality Impact Assessment Low Emission Travel Plan Contamination report (Phase 1 and 2) Pre-determination archaeological evaluation Health Impact Assessment |
| Other site specific considerations | <ul style="list-style-type: none"> Access to MXS7 to be provided as part of this allocation including, no right turn onto Chidswell Lane and the provision of a new roundabout at the junction with the B6128 (Owl Lane). A landscaped buffer will be provided along the southern boundary of the site. A masterplan is required for this site to be prepared in accordance with policies in the Local Plan. Additional mitigation on the wider highway network will be required. Development of this site has the potential for a significant impact on the Strategic Road Network. Measures will be required to reduce and mitigate that impact. The transport assessment will need to demonstrate that any committed schemes are sufficient to deal with the additional demand generated by the site. Where committed schemes will not provide sufficient capacity or where Highways England does not have committed investment, development may need to contribute to additional schemes identified by Highways England and included in the Infrastructure Delivery Plan (IDP) or other appropriate schemes. If development is dependent upon construction of a committed scheme, then development will need to be phased to take place following scheme opening. |

Site HS48

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|----------------------|---|
| Local Plan ID | HS48 |
| Site address | Land to the west of School Street, Chickenley, Dewsbury |
| Ownership | Private |
| Gross site area (Ha) | 1.92 |
| Net site Area (Ha) | 1.92 |

4 Housing allocations

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|------------------------------------|---|
| Indicative capacity | 61 dwellings |
| Reports required | <ul style="list-style-type: none"> • Transport Statement • Flood Risk Assessment • Contamination report (Phase 1 and 2) • Noise assessment • Low Emission Travel Plan • Heritage Impact Assessment • Health Impact Assessment • Coal Mining Risk Assessment |
| Other site specific considerations | N/A |

Site HS52

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|----------------------|--|
| Local Plan ID | HS52 |
| Site address | Land to the South West of, Dewsbury Rams RLFC, Owl Lane, Shaw Cross |
| Ownership | Council |
| Gross site area (Ha) | 13.82 |
| Net site area (Ha) | 13.82 |
| Constraints | <ul style="list-style-type: none"> • Additional mitigation on the wider highway network may be required • Surface water issues • Potentially contaminated land • Noise source near site - noise from various industrial sources and rugby ground • Significant risk with landfill gas • Site is within the Wildlife Habitat Network • Part/all of site is within a high risk coal referral area • Mine entrances present |
| Allocation | Housing |
| Indicative capacity | 206 dwellings |
| Reports required | <ul style="list-style-type: none"> • Transport Assessment • Travel Plan • Flood Risk Assessment • Contamination report (Phase 1 and 2) • Air Quality Impact Assessment • Noise assessment |

4 Housing allocations

| | |
|------------------------------------|---|
| | <ul style="list-style-type: none"> Health Impact Assessment Coal Mining Risk Assessment |
| Other site specific considerations | N/A |

Site HS53

| | |
|------------------------------------|---|
| Local Plan ID | HS53 |
| Site address | Land south and east of Rumble Road Bywell Dewsbury |
| Ownership | Private |
| Gross site area (Ha) | 4.52 |
| Net site area (Ha) | 4.52 |
| Constraints | <ul style="list-style-type: none"> Noise source near site – Shaw Cross Business Park Part/all of the site lies within a High Risk Coal Referral Area Public Right of Way on eastern boundary |
| Allocation | Housing |
| Indicative capacity | 149 dwellings |
| Reports required | <ul style="list-style-type: none"> Transport Assessment Contaminated Land phase 1 Low emission travel plan Noise assessment Health Impact Assessment |
| Other site specific considerations | N/A |

Site HS54

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|----------------------|--|
| Local Plan ID | HS54 |
| Site address | Land to the north of, 10 Kimberley Street, Thornhill Lees, Dewsbury |
| Ownership | Private |
| Gross site area (Ha) | 0.63 |
| Net site area (Ha) | 0.63 |
| Constraints | <ul style="list-style-type: none"> Surface water issues Sewers cross this site |