

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	• 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	• 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

	• Health Impact Assessment • Coal Mining Risk Assessment
Other site specific considerations	• 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