



JohnsonMowat
Planning & Development Consultants

FLOOD RISK – THE SEQUENTIAL TEST

PLANNING APPLICATION FOR DEMOLITION OF EXISTING DWELLING AND
ERECTION OF 9NO DWELLINGS (REF 2016/62/93659/E)

WESTMINSTER LUXURY HOMES
C/O HANNAH GOLD SOLICITORS LTD

360 LEES HALL ROAD,
THORNHILL LEES,
DEWSBURY



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Flood Risk – The Sequential Test

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The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at that time.

All of the comments and opinions contained in this report, including any conclusions, are based on the information obtained by Johnson Mowat Planning Partnership LLP during our investigations.

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1.0 INTRODUCTION

- 1.1 Johnson Mowat have been appointed by Hannah Gold Solicitors to prepare a report on the Sequential and Exceptions Approach to Flood Risk, in accordance with the guidance set out in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance 'Flood Risk & Coastal Change'. This report is submitted to support planning application No. 2016/62/93659/E for the demolition of existing dwellings and the erection of 9no dwellings at 360 Lees Hall Road, Thornhill Lees, Dewsbury.
- 1.2 This report has been produced following discussions with the Council's Development Management Officer Anthony Monaghan and Planning Policy Officer Steven Wright. The report should also be read in conjunction with the submitted FRA submitted on behalf of the applicants by Construction Design Solutions.
- 1.3 In dealing with matters of flood risk in respect of the site it has been established that:-
- (i) The rear of the site is located within Flood Zone 2 by reference to the EA Flood Risk Maps.
 - (ii) In line with Government policy advice in the form of the NPPF this statement sets out, as required, whether there are any reasonably available sites located within lower flood zones (the Sequential Test).
 - (iii) It was agreed with the Council's Officers that the area of search for sites would be limited North Kirklees.
- 1.4 This report now goes on to outline details of the site and the proposal following which the policy context in relation to Flood Risk as set out in the NPPF and National Planning Practice Guidance are outlined. Following this the local planning policy context is then addressed including both the Statutory and emerging Development Plan context. The detailed Sequential and Exceptions Tests are then undertaken.
- 1.5 Finally, conclusions are provided to demonstrate that both the Sequential and Exceptions tests which have been applied in the context of advice in the NPPF & Planning Practice Guidance have been met in the case of the subject site.

2.0 APPLICATION SITE AND PROPOSAL

- 2.1 The subject site located off Lees Hall Road. The site contains existing residential properties with open land to the north of this site and is 0.27 hectares in size. The site is located predominately within a residential area.
- 2.2 The site is located close to an existing bus route to Dewsbury and Wakefield as well as local shops, services and schools. The site is therefore located within a wholly sustainable location.
- 2.3 The subject application seeks the demolition of existing dwellings and the erection of 9no dwellings. In terms of flood risk it is understood that the northern part of the site is located wholly within Flood Zone 2 which affects 6, 7, 8 and 9. It will also be noted that from the Environment Agency's Flood Maps that Thornhill Lees is predominately located in Flood Zone 1 however a large part falls within Flood Zone 2 located in proximity of the Calder and Hebble Navigation.
- 2.4 For the subject site to be brought forward for development, in the context of its flood zone allocation it is acknowledged that it is necessary for the applicant to provide a Sequential/Exceptions test as set out in the government guidelines. This document fully addresses these tests.

3.0 PLANNING POLICY BACKGROUND

- 3.1 The following constitutes the planning policy background relevant to the submission of this Sequential / Exceptions Test. Firstly the national planning policy context is set out following which there is an examination of relevant policy in the statutory development plan, associated documents and the emerging development plan.

National Planning Policy

- 3.2 Relevant national planning policy is examined in terms of the National Planning Policy Framework (March 2012) and the NPPG and is set out below.

The National Planning Policy Framework

- 3.3 This application falls to be judged in the context of advice set out in the NPPF. In respect of such development the NPPF provides guidance in relation to matters of flood risk and ensures that such issues are taken into account in at all stages of the planning process.

Ministerial Forward

- 3.4 The Minister states:-

“So sustainable development is about positive growth – making economic environmental and social progress for this and future generations.”

- 3.5 Furthermore:-

“Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan and every decision.”

Achieving Sustainable Development

- 3.6 At para 7 it states:-

“There are three dimensions to sustainable development as follows:-

- ***An economic role – contributing to building a strong responsive and competitive economy....***
- ***A social role – supporting strong vibrant and healthy communities by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment with***

accessible local services that reflect the communities needs and support its health, social and cultural wellbeing.”

- ***An environmental role – contributing to protecting and enhancing our natural built and historic environment.”***

3.7 Para 8 states that these roles should not be judged in isolation, and states as follows:-

“The planning system should play an active role in guiding development to sustainable solutions.”

The Presumption in Favour of Sustainable Development

3.8 At para 14 it states:-

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking...”

For decision taking this means:-

Approving development proposals that accord with the Development Plan without delay;

- ***Where the Development Plan is absent, silent or relevant policies are out of date, granting permission unless:***
 - ***Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or***
 - ***Specific policies in this framework indicate development should be restricted.”***

3.9 It is considered that the subject proposal would constitute sustainable development when judged against the 3 dimensions set out in the framework. In terms of the economic dimensions the proposal will assist in providing economic activity and much needed housing. In the social dimension the provision of housing will be provided supporting the community. In the environmental dimension the development will bring benefit back putting the site into full beneficial use. In the context of the development plan policies it is considered that there are no adverse impacts to outweigh the benefits of bringing the site forward for development.

Core Planning Principles

3.10 Para 17 sets out twelve principles for planning, which include:-

- ***“Not simply be about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.***
- ***Proactively drive and support sustainable economic development to deliver the homes, business industrial units, infrastructure and thriving local places that the country needs ...***
- ***Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”.***

Delivering Sustainable Development

Promoting Sustainable Transport

3.11 At para 34 it states:-

“Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and use of sustainable transport modes can be maximised.”

3.12 At para 37 it goes on to state:-

“Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.”

Delivering a Wide Choice of High Quality Houses

3.13 Para 49 states:-

“Housing applications should be considered in the context of the presumption in favour of sustainable development”.

Requiring Good Design

3.14 At para 56 it states:-

“The government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, it is indivisible from good planning and should contribute positively to making places better for people.”

3.15 At para 57 it goes on to state:-

“It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and the wider area development schemes.”

3.16 At para 60 it goes on to state:-

“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.”

3.17 At para 61 with regard to visual appearance, it goes on to state that design goes beyond aesthetic considerations:

“Therefore planning policies and decisions should address the connections between people and places and the integration of new development to the national built and historic environment.”

3.18 At para 65 it goes on to state:-

“Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns can be mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposals economic social environmental benefits.”

3.19 In this instance, the proposal is within a sustainable settlement. The plans submitted clearly demonstrate that a high quality scheme will be achieved.

Decision Taking

3.20 At para 186 it states:-

“Local Planning Authorities should approach decision taking in a positive way to foster the delivery of sustainable development.”

3.21 At para 187 it goes on to state:-

“Local planning authorities should look for solutions rather than problems and decision takers at every level should seek to approve applications for sustainable development where possible.”

Housing Land Supply

3.22 Para 47 relates to the supply of housing and what Council’s should provide:

“To boost significantly the supply of housing, local planning authorities should:

- identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land.....***
- for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target;”***

3.23 It should be noted that the Council do not currently have an adopted plan with a 5 year housing land supply in place.

3.24 In addition footnote 11 sets out what is considered deliverable:

“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.”

3.25 In addition at Para 49 it sets out:-

“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”

Flood Risk

3.26 At para 100 it states:-

“Inappropriate development in areas of risk of flooding should be avoided by directing development away from areas at highest risk but where development is necessary making it safe without increasing flood risk elsewhere.”

3.27 At para 101 it states:-

“The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonable available sites appropriate for the proposed development in areas of a lower probability of flooding.”

3.28 At para 102 it goes on to state:-

“If following application of the Sequential Test, it is not possible, consistent with wider Sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exceptions Test can be applied...”

For the Exceptions Test to be passed:-

- ***It must be demonstrated that the development provides wider sustainability benefits to the community that outweighed flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and***
- ***A site specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users without increasing flood risk elsewhere, and, where possible will reduce flood risk overall.***

Both elements of the test will have to be passed for development to be allocated or permitted.”

3.29 At para 103 it states that local authorities in determining planning applications should, following the passing of the Sequential Test, require the Exceptions Test, to demonstrate that:-

- ***“within the site the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and***

- ***development is appropriately flood resilient and resistant including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to use of sustainable draining systems.”***

3.30 It will be noted that a detailed Flood Risk Assessment has been submitted with this application, which amongst other things fully addresses in detail issues of flood resilience and managing risk.

Determining Applications

3.31 At para 197 it states:-

“In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.”

3.32 It is clear that the redevelopment of the site would constitutes sustainable development and this would clearly point to the grant of planning permission.

National Planning Practice Guidance – Flood Risk and Coastal Change

3.33 This guidance was published in 2014. This supersedes the previous National Planning Policy Framework Technical Guidance. This guidance sets out the general approach to development and flood risk and in terms of sites of one hectare or more that developers undertake a Site Specific Flood Risk Assessment to accompany applications for planning permission in areas at risk of flooding.

3.34 The advice goes on to give detailed advice in the approach of Local Authorities to undertaking a Strategic Sequential Test and also to how this informs site allocations through the Development Plan process.

3.35 In terms of addressing flood risk for individual applications it sets out that a site specific flood risk assessment is required. In terms of Site Specific issues and applying a specific Sequential Test to individual planning applications the advice sets out that:-

“When applying the Sequential Test, a pragmatic approach on the availability of alternative sites should be taken.”

- 3.36 The advice states that the developer should justify the area of search undertaken. The area of search has been agreed with the Council's Planning Officers.
- 3.37 Following application of the Sequential Test, the Exceptions Test should be applied as set out in Table 3. Within table 3 the site is within flood zone 2 and dwelling houses are proposed (which are classed as more vulnerable within Table 3: Flood risk vulnerability and flood zone 'compatibility') an exceptions test is therefore not required.

Local Planning Policy

- 3.38 The Development Plan for Kirklees consists of the Kirklees Unitary Development Plan which was adopted in April 1999 and is the Statutory Development Plan for the area. There are a number of policies which have subsequently been "saved" by the Secretary of State. As well as the Supplementary Planning Documents including the Flood Risk.
- 3.39 However, given the date of the adoption of the plan, it is considered that only limited weight can be accorded to the subject policies. Within the UDP the site is unallocated wholly within the settlement as identified on the proposals map. It should be noted that the site is adjacent to a designated area of derelict land.

Unitary Development Plan (Saved Policies)

- 3.40 The UDP does not contain a specific policy in relation to housing in flood zone.

Strategic Flood Risk Assessment User Guide (SFRA)

- 3.41 This document forms supplementary planning guidance in relation to development and flood risk for Kirklees and is read in conjunction with the Local Plan. The SFRA produced in July 2016 forms a joint study with Wakefield Council and Calderdale Council. The Council state its purpose is to:
- ***"identify and analyse current and future broad scale flooding issues for key locations in Kirklees local authority area"***
 - ***provide support for further assessment and sequential testing of planning applications***
 - ***support the Local Plan process"*** (Kirklees Council Website)
- 3.42 At para 3.2.1.1 the guide sets out that:-

“The Sequential Test and Exception Test are fundamental in determining the suitability of land for development in regard to flood risk and avoidance of flood risk to new development.”

- 3.43 Table 3-1 sets out the types of development and the application of Sequential and Exception Tests. In relation to Windfall Sites it sets out who provides the Sequential Test as follows:-

“Developer provides evidence that the test can be passed to the LPA. The area to apply the Sequential Test across will be defined by local circumstances relating to the catchment area for the type of development proposed.”

- 3.44 From discussions with the Council’s Planning Officer’s the stated area of search has been set out as North Kirklees as an agreed area of search.

- 3.45 Within the supporting maps for the SFRA the northern part of the site falls within flood zone 2 and affects plots 8, 9 and 10.

4.0 SEQUENTIAL TEST ASSESSMENT

4.1 This Sequential Test has been prepared in accordance with the Flood Risk Standing Advice (FRSA) issued by the Environment Agency (EA) on 27th January 2009 titled 'Demonstrating the Flood Risk (PPS25) Sequential Test for Planning Applications'. The FRSA determines a three-stage approach to the sequential test comprising:-

- Stage 1: identifying development vulnerability;
- Stage 2: defining the evidence base; and
- Stage 3: applying the Sequential Test.

4.2 The EA recommends that Local Planning Authorities use this three-stage approach in applying the Sequential Test to planning applications located in Flood Zones 2 and 3. It is considered that the following part of this report represents an open demonstration of the Sequential Test being applied in line with the NPPF and Planning Practice Guidance.

5.0 DEVELOPMENT VULNERABILITY

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan, this is subject to the important proviso “unless material considerations indicate otherwise”.
- 5.2 Stage 1 of the EA National advice is to determine whether a Sequential Test has already been carried out for this development at Development Plan level. The NPPF confirms that the Flood Risk Assessments should be carried out to the appropriate degree at all levels of the planning process, to assess the risks of all forms of flooding to and from development, taking climate change into account and to inform the application of the sequential approach. It advises that Strategic Flood Risk Assessments (SFRA) should be carried out by the Local Planning Authority to inform the preparation of Local Development Documents having regard to catchment wide flooding issues that affect the area. It is intended that the SFRA provides the information needed to apply the Sequential Test.
- 5.3 It is noted that a Strategic Flood Risk Assessment has been completed for the Kirklees District. This Sequential Test has therefore been prepared with regard to the Strategic Flood Risk Assessment carried out and also in accordance with a clear methodology that is consistent with the principles established in the NPPF and associated guidance, as set out in Section 6.0 below.
- 5.4 The subject application proposes the development for 9 No dwellings, 4 of the proposed dwellings (plots 6, 7, 8 and 9) fall wholly/partially within Zone 2 (medium probability) within the SFRA. In accordance with Table 1 Planning Practice Guidance to the NPPF the site is deemed to fall within Flood Zone 2: Medium Probability; this zone comprises land assessed as having in between 1:100 and 1:1,000 or probability of river flooding.
- 5.5 In conclusion, the application site falls within Flood Zone 2 and the application proposes residential properties, which are defined as ‘more vulnerable’. The NPPF and Planning Practice Guidance do not however exclude such development from Flood Zone 2, but acknowledges that this is subject to the undertaking of an appropriate assessment required.

6.0 DEFINING THE EVIDENCE BASE: STAGE 2

- 6.1 This section of the report identifies the main planning considerations and provides an assessment of the planning merits of the case in support of the proposed development.

(i) Geographical Area

- 6.2 The subject site lies within the defined settlement of Thornhill Lees. The flood risk standing advice advises the geographical area over which a Sequential Test should be applied will usually be over the whole of the local planning authority, but may be reduced by the functional requirements of the development or relevant objectives or regional spatial strategy or Local Development objectives. The SFRA SPD clearly supports the area for the sequential test to apply will be defined by local circumstances relating to the catchment areas for the type of development proposed.

- 6.3 In this context, it was agreed with the Council's Planning Officers (Development Control Officer and Planning Policy Officer) that, there is a clear case to be made that the recommended area of search should be North Kirklees, as defined in the Strategic Housing Markets Areas defined in the Strategic Housing Market Assessment. Therefore, North Kirklees is the geographical area in which the Sequential Test has been applied.

(ii) The Source of Reasonable Available Sites – Methodology

- 6.4 It was agreed at prior to the submission of this document with the Council's Planning Officers that the area of search for alternative sites could be limited to North Kirklees. It was agreed that the supporting documentations for the Local Plan Submission (proposed and rejected allocations) and the SHLAA. The comparable sites identified are included in the Appendices.
- 6.5 The Sequential Test has been prepared on the basis of available information and the approach adopted has been that set out in national and previous regional guidance with regard to housing sites, which set out these should be tested in accordance with a framework of:-

- (a) Suitability;

- (b) Availability; and
- (c) Achievability.

(iii) Method used for comparing flood risk

A detailed Flood Risk Assessment has been provided.

7.0 APPLYING THE SEQUENTIAL TEST: STAGE 3

- 7.1 The National Planning Policy Framework indicates that housing applications should be considered in the context of the presumption in favour of sustainable development which should be seen as the golden thread through both the plan-making and decision-taking.
- 7.2 The Flood Risk Standing Advice advises that Stage 3 of the Sequential Test process is to compare the reasonably available sites identified under Stage 2 above with the application site. Sites should be compared in relation to flood risk, development plan status, capacity and constraints to delivery, policy restrictions, limitations, potential impacts of the development and future environmental conditions that would be experienced by future inhabitants.
- 7.3 The assessment in relation to the available sites are set out in the appendices:-

8.0 SEQUENTIAL TEST CONCLUSION

- 8.1 As outlined in the analysis of the various sites, there are no reasonably available sites within lower flood risk areas that would be appropriate or available to the type of development and land use proposed at the subject site and which are deliverable. It is, therefore, concluded that the Sequential Test in respect of the subject site has been met in accordance with the NPPF and the NPPG Flood Risk and Coastal Change.

The results of this analysis reveal that alternative sites have been rejected on the following grounds:-

- (i) Currently have planning permission/or in the process of/or has been development (therefore are not available);
- (ii) They are not of comparable size to the subject site;
- (iii) Nature of consents identified (i.e conversion schemes);
- (iv) Questions are raised in relation to the sites deliverability;
- (v) Sites location in Flood Zone 2 and 3;
- (vi) The site is within the Green Belt;
- (vii) The site is located within Urban Greenspace; and
- (viii) The site is allocated as Provisional Open Land.

- 8.2 The review undertaken in Section 7.0 above reveal that there are no reasonably available sites of an equivalent type and scale to the application site within lower flood risk areas that would be appropriate to the type of development and land use proposed at the subject site and which are available or deliverable. It is, therefore, concluded that the Sequential Test in respect of the subject site has been met in accordance with NPPF.

- 8.3 It should also be noted that the Council currently do are not able to demonstrate a five year housing land supply. The housing land is available now and will assist the Council in meeting its required five year housing land supply from a windfall site.

Appendix 1

Site Assessment

SHLAA Sites

Identified Sites					
Site Address	Reference SHLAA	Flood Zone	Policy Constraints	Comments	Conclusion
The Vicarage Hopton Hall Lane, Upper Hopton	J0065 (SHLAA)	1	The site is unallocated within the development but is adjacent to a Conservation Area and Listed Buildings.	The site is 0.19 hectares and has a planning permission for 2no dwellings (2010/90332) which has since lapsed. This brings to question the deliverability of the site due to what appears to be a lack of interest. The SHLAA recognises this point and does not see the site developable between 6-10. The site is also unlikely due to its size an the policy constraints deliver (as illustrated by the previous permission) a similar number of units.	The site is discounted due to lack of market interest on previous permission and is unlikely to accommodate a similar development in size.
Former Plantation Rugs Steanard Lane, Lower Hopton, Mirfield	J0068 (SHLAA)	1 and 2	The site is located within the Green Belt and High landscape Area.	The site is 0.41 hectares and has a planning permission for 16no dwellings which has since lapsed (2011/92723). This calls into question the deliverability of the site. The approved houses and the current buildings fall within flood zone 2.	The site is discounted due to lack of market interest on previous permission and will likely required to pass a sequential test.
32 Gregory Springs Lane, Lower Hopton, Mirfield	J0070 (SHLAA)	1	The site is located within the Green Belt and High landscape Area.	The site is 0.31 hectares and has a planning permission for a replacement dwelling (2012/62/92555/E) which has since lapsed. This brings to question the deliverability of the site due to what appears to be a lack of interest. The sites is wholly in the green belt and justification for more dwellings is not forthcoming.	The site is A9:F11discounted as the permission is only for a replacement dwelling which has since expired and the site is wholly in the Green Belt.
Hopton United Reformed Church Calder Road, Lower Hopton, Mirfield	J0071 (SHLAA)	1	Unallocated.	The site is 0.68 hectares and has an extant planning permission for conversion to 5no dwellings and erection of 6no dwellings (2010/93092).	The site is discounted due to lack of market interest on previous permission and is unlikely to accommodate a similar development in size.
13 and 15b Dunbottle Lane, Mirfield	M0036 (SHLAA)	1	Allocated for housing.	The site is 0.5 hectares and has an expired planning permission for circa 14 dwellings (2007/93885).	The site is discounted due to a lack of market interest and is not comparable as the site is larger and has permission for a larger number of dwellings.
Marlwood Greenside Road, Mirfield	M0237 (SHLAA)	1	Unallocated.	The site is 0.26 hectares and has an expired planning permission for 5no dwellings (2010/91140). Within the SHLAA the Council see the site as deliverable for in the next 6-10 years.	The site is discounted due to lack of market interest, it is not comparable due to the scale of development and is questionable in relation to its ability to be delivered in the short term.
83 Old Bank Road, Mirfield	M0244	1	Unallocated.	The site is 0.13 hectares and has an expired planning permission for 6no houses (2009/93388). Within the SHLAA the Council see the site as deliverable for in the next 6-10 years.	The site is discounted due to lack of market interest, it is not comparable due to the scale of development and is questionable in relation to its ability to be delivered in the short term.
11 Woodsome Avenue, Mirfield	M0304 (SHLAA)	1	Unallocated.	The site is 0.43 hectares and has an expired planning permission for with 4no houses of the original 13 no houses (2003/93301).	The site is discounted due to lack of market interest and it is not comparable due to the scale of development.
24 Knowle Grove, Mirfield	M0306 (SHLAA)	1	Unallocated.	The site is 0.14 hectares and has an expired permission for 6no dwellings (renewal) (2013/92730)	The site is discounted due to lack of market interest and it is not comparable due to the scale of development.

Gilbridge Works Lowlands Road, Mirfield	M334 (SHLAA)	2 and 3	Unallocated	The site is 0.09 hectares and has an expired permission for the change of use of offices to 9no dwellings (2008/93216). Within the SHLAA the Council see the site as deliverable for in the next 6-10 years.	The site is discounted due to its location in flood zone 2 and 3, lack of market interest, it is not comparable due to the scale of development and is questionable in relation to its ability to be delivered in the short term.
Former garage at Newgate	M0340 (SHLAA)	2 and 3	Unallocated	The site is 0.14 hectares and has an expired permission for 19no apartments (2006/92759). Within the SHLAA the Council see the site as deliverable in the next 6-10 years.	The site is discounted due to its location in flood zone 2 and 3, lack of market interest, it is not comparable due to the scale of development and is questionable in relation to its ability to be delivered in the short term
109 111 Sunnybank Road, Mirfield	M0348 (SHLAA)	1	Unallocated	The site is 0.136 hectares and has an expired permission for 4no dwellings (2007/91891) 2 of which have been implemented.	The site is discounted due to its size.
79 Old Bank Road, Mirfield	M0359A (SHLAA)	1	Part allocated for housing.	The site is 0.317 hectares and has an expired permission for 10no dwellings (2008/90250). Within the SHLAA the Council see the site as deliverable for in the next 6 - 10 years.	The site is discounted due to the questions into its deliverability.
55b Towngate, Towngate, Mirfield	M0363 (SHLAA)	1	Unallocated.	The site is 0.186 hectares and has an expired permission for 4 dwelling (2013/93952)	The site is discounted due to its size.
4A Crowlees Road, Mirfield	M0375 (SHLAA)	1	Unallocated	The site is discounted as dwellings have been built on the site.	The site is discounted as dwellings have been built on the site.
122 Kitson Hall, Mirfield	M0381 (SHLAA)	1	Unallocated.	The site is 0.25 hectares and has an expired permission for 3dwellings and 4no apartments via conversions (2011/90298)	The site is discounted due to the lack of market interest and the size of the proposal brings into question a similar size development to the proposal.
8 Crowlees Road, Mirfield	M0386 (SHLAA)	1	Unallocated	The site is 0.119 hectares and has an expired permission for 1no dwelling (2012/91218).	The site is discounted due to the lack of market interest and the size of the proposal brings into question a similar size development to the proposal
173 Kitson Hill Road, Mirfield	M0388 (SHLAA)	1	Unallocated.	The site is 0.164 hectares and has an expired permission for the "Alterations to convert existing dwelling with attached barn into 2 dwellings, alterations and extension to existing barn to form dwelling and demolition of Dovecot Barn" (2012/62/91420/E).	The site is discounted as the permission relates to barn conversions. The site is therefore cannot accommodate the same number of units as the proposal.
St Pauls Lock, Newgate, Mirfield	M0395 (SHLAA)	2 and 3	Unallocated	The site is 0.456 and has an expired permission for 36 no dwellings (Ref 2009/93133). The site is discounted due to its size.	The site is discounted as due to the size of the site it is not comparable and its location in flood zone 2 and 3.
The Wasps Nest Nab Lane, Mirfield	M0397 (SHLAA)	1		This site has been discounted as houses have now been built on the site.	This site is discounted as dwellings have been built on the site.
70 - 108 Shill Bank Lane, Northope	243 (SHLAA)	1	Green Belt	The site is located within the green belt is 0.2 hectares and has a capacity of 6no dwellings.	The site has been discounted due to its location in Green Belt.
Land south of Foldhead Mills, Huddersfield Road	291 (SHLAA)	3a	Unallocated	The site is 0.41 hectares and has a capacity of 12 with a potential deliverability in the next 11 - 15 years. The site is located in flood zone 3a.	The site is discounted due to its location in higher flood zone 3a.
Land East of Kitson Hill Crescent, Mirfield	600 (SHLAA)	1	Unallocated.	The site is 0.26 hectares and has a capacity of 7no dwellings. The Council within the SHLAA sees the site as deliverable within the next 6-10 years.	The site is discounted due to the number of houses deliverable on the site and the site is only likely to come forward in the next 6 - 10 years.
Former Allotments Leeds Road, Mirfield	831 (SHLAA)	1	Buffer zone.	The site is 0.65 hectares and has a capacity of 19 dwellings. The site is also forms part of a buffer zone allocation.	The site is discounted due to its size and policy allocation.

Jackroyd Lane, Upper Hopton	899 (SHLAA)	1	Housing allocation H9.1 Jackroyd Lane	The site is 0.48 hectares and has a capacity of 14 houses. The site forms part of a housing allocation. However in the SHLAA it is not phased until the next 11 - 15 years and has issues in relation to access.	The site is discounted due to its size, questionable delivery and access issues.
Hurst Lane, Mirfield	900 (SHLAA)	1, 2 and 3	Part of Housing allocation H9.5 Hurst Lane	The site is 0.51 hectares (removing flood zone 2 and 3 areas) and has a capacity of 15 houses. The site forms part of a housing allocation. The SHLAA phases the site as the next 11-15 years. It also raises issues of contaminated land and access issues.	The site is discounted due to its size, delivery and access issues.
Wellhouse Lane, Mirfield	903 (SHLAA)	1	Housing allocation H9.12 Wellhouse Lane	The site is 0.53 hectares and has a capacity of 15 houses. The site forms part of a housing allocation. The SHLAA phases the site as the next 6 - 10 years. It also raises issues of access with the footway. The ownership is also unknown apart from the part of the site which was subject to an application for a community centre.	The site is discounted due to its size, delivery and ownership issues.
46 Slipper Lane, Mirfield	997 (SHLAA)	1	Green Belt	The site is 0.41 hectares and has a capacity of 12 with a potential deliverability in the next 0-5 years. However this is questionable due to the sites location in the Green Belt.	The site is discounted due to its location within the Green Belt.
North of Back Lane, Briestfield and Whitney Lowe	982 (SHLAA)	1	Green Belt	The site is 0.36 hectares and has a capacity of 10 houses. The SHLAA sets out its potential delivery as the next 11-15 years. The site is located within the Green Belt.	The site is discounted due to its location within the Green Belt.
100-104 Syke Lane, Dewsbury	D0332 (SHLAA)	1	Unallocated.	The site is 0.16 hectares and has a now lapsed permission for 8semi detached housing (2013/93574).	The site is discounted due to it size and likely lack of market interest.
16 Hirst Road, Dewsbury	D0355 (SHLAA)	1	Unallocated.	The site is 0.48 hectares and has a lapsed consent for 96 apartments (2008/90245). The SHLAA sets out that the site is deliverable in the next 6 - 10 years.	The site is discounted due to its size and deliverability.
119 Wakefield Road, Earsheaton, Dewsbury	D0358 (SHLAA)	1	Unallocated	The site is 0.18 hectares and has a permission for 2 dwellings (2006/91205). The SHLAA sets out that the site is deliverable in the next 6 -10 years.	The site is discounted due to its size and deliverability.
The Mill Old Bank Road, Earsheaton, Dewsbury	D0373 (SHLAA)	1	Unallocated	The site is 0.13 hectares and has an expired planning permission for 20 apartments (2007/62/93356). The SHLAA sets out that the site is deliverable in the next 6 - 10 years.	The site is discounted due to its size and deliverability.
220 Crackenedge Lane, Dewsbury	D0408 (SHLAA)	1	Unallocated.	The site is 0.12 hectares and has an expired permission for 2no houses (2009/93470). The SHLAA sets out that the site is deliverable in the next 6 - 10 years.	The site is discounted due to its size and deliverability.
Pepper Royd Mills Pepper Royd Street, , Dewsbury	D0446 (SHLAA)	1	Unallocated	The site is 0.576 hectares with a capacity of 21 dwellings (2010/9344). The SHLAA sees the site as deliverable in the next 0 -5 years.	The site is discounted due to its size.
Town Street Garage, Town Street, Earsheaton	150 (SHLAA)	1	Unallocated	The site is 0.21 hectares with a capacity of 6 houses. The SHLAA sees the site as deliverable in the next 6 - 10 years. It raises issues in contamination costs and adverse costs to address these and the number of owners.	The site is discounted due to its size and the sites deliverability.
Housing allocation H10.26 Leeds Road, Earsheaton	914 (SHLAA)	1	Housing Allocation	The site is 0.47 hectares with a capacity of 14 houses. The SHLAA alludes to issues with site access and that the Council as owners are not looking to dispose of the site.	The site is discounted due to its size and questions in relation to its deliverability.
Clough Farm, Long Lane, Earsheaton	1000 (SHLAA)	1	Green Belt	The site is 0.55 hectares with a capacity of 16 houses. The SHLAA sees the site as phased in the 11-16 years. It also alludes to issues with the access and the requirement for 3rd party land to achieve it. The site is located wholly within the Green Belt.	The site is discounted due to its location within the Green Belt and the deliverability of the site.
153 Slaithwaite Road, Thornhill Lees, Dewsbury	E0215A	1 but bounds 3	Unallocated	The site is discounted as houses have been built on the site.	The site is discounted as houses have been built on the site.
6 Valley Road, Dewsbury	E0225	1	Unallocated.	The site is 0.15 hectares and has an expired consent for 3no houses (2011/91248)	The site is discounted due to its size and market interest.

78 Warfe Street, Dewsbury	E0283	1 and 2	Unallocated.	The site is 0.17 hectares and has consent amongst other uses for 4no apartments (2012/93566).	The site is discounted due to its size.
49 Overthorpe Road, Dewsbury	E0293	1	Unallocated.	The site is 0.22 hectares with consent for the conversion of existing barns to 4 dwellings and erection of 3 dwellings (2010/93530).	The site is discounted due to its size and is not comparable due to conversions.
Headfield Junior School Vicarage Road, Saville Town, Dewsbury	E0298	1	Unallocated	The site is 0.2 hectares with expired consent for conversion of former school to 4 dwellings (2013/90043).	The site is discounted due to its size and is not comparable due to conversions.
14 Lodge Farm Close, Thornhill Lees, Dewsbury	E0301	1	Derelict land	The site is 0.256 hectares and an existing consent for 3no dwellings at outline (2015/93952) which is still valid.	The site is discounted as is has a planning consent. The number of dwellings on the site is also not comparable.
Calder Garage Ravensthorpe	147	1	Unallocated	The site is 0.6 hectares and has a capacity of 18 dwellings. The SHLAA sets out the site has a phasing of 6 to 10 years. It also sets out that there are issues in relation to contamination.	The site is discounted due to its size and deliverability.
Land North East of Rectory View	181	1	Unallocated	The site is 0.7 hectares and has a capacity of 22 dwellings. The SHLAA sets out the site has a phasing of 11-15 years. It also alludes to issues in relation to 3rd party land.	The site is discounted due to its size and deliverability.
Land to the north west Kimberley Street, Thornhill Lees	234	2	Unallocated	The site is 0.35 hectares and has a Capacity of 10.	The site is discounted due to its location in flood zone 2.
Land to the east of the Combs Hall Lane	257	1	Urban Greenspace	The site is 0.54 hectares with a capacity of 16 houses. The SHLAA sees the site as deliverable in the next 0 - 5 years.	The site is discounted due to size and its allocation as urban greenspace.
Wallis Farm POL Lees Hall Road	410	1	Provisional Open Land	The site is 0.62 hectares and has a capacity of 18 dwellings. The SHLAA sets out that the site is phased for 11-15 years. The site has issues in relation to 3rd party access.	The site is discounted due to its size and allocation as Provisional Open Land.
Land East of Smithy Parade	609	1	Unallocated	The site is 0.62 hectares with a capacity of 18 dwellings. The SHLAA sets out that the site is phased for 6 - 10 years.	The site is discounted due to its size.
Land to the west of Former Combs Hill School Hall Lane	840	1	Unallocated	The site is 0.3 hectares with a capacity of 9 dwellings. The SHLAA sets out that the site is phased for 0 - 5 years. The site has potential access issues. The site forms part of a larger site granted consent for demolition of existing hostel buildings and outline application for residential development (2014/92818)	The site is discounted as it benefits from an existing outline consent.
Housing Allocation H10.12 Thornhill Street, Saville Town	908	1	Housing Allocation	The site is 0.29 hectares with a capacity of 5 dwellings. The SHLAA sets out a maximum of 5 dwelling as it is only achievable via a private drive.	The site is discounted due to the limit on dwellings achievable.
Moor End House Moor End Lane, Dewsbury Moor, Dewsbury	D0182	1	Unallocated	The site is 0.36 hectares with a previous outline planning consent for 3no dwellings (2010/32240). The SHLAA sets out the sites development potential as the next 6-10 years.	The site is discounted due to questions in relation to its deliverability.
167 Heckmondwike Road, Dewsbury	D0328	1	Unallocated	The site is 0.11 hectares with previous consent for 4no dwellings (2008/93892). The SHLAA sets out the sites potential of the next 6 -10 years.	The site is discounted due to its size and questions in relation to its deliverability.
39 Reservoir Street, Dewsbury	D0352	1	Conservation Area	The site is 0.19 hectares an has an expired permission for 8no townhouses (2006/90411). The SHLAA sets out the site is deliverable in the next 6-10 years.	The site is discounted due to its size and questions in relation to its deliverability.
167 Heckmondwike Road, Dewsbury Moor, Dewsbury	D0430	1	Unallocated	The site is 0.175 hectares an expired permission for 10 (2011/92292). An application current is currently pending for 10 dwellings (2017/62/90555/E).	The site is not comparable as the proposal is for 10 attached houses. The site is also not comparable due to its size. A current application is pending and therefore the site is not available.

33 Sackville Street, Ravensthorpe, Dewsbury	F0058	2		The site is 0.15 hectares and has an expired consent for 7no houses (2007/91631). The SHLAA sets out that the site is deliverable in the next 6 - 10 years.	The site is located within Flood Zone 2 and is therefore discounted. The site is not comparable as the proposal is for 7no houses. The site is therefore not comparable.
Land East of Dewsbury Cemetery, Heckmondwike Road, Dewsbury	290	1	Unallocated.	The site is 0.2 hectares and has a capacity of 13 houses. The SHLAA sets out that the site phased for the 6-10 years. It also sets out that there are TPO sites and that it is a Council owned site.	The site is discounted due to the questions into its deliverability.
Land to the north of 241 Heckmondwike Road, Dewsbury Moor	405	1	Unallocated.	The site is 0.2 hectares with a capacity of 6no dwellings. The SHLAA sets out that the site is phased for the next 6 - 10 years. It also raises questions into the owners intentions and alludes to TPO coverage across the site.	The site is discounted due to its size and also questionable delivery in the short term.
Land South East of Fall Lane, Scout Hill	606	1	Unallocated	The site is 0.3 hectares with a capacity of 9 dwellings. The SHLAA sets out that the site is phased for the next 11 - 15 years. The site is Council owned and has issues in relation to land contamination.	The site is discounted due to questions in relation to deliverability and intention to dispose.
Land east of Nook Walk, Dewsbury Moor	608	1	Unallocated	The site is 0.42 hectares with a capacity of 12 dwellings. The SHLAA sets out that the site is phased for the next 6 - 10 years. It also alludes to issues of tree cover and ownership.	The site is discounted to its deliverability and intentions to dispose.
Housing allocation H10, 15 Low Road, Dewsbury Moor	909	1	Unallocated	The site is 0.52 hectares with a capacity of 20 dwellings. The SHLAA sets out that the site is deliverable in the next 0 - 5 years with no constraints.	The site is discounted due to its size.
Housing allocation H10, 17 Oxford Road, Westbrough	910	1	Housing allocation	The site is 0.64 hectares and a capacity of 19 dwellings. The SHLAA sets out that the site is deliverable in the next 6 - 10 years.	The site is discounted due to it size and deliverability.
Part of Housing allocation H10, 18 Burking Road	911	1	Housing allocation	The site is 0.87 hectares and has a capacity of 25 dwellings. The SHLAA sets out the site is deliverable in the next 16+ years. It also alludes to issues of 3rd party land for access and remediation costs.	The site is discounted due to its size and also questionable delivery in the short term.
Housing allocation H10.30 Huddersfield Road	915	1	Housing Allocation.	The site is 0.45 hectares and has a capacity of 11 houses. The SHLAA sets out the site is deliverable in the next 0-5 years. There are TPOs on the site	The site is discounted due to its size.
5 Upper Batley Low Lane, Batley	AO192			This is discounted as houses have now been built on the site.	This is discounted as houses have now been built on the site.
9 Beckett Street, Batley	BO246B	1	Unallocated	The site is 0.16 hectares and has a capacity of 4 dwellings. It also has a lapsed permission from 1992 (92/03897). The SHLAA sets out that the development potential is 16 years plus.	The site is discounted due to its size and questions in relation to its deliverability.
34 Bromley Road, Batley	BO290E	1	Conservation Area	The site is 0.45 hectares and has a capacity of 15 dwellings. It has a planning permission from 2011 (2011/92202).	The site is discounted due to its size.
Branch House Bradford Road, Batley	B0313			The site is discounted as houses have been built on the site.	The site is discounted as houses have been built on the site.
10 Hopewell Street, Batley	B0388	1 but river runs through the site	Unallocated	The site is 0.201 hectares and has previous outline consents in 2011 (2011/90293) and 2014 (2014/60/90988/E). These were for flatted development. No application has been submitted and applications expired.	The site is discounted due to its size and questions in relation to its deliverability.
1 York Road, Upper Batley	B0389A	1	Conservation Area	The site is 0.22 hectares and has an expired permission for 4no dwellings (2007/94489). The SHLAA sets out the site has a development potential of the next 6 - 10 years. It should be noted that the site is within a conservation area.	The site is discounted due to its size and questionable delivery.
353 Soothill Lane, Soothill, Batley	B0429	1	Green Belt	The site is 0.16 hectares and has an expired permission for 4 dwellings (2006/93651). The SHLAA sets out the site has a development potential of the next 6 - 10 years.	The site is discounted due to its size, its location in the green belt and the deliverability.

7 Heaton Road, Batley	B0437	1	Unallocated	The site is 0.16 hectares and has an expired permission for 3 dwellings (2006/92460).	The site is discounted due to its size.
Lees House Farm, Leeds Road, Chidswell, Dewsbury	B0454	1	Green Belt.	The site is 0.29 hectares and has an expired consent for conversion of agricultural buildings to form 6no dwellings.	The site is discounted as it is a conversion scheme wholly in the green belt and is not comparable in size.
25 Oaks Road, Soothill Lane, Batley	BO474	1	Conservation Area	This site is discounted as dwellings have been built on the site.	This site is discounted as dwellings have been built on the site.
12 Grosvenor, Batley	B0481	1	Conservation Area	The site is 0.23 hectares with a consent for 1 no dwelling (2008/93746) now expired. The SHLAA sets out the deliverability of the site as 6 - 10 years.	The site is discounted due to its deliverability and the size of any scheme.
444 Bradford Road, Batley	B0499	1 and part 2	Unallocated	The site is 0.36 hectares with an expired outline consent for 42 dwellings (2013/92480). A current application is in for the site (2016/60/93147/E).	This is discounted due to the scale of development achievable. It is also larger than the development proposal
Thornhill Motors Commonside, Batley	BO506	1	Part greenbelt part rest in Conservation Area.	The site is 0.15 hectares with a consent for 5no dwellings (2010/93348). The SHLAA sets out that the site is deliverable in the next 6-10 years.	This site is discounted due to the scale of development achievable and deliverability.
Land South of 144 - 132 Fort Ann Road, Soothill	210	1	Unallocated	The site is 0.41 hectares and has a capacity of 12 dwellings. The SHLAA sets out that the site is feasible in the next 11 - 15 years. It also sets out the need for 3rd party land, contamination and bad neighbour uses.	The site is discounted due to its deliverability and size.
Land South of Batley Frontier, Bradford Road, Batley Carr	703	3a	Business and Industry General	The site is 0.51 hectares with a capacity of 15 houses. The SHLAA sets out that the site is phased for the next 6 - 10 years. It also raises issues in relation to contamination and flood risk.	The site is discounted due to its location in higher flood zone 3a, deliverability, size and allocation.
Dewsbury Little Theatre Upper Road, Batley Carr	837	1	Unallocated	The site is 0.23 with a capacity of 6 houses. The SHLAA sets out that the site is deliverable in the next 0-5 years. It is noted that an application was approved for the use of the land as car parking (2015/93339). This questions the deliverability in the short term.	The site is discounted due to the number of units deliverable.
2 Healey Lane, Batley	B0385			The site is 0.17 hectares and has an expired consent for 5no dwellings (2008/90558). The SHLAA sets out that the site is deliverable in the next 6 - 10 years. The site is discounted as the site is under development.	The site is discounted as it is under development.
756 Bradford Road, Batley	B0401	1	Conservation Area	The site is 0.27 hectares and has an expired consent for 20 apartments 5no houses (2011/90850). There is currently a scheme pending for 13 dwellings (2017/62/92762/E)	The site is not available as it is being pursued.
188 Healey Lane, Batley	B0440	1	Conservation Area	The site is 0.12 hectares and has an expired permission for 4no houses (2005/95260). The SHLAA sets out that the site is deliverable in the next 6 - 10 years.	The site is discounted due to its size and deliverability.
36 Woodhall Drive, Batley	B0475			The development has been implemented.	The site is discounted due to its size and has been implemented.
742 Bradford Road, Batley	B0520	1		The site is 0.13 hectares and has an expired consent for 2 no houses (2012/90632).	The site is discounted due to its size.
Stepenson Autos Healey Lane, Batley	B0538	1		The site is 0.142 hectares and has a consent for 4no houses (2013/91629).	The site is discounted due to its size.
Land to the east of 24 and 26 Thorncliffe Road, Staincliffe	71	1	Urban Greenspace	The site is 0.34 hectares with a capacity of 10 dwellings. The SHLAA sets out that the site is phased for the next 6 - 10 years.	The site is discounted due to its policy allocation and deliverability.
Land to the south west of 49 Cross Bank Road, Cartlinghow and White Lee	162	1	Urban Greenspace	The site is 0.62 hectares and has a capacity of 18 dwellings. The SHLAA sets out that the site is phased for 16+ years. The site has issues in relation to 3rd party access.	The site is discounted due to its policy allocation and deliverability.

Land North of Crossbank Methodists Cricket Club Lea Road, Carringhow and White Lee	287	1	Green Belt	The site is 0.24 hectares and has a capacity of 7 dwellings. The SHLAA sets out that the site is phased for 6 - 10 years. The site has issues in relation TPOs.	The site is discounted to its Green Belt allocation.
Land north of 1 - 10 Beaumont Place, Staincliffe	552	1	Unallocated.	The site is 0.67 hectares and has a capacity of 20 houses. The SHLAA sets out that the site is phased for 11 - 15 years. The site has issues in relation to neighbouring uses.	The site is discounted due to its size and deliverability.
Land to the south east of Corner of Ealand road and Lea Road, Birstall	829	1	Unallocated	The site is 0.26 and has a capacity of 7 dwellings. The SHLAA phases the site as the next 0 - 5 years.	The site is discounted due to the number of houses deliverable on the site.
Dryfield House, Healey Lane, Healey	835	1	Unallocated	The site is 0.67 hectares and has a capacity of 20 dwellings. The SHLAA phases the site as the next 0-5 years.	The site is discounted due to its size.
Land to the west of Healey Junior and Infant School Healey Lane	836	1	Urban Greenspace	The site is 0.21 hectares with a capacity of 6 houses. The SHLAA sees the site as deliverable in the next 0 - 5 years. The site is allocated urban greenspace.	The site is discounted due to its allocation.
Woodwall House, Mayman Lane, Clerk Green	838	1	Urban Greenspace	The site is 0.54 hectares with a capacity of 16 houses. The SHLAA sees the site as deliverable in the next 0 - 5 years.	The site is discounted due to its size.
Housing Allocation H11.9 Common Road	917	1	Housing Allocation	The site is 0.49 hectares with a capacity of 14 houses. The SHLAA sees the site as deliverable in the next 6 - 10 years. The site is also in multiple ownership and has access constraints.	The site is discounted due to its size and deliverability.
Housing Allocation H11.7 Halifax Road, Staincliffe	1002	1	Housing allocation.	The site is 0.66 hectares with a capacity of 19 houses. The SHLAA sees the site as deliverable in the next 6 - 10 years.	The site is discounted due to its size and deliverability.
105 White Lee Road, Batley	B0523			The site is 0.508 hectares with a capacity a 14 dwellings. The site benefits from an outline consent (2012/93966) and Reserved Matters (2014/61/93740) as well as application for the discharge of conditions and removal of conditions. Work has commenced on the site and is therefore discounted.	The site is discounted as work has commenced on site.
72 Dale Lane, Heckmondwike	H0107	1	Unallocated	The site is 0.1 hectares and has a capacity of 1 dwelling with an expired consent (2006/93646). The SHLAA sets out that site is has development potential in the next 6-10 years.	The site is discounted due to its size and deliverability.
Brunswick Mills Brunswick Street, Heckmondwike	H0176			The site is discounted as houses have been built on the site.	The site is discounted as work has commenced on site.
Forrest Hall Longfield Road, Heckmondwike	H0207	1	Unallocated	The site is 0.6 hectares and has a capacity of 11 dwellings with a expired consent (2010/91444). The SHLAA sets out the site has a phasing of 6 to 10 years.	The site is discounted due to its size and deliverability.
The Hollins Moorhead Lane, Dewsbury	H0221	1	Unallocated	The site is 0.185 hectares and has a capacity of 8 dwellings (set in the SHLAA) and a now expired consent for a 2 storey block of 8 no 2 bed flats (2013/62/92524/E).	The site is discounted due to its size and the likely hood of achieving a development similar to the proposal.
479 Frost Hill, Liversedge	L0279	1	Unallocated	The site is 0.15 hectares and has a capacity of 8 dwellings (set in the SHLAA) with an expired outline consent for 8no flats (2008/92959). The SHLAA sets out that the site has development potential in the next 6 - 10 years.	The site is discounted due to its size and deliverability.
Land to the east of Balmfield Crescent	97	1	Green Belt	The site is 0.7 hectares and has a capacity of 21 dwellings. The SHLAA sees the site as deliverable in the next 11- 15 years. The site is Green Belt with issues of 3rd party land for the access.	The site is discounted due to its location in the Green Belt, size and deliverability.

POL Westfield Road, Heckmondwike	357	1	Provisional Open Land	The site is 0.63 hectares and has a capacity of 20 dwellings. The SHLAA sees the site is deliverable in the next 16+ years. There are also questions in relation to 3rd party land for access.	The site is discounted due to its location in Provisional Open Land, size and deliverability.
Land to the east of Milton Road, Norristhorpe	555	3a	Urban Greenspace	The site is 0.28 with a capacity of 8 dwellings. The SHLAA sees the site as phased in the next 6 - 10 years. The site has issues in relation to contamination, access and flooding.	The site is discounted due to its location in a higher flood zone, deliverability and urban greenspace.
Spenborough Industrial Estate Parker Street, Mill Bridge	643	1	Unallocated.	The site is 0.52 hectares with a capacity of 28 dwellings. The SHLAA site as phased in the next 0 - 5 years. The site has issues in relation to contamination.	The site is discounted due to its size.
Housing allocation H12.3 Dale Lane, Heckmondwike	920	1	Housing Allocation	The site is 0.5 hectares and has a capacity of 15 dwellings. The SHLAA phases the site as the next 5 - 10 years.	The site is discounted due to its size and its deliverability.
Church Farm, Church Lane, Batley	A0201			The site is discounted as it is for a replacement dwelling.	The site is discounted as it is for a replacement dwelling.
301 to 303 Oxford Road, Gomersal, Cleckheaton	G0320			The site is discounted as houses have been built on the site.	The site is discounted as houses have been built on the site.
293 West Lane, Gomersal, Cleckheaton	G0337	1	Conservation Area	The site is 0.238 hectares and has a consent for 4 houses (2 conversions and 2 detached) (2013/91321).	The site is discounted as it is not understood whether the same type of development as the current proposal could be achieved on site due to policy restrictions.
Langley Mills Roberttown Lane, Roberttown, Liversedge	L0256	1	Unallocated	The site is 0.3 hectares and has capacity for 3no houses. The site forms part of a previous consent from 2003 (2003/91590) for conversion of existing buildings and 3no dwellings. The sites deliverability in the SHLAA is 6 - 10 years	The site is discounted due to questions in relation to the sites deliverability
283 Halifax Road, Hightown, Liversedge	L0334	1	Unallocated	The site is 0.26 hectares and has an expired consent for 2no houses (2009/90713). The SHLAA sets out that the deliverability of the site is the next 6 - 10 years.	The site is discounted due to questions in relation to the sites deliverability and whether the a development of the same proposal could be achieved.
The Vicarage, Knowler Hill, Millbridge, Liversedge	L0343			The site has a current consent for 2no houses (2014/62/93684/E)	The site is discounted as it has a current consent.
Bullace Trees Farm Bullace Trees Lane, Roberttown, Liversedge	L0351		Green Belt	The approval was for a barn conversion (2012/93688).	The site is discounted as the application was for a barn conversion within the green belt.
148 Windy Bank Lane, Hightown, Liversedge	L0355		Green Belt	The approval was for a barn conversion (2013/92168).	The site is discounted as the application was for a barn conversion within the green belt.
8 Listing Drive, Littleton, Liversedge	N0030		Unallocated	The site is 0.11 hectares with previous consent for 5no dwellings (2007/90543). The SHLAA sets out the sites potential of the next 6 -10 years.	The site is discounted due to its size and questions in relation to its deliverability.
Land at 85 Hartshead Lane, Hartshead	52	1	Green Belt	The site is 0.22 hectares with a capacity of 6 dwellings. The site is located within the Green Belt.	The site is discounted due to its location within the green belt.
Land to the south of 537 Halifax Road, Hightown	57	1	Urban Greenspace	The site is 0.23 hectares with a capacity of 2 dwellings. The SHLAA sets out the site is phased as the next 6 - 10 years.	The site is discounted due to its allocation, deliverability and capacity.
Land at 7 Church Lane, Gomersal	127	1	Green Belt	The site is 0.67 hectares with a capacity of 20 dwellings. The site is located within the Green Belt.	The site is discounted due to its location in the Green Belt and size.

Land South-East of Former Roundhill Mill Cliffe Lane, Gomersal	245	1	Green Belt.	The site is 0.57 hectares with a capacity of 17 dwellings. The site is located within the Green Belt.	The site is discounted due to its location in the Green Belt and size.
Land to the east of 11 - 29 Headlands Road, Liversedge	479	1	Unallocated	The site is 0.53 hectares and has a capacity of 15 dwellings. The site has issues in relation to access and the requirement of 3rd party land.	The site is discounted due to its size.
Land to the rear of 321 Halifax Road, Hightown	497	1	Green Belt.	The site is 0.28 hectares with a capacity of 5 dwellings. The SHLAA site is phased in the next 6 - 10 years. The site has potential issues in relation to the access being potentially 3rd party land.	The site is discounted due to its location in the Green Belt and deliverability.
Kine House, 35 Hartshead Lane, Hartshead	766	1	Green Belt.	The site is 0.35 hectares with a capacity of 5 dwellings. The site is located within the Green Belt.	The site is discounted due to its location in the Green Belt.
Roe Head Mills Far Common Road, Hartshead	827	1	Green Belt.	The site is 0.7 hectares and has a capacity of 21 dwellings. The SHLAA alludes to issues with contamination and surface water flooding.	The site discounted due to its location in the Green Belt and size.
Land to the West of Mowat Court, Hightown	844	1	Unallocated.	The site is 0.36 hectares and has a capacity of 10 dwellings. The SHLAA sets out that the site is deliverable in the next 6 - 10 years. An application was refused in 2010 at the site for 12 dwellings on the basis of highways safety and impact on the character of the surroundings.	The site is discounted due to its deliverability.
Housing allocation H13.5 Lands Beck Way, Hightown	921	1	Housing Allocation.	The site is 0.57 hectares with a capacity of 17 dwellings.	The site is discounted due to its size
Land to the east of Peep Green Road, Gomersal	948	1	Green Belt	The site is 0.44 hectares with a capacity of 13 dwellings.	The site is discounted due to its Green Belt allocation.
Former Gomersal First School Oxford Road, Gomersal	975	1	Unallocated	The site is 0.4 hectares with a capacity of 12 dwellings. The SHLAA sets out the phasing off the site as the next 6 - 10 years.	The site is discounted due to its size and deliverability.
Land north of Church Road, Roberttown	1003	1	Urban Greenspace	The site is 0.2 hectares with a capacity of 6no dwellings. The SHLAA sets out that the site is phased for the next 10 - 15 years. It also raises access constraints.	The site is discounted due to its size, deliverability and allocation.
7 White Horse Close, Birstall, Batley	A0043			The site is discounted as houses have been built on the site.	The site is discounted as houses have been built on the site.
34 Moat Hill, Howden Clough, Batley	A0109			The site is 0.22 and has an expired consent for 10 dwellings (2010/91242). The SHLAA sets out the phasing of the site as the next 6-10 years. The site benefits from a consent in February 2016 (2014/62/93805/E) - 10 houses.	The site has been discounted as it has a consent.
Phoenix Road Roofclad Ltd Whewell Street, Birstall, Batley	A0182	1	Unallocated	The site is 0.12 hectares and has an expired consent for 14no apartments (2007/92178). It is noted that an application is currently pending for 5 townhouses and 1no semi detached dwelling (2017/62/91495/E).	The site is discounted due to its size.
Still House Farm Upper Batley Low Lane, Batley	A0184			The site is discounted as consent for 1 no house has been implemented.	The site is discounted due to its size.
199-203 Raikes Lane, Birstall, Batley	A0185	1	Unallocated	The site is 0.18 hectares and has an expired consent for 12 no houses (2010/92883). The site is deliverable in the SHLAA in the next 6 - 10 years.	The site is discounted due to its size and deliverability.
237 Church Lane, Birstall, Batley	A0191	1	Unallocated	The site is 0.17 hectares and has a now expired outline consent for 3no dwellings (2012/93322).	The site is discounted due to its size.
384a Leeds Road, Batley	A0202			The site is 0.38 hectares and benefits from a permission for 17 dwellings (2017/62/93747/E).	The site is discounted as it has an extant consent
1 to 15 Bridge Street, Batley	B0532			The site is 0.5 hectares and has an extant reserved matters permission for 21 dwellings (2014/61/93236/E)	The site is discounted as it has an extant consent

525 Bradford Road, Birkenshaw, Cleckheaton	G0260			The site is discounted as it has consent for a retail unit (2015/62/91326/E) with subsequent applications in relation to this approval.	The site is discounted as it has an extant retail consent
81 Station Lane, Birkenshaw, Cleckheaton	GO295	1	Unallocated	The site benefits from past consents now expired for 2 Dwellings (2007/93629) and 3 (2014/62/91263/E). A current application is being considered for 4no dwellings (2017/62/91991/E). It is not understood whether a development to the same scale of the proposal can be feasible.	The site is discounted due questions in relation to the number of dwellings deliverable on site.
Thornfield Prospect Lane, Birkenshaw, Bradford	G0304	1	Greenspace	The site is 0.4 hectares and has an expired consent for 4no houses (2009/92811). The SHLAA sets out the development potential as the next 6 - 10 years. It is noted that the access to the site is via a private drive.	The site is discounted due to questions about its delivery and potential number of units deliverable.
577 Bradford Road, Birkenshaw, Bradford	G0329	1	Unallocated	The site is 0.145 hectares and has an expired consent for demolition of an existing dwelling and the erection of 2no dwellings (2012/62/90751/E)	The site is discounted due to the size of the site.
Land between Nutter Lane and Bradford Road, Birstall	19	1	Green Belt	The site is 0.64 hectares and has a capacity of 19 dwellings. The SHLAA alludes to issues in relation to contamination and surface water.	The site is discounted due to its Green Belt allocation and its size.
Land to the north east of 15-29 Dewsbury Road, Gomersal	21	1	Green Belt	The site is 0.31 hectares and has a capacity of 9 dwellings. The SHLAA phases the site as the next 11 - 15 years. It also alludes to issues of 3rd party land for the access and its proximity to the motorway.	The site is discounted due to its Green Belt allocation and its deliverability.
Land to the north east of Highfield Drive, Birstall	36	1	Green Belt	The site is 0.37 hectares and has a capacity of 11 dwellings. The SHLAA phases the site as the next 11 - 15 years. It also alludes to issues of contaminated land, TPOS and 3rd party access issues.	The site is discounted due to its size and deliverability.
Land to the West of 809 - 835 Bradford Road, East Bierley	220	1	Green Belt	The site is 0.63 hectares and has a capacity of 18 dwellings. The SHLAA phases the site as the next 6 - 10 years. It also alludes to issues of contamination and ground stability.	The site is discounted due to its green belt location, deliverability, and its size.
Land to the East of Birkenshaw Lane and Moor Lane, Birkenshaw	341	1	Green Belt.	The site is 0.7 hectares with a capacity of 21 dwellings. The SHLAA phases the site as the next 6 - 10 years. It also alludes to issues in relation to 3rd party access.	The site is discounted due to its Green Belt location and deliverability.
Former church buildings Low Lane Kirkgate, Birstall	760	1	Unallocated	The site is 0.25 hectares and has a capacity of 7 dwellings.	The site is discounted due to the number of dwellings achievable on the site.
Land adjacent to 17 Whitehall Road West, Birkenshaw	781	1	Business and Industry General	The site is 0.69 and has a capacity of 20 dwellings. The SHLAA phases the site as the next 0-5 years. The site also has issues in relation to contamination.	The site is discounted due to its size and allocation.
Housing allocation H14.18 Moor Lane, Gomersal	923	1	Housing allocation.	The site is 0.3 hectares with a capacity of 9 dwellings. The SHLAA sets out that the site is phased for the next 16+ years. The site has issues of being landlocked without the requirement for 3rd party land.	The site is discounted due to issues of its deliverability.
Holly View Farm, Owler Lane, Birstall	963	1	Green Belt	The site is 0.42 hectares with a capacity of 12 dwellings. The site has issues in relation to TPOs and proximity to the motorway.	The site is discounted due to its location in Green Belt and size.
53 Dewsbury Road, Cleckheaton	C0061	1	Unallocated.	The site is 0.577 hectares with a capacity of 34 dwellings. With an expired consent (2010/92991).	The site is discounted due to its size.
111 and 113 Westfield Lane, Wyke, Cleckheaton	C0217			The site is 0.197 hectares with a capacity of 6 dwellings (ref 2008/93379). The site has an outline planning permission for 5no dwellings (2015/91280) and a current application is pending for 4no dwellings (2017/91748).	The site is discounted due to it has a current consent and is also not comparable in size.
117-121 Westfield Lane, Wyke, Cleckheaton	C0218	1	Unallocated	The site is 0.45 hectares and has a capacity of 24 dwellings (previous planning consent 2006/91552). The SHLAA sets out that the site has development potential of 6 - 10 years.	The site is discounted due to its size and deliverability.

2 Brookfields Avenue, Wyke, Bradford	C0230	1	Unallocated	The site is 0.212 hectares and has a capacity of 7 dwellings (previous planning consent 2007/92629). The SHLAA sets out that the site has development potential of 6 - 10 years.	The site is discounted due to its size and deliverability.
29 Bridon Way, Cleckheaton	C0232	1	Housing allocation H14.6	The site is 0.22 hectares and has a capacity of 11 dwellings (part of previous consent 2001/93301). The SHLAA sets out that the site has a development potential of 16+ years.	The site is discounted due to its deliverability.
Whitcliffe Road First and Nursery School Whitcliffe Road, Cleckheaton	C0261			Dwellings have been built on the site.	The site is discounted as dwellings have been built on the site.
14 Fairfield Street	C0264	1 and 2	Unallocated	The site is 0.107 and has a capacity of 6 dwellings. Following outline consent for 6no dwellings (2013/91098). Consent has been granted for 2no dwellings as part of the overall site (2016/92218).	The site is discounted due to its size.
Lands Farm Cliffe Lane, Gomersal, Cleckheaton	G0325	1	Green Belt.	The site is 0.16 hectares and has a consent for a barn conversion to a dwelling (2012/93048). The site is discounted as it is a conversion scheme.	The site is discounted due to its size and Green Belt location.
2 St Andrews Crescent, Oakenshaw, Cleckheaton	K0021			The site is 0.13 hectares and has a capacity of 3no dwellings. The site has an extant consent for 3 dwellings (2014/60/90378/E).	The site is discounted as it has an extant consent.
4 Savile Street, Cleckheaton	K0079	1	Unallocated	The site is 0.25 hectares and has a capacity of 8 dwellings (with an expired outline consent 2010/93360 and a previous application 2007/60/95028/E1).A reserved matter approval has been granted on the site for 10 dwellings (2016/61/93113/E)	The site is discounted as it has an extant consent
734 Bradford Road, Oakenshaw, Cleckheaton	K0082	1, 2 and 3	Unallocated	The site is 0.16 hectares and has a previous consent for 21 flats (2007/91699). It had a withdrawn application in 2015 for outline consent for 4no dwellings. The SHLAA sets out that the site is deliverable within the next 11-15 years.	The site is discounted due to its size and questionable delivery.
Field Head Snelsins Road, Cleckheaton	K0084	1	Unallocated	The site is 0.13 hectares and has a previous consent for 3 dwellings (2009/93532).	The site is discounted due to its size.
Land to the west of 248-280, Hunsworth Lane	73	1	Green Belt	The site is 0.57 hectares with a capacity of 17 dwellings. The site has issues in relation to noise and air quality.	The site is discounted due to its size and Green Belt location.
Land to the north of 103-107 Latham Lane	98	1	Green Belt	The site is 0.31 hectares with a capacity of 9 dwellings. The SHLAA sets out that the site is phased the 11-15 years. The site has issues in relation to the proximity to the motorway and the need for 3rd party land for the access.	The site is discounted due to its green belt location.
Land at 91 Halifax Road, Hartshead Moorside	104	1	Green Belt	The site is 0.59 hectares with a capacity of 17 dwellings.	The site is discounted due to its green belt location and size.
Land to the south of 913 Halifax Road, Hartshead Moorside	137	1	Green Belt	The site is 0.41 hectares with a capacity of 12 dwellings. The SHLAA phases the site as the next 6 to 10 years.	The site is discounted due to its green belt location and size.
Land at Factory South of West of South Parade, Cleckheaton	310	1	Unallocated	The site is 0.7 hectares with a capacity of 21 dwellings. The SHLAA phases the site as the next 11 - 15 years.	The site is discounted due to its size and questions in relation to its deliverability.
Brook House, Mill Balme Road, Cleckheaton	329	1	Unallocated	The site is 0.21 with a capacity of 6 dwellings. The SHLAA phases the site as the next 6 - 10 years. The site has issues in relation to contamination and surface water flood risk.	The site is discounted due to its size and deliverability.
POL Whitcliffe Road, Cleckheaton	402	1	Provisional Open Land	The site is 0.31 hectares and has a capacity of 9 dwellings. The SHLAA phases the site as the next 11 - 15 years. It also alludes to issues of 3rd party land for the access and its proximity to the motorway.	The site is discounted due to its allocation and its deliverability.

POL Whitechapel Road, Cleckheaton	429	1	Provisional Open Land	The site is 0.66 hectares with a capacity of 19 houses. The SHLAA sees the site as deliverable in the next 0-5 years.	The site is discounted due to its allocation and its size.
Cleckheaton Bowling Club Park View, Cleckheaton	761	1	Urban Greenspace	The site is 0.68 hectares and has a capacity of 20 houses.	The site is discounted due to its allocation and size.
Land east of Northfield House Snelsins Lane, Cleckheaton	843	1	Unallocated	The site is 0.37 hectares and has a capacity of 11 dwellings. The SHLAA phases the site as the next 6 - 10 years.	The site is discounted due to its size and questions in relation to its deliverability.
Land to the north-west of 636-646 Halifax road, Hightown	925	1	Urban Greenspace	The site is 0.4 hectares with a capacity of 12 dwellings. The SHLAA sets out the phasing of the site as the next 0 - 5 years.	The site is discounted due to its size and its allocation.
Land at Latham Lane, Gomersal	936	1	Green Belt	The site is 0.35 hectares with a capacity of 10 dwellings. The site is located within the Green Belt.	The site is discounted due to its location in Green Belt.
Land to the East of Brooklyn Road, Cleckheaton	964	3a	Unallocated	The site is 0.36 hectares with a capacity of 10 dwellings. The SHLAA sets out the phasing of the site as the next 6 - 10 years.	The site is discounted as it is in higher flood zone.
Moorlands Business Centre Balme Road, Cleckheaton	965	3a	Unallocated	The site is 0.46 hectares with a capacity of 30 dwellings. The SHLAA sets out the phasing of the site as the next 11-15 years.	The site is discounted as it is in higher flood zone.
Former Heaton Avenue First School, Westcliffe Road, Cleckheaton	971	1	Unallocated	The site is 0.35 hectares with a capacity of 10 dwellings. The SHLAA alludes to issues of TPO trees to the site frontage. Outline planning consent has been granted on the site (2014/91791) with a current reserved matters application for 18 dwellings (2017/91214)	The site is discounted as it has an existing consent.

Appendix 2

Site Assessment

Publication Draft Rejected Site Options

Identified Sites

Site Address	Reference SHLAA / Local Plan	Flood Zone	Constraints	Comments	Conclusion
H211	Land to east of, Newgate, Mirfield	2 and 3a	Green Belt and adjacent to grade II listed buildings	The site is located in equal or higher flood zone and is located within the green belt.	The site has been discounted due to its location in flood zone and its location in Green Belt.
H775	Land to the south of Meadowbank, Dewsbury Moor, Dewsbury	1	Green Belt	The site is located within the green belt.	The site has been discounted due to its location in Green Belt.
H345	Land to the south of Meadowbank, Dewsbury Moor, Dewsbury	1	Green Belt	The site is located within the green belt.	The site has been discounted due to its location in Green Belt.
H648	Land to the north east of Ossett Lane, Earlsheaton, Dewsbury	1	Green Belt	The site is located within the green belt.	The site has been discounted due to its location in Green Belt.
H2553	Land adjacent, Hagg Lane, Mirfield	1	Green Belt and listed buildings	The site is located within the green belt.	The site has been discounted due to its location in Green Belt.
H24a	Land to the North of Red Deer Park Lane, Briestfield	1	Green Belt	The site is located within the green belt.	The site has been discounted due to its location in Green Belt.
H1672	Crossley Lane, Mirfield	1	Green belt	The site is located within the green belt.	The site has been discounted due to its location in Green Belt.
H105	Land south of, Foldhead Mills, Huddersfield Road, Mirfield	2 and 3a	Green Belt	The site is located in equal or higher flood zone and is located within the green belt.	The site has been discounted due to its location in flood zone and its location in Green Belt.

H206	Land to the south west of, Dunbottle Lane, Mirfield	1	Green Belt	The site is located within the green belt.	The site has been discounted due to its location in Green Belt.
H770	Land to the west of Hollinroyd Road, Dewsbury	1	Green Belt	The site is located within the green belt.	The site has been discounted due to its location in Green Belt.
H792	Land South of, Hopton Drive, Upper Hopton, Mirfield	1	Green Belt	The site is located within the green belt.	The site has been discounted due to its location in Green Belt.
H1666	Land to the north of Lowfield Road, Dewsbury	1	Green Belt	The site is located within the green belt.	The site has been discounted due to its location in Green Belt.
H22	Land around, Links Lodge, Sands Lane, Mirfield	1	Green Belt	The site is located within the green belt.	The site has been discounted due to its location in Green Belt.
H261	Land to the east of, Brooklyn Road, Cleckheaton	3a and 2	Green Belt	The site is located in equal or higher flood zone and is located within the green belt.	The site has been discounted due to its location in flood zone and its location in Green Belt.
H2572	Land to the rear of 99 Drub Lane, Cleckheaton	1	Green Belt	The site is located within the green belt.	The site has been discounted due to its location in Green Belt.
H546	Land to the north-west of, 636-646, Halifax Road, Hightown	1	Green Belt	The site is located within the green belt.	The site has been discounted due to its location in Green Belt.
H123	Land south of, Whitcliffe Road, Cleckheaton	1	Provisional Open Land	The site is Provisional Open Land. The Rejected Site Options Report notes woodland and grassland with a mixed deciduous woodland UK BAP priority habitat covering half of the site.	The site has been discounted due to its location as POL land and priority habitat constraints.

H791	Land to the east and south east of, 4-12, Lands Beck Way, Hightown	1	UDP Housing Allocation H13.5	The site is not comparable to the application site it extends to 0.6 hectares and can provide 17no houses. The market interest in the site as there are no approvals on the site, with a withdrawn application (2001/62/91001/E3).	The site has been discounted due to its size and market interest.
H491	Land North of, High Street, Hanging Heaton	1	Green Belt	The site is located within the green belt.	The site has been discounted due to its location in Green Belt.
H611	33, Lower Hall Lane, Hightown	1	Unallocated	The Rejected Site Options sets out the site was not suitable with the current access arrangement. The site is also larger than the application site and provides potentially more housing.	The site has been discounted due to its size and issues in relation to access.
H260	Holly View Farm, Owler Lane, Birstall	1	Green Belt	The site is located within the green belt.	The site has been discounted due to its location in Green Belt.
H1810	Whitechapel Road Recreation Ground, Whitechapel Grove, Scholes	1	Green Belt	The site is located within the green belt.	The site has been discounted due to its location in Green Belt.
H61	Land to the south west of, 49, Cross Bank Road, Carlinghow	1	Greenspace	The site is located within greenspace.	The site has been discounted due to its location in Greenspace.
H78a	Land to the south west of, Bradford Road, East Bierley	1	Green Belt	The site is located within the green belt.	The site has been discounted due to its location in Green Belt.
H2739	Land to rear of, Fairfax View, South View Road, East Brierley	1	Green Belt	The site is located within the green belt.	The site has been discounted due to its location in Green Belt.

H1699	Land Adjacent, North Bank Road. Batley	1	Part of H11.13	The site is not comparable to the application site it extends to 0.63 hectares and can provide 22no houses. The Rejected Options Report also makes reference to access cannot be achieved and the Council are taking the site forward as part of Urban Greenspace.	The site has been discounted due to its size and access issues
H6	Land to the north east of, 15-29, Dewsbury Road, Gomersal	1	Green Belt	The site is located within the green belt.	The site has been discounted due to its location in Green Belt.
H152	Land South of, Batley Frontier, Bradford Road, Batley Carr	3a	Unallocated	The site is flood zone 3a.	The site has been discounted due to its location in flood zone 3a.
H693	Land Adjacent, Westfield Road, Heckmondwike	1	Green Belt	The site is located within the green belt.	The site has been discounted due to its location in Green Belt.
H2728	Land east of, Northgate, Cleckheaton	1	Green Belt	The site is located within the green belt.	The site has been discounted due to its location in Green Belt.
H74	Land South of, 114-132, Fort Ann Road, Soothill	1	Green Belt	The site is located within the green belt.	The site has been discounted due to its location in Green Belt.

H2149	Brook House Mill, Balme Road, Cleckheaton	Part of site in flood zone 3, predominately flood zone 1	Unallocated	The site has although not allocated for housing it has been unallocated, no application has been submitted to the Council for consideration. Therefore the market interest is questionable. The site is also has capacity for 12 homes and is larger than the application site. The site falls part of a larger proposed local Plan Allocation	The site has been discounted due to its size, forms part of a larger local plan allocation (also not currently in the Green Belt) and lack of market interest.
H126	Part of POL, Upper Batley Lane, Upper Batley	1	Green Belt	The site is located within the green belt.	The site has been discounted due to its location in Green Belt.
H18	85, Hartshead Lane, Hartshead	1	Green Belt	The site is located within the green belt.	The site has been discounted due to its location in Green Belt.
H759	Land Adjacent, Common Road, Staincliffe	1	Green Belt	The site is located within the green belt.	The site has been discounted due to its location in Green Belt.
H558	Land adjacent to, 96, Old Lane, Birkenshaw	1	Green Belt	The site is located within the green belt.	The site has been discounted due to its location in Green Belt.

Appendix 3

Site Assessment - Proposed Allocated Sites in the Submission Local Plan

Identified Sites					
Site Address	Local Plan Reference	Flood Zone	Constraints (UDP)	Comments	Conclusion
Land to the east of, Long Lane, Earlsheaton, Dewsbury	H307	Part Flood Zone 3 Mainly Flood Zone 1	Green Belt	The site is located within the Green Belt within the UDP.	The site is discounted due to its Green Belt location.
Land off Huddersfield Road, Dewsbury	H778	1	Allocated Housing Site H10.30	The site is 0.51 hectares with a capacity of 11no dwellings.	The site is discounted as it is not comparable in size.
Red Laithes Court, Red Laithes Lane, Ravensthorpe, Dewsbury	H1664	1	Unallocated	The site is 0.45 hectares with a capacity of 15no dwellings.	The site is discounted as it is not comparable in size.
Land East of, The Combs, Hall Lane, Thornhill, Dewsbury	H95	1	The site falls predominately in Urban Greenspace	The site is predominately in Urban Greenspace. The site is 0.45 of developable area with 15 no houses.	The site is discounted due to its UDP allocation and is also not comparable in size.

Land to the north of, 10 Kimberley Street, Thornhill Lees, Dewsbury	H85	1 and 2	Unallocated	The site is 0.52 hectares with a capacity of 18 dwellings.	The site is discounted as it is not comparable in size and is predominately flood zone 2.
Thornfield, Prospect Lane, Birkenshaw	H203	1	Green Space.	The site is a current greenspace allocation.	The site is discounted due to its location in Green Space.
Former Cemex Site, Smithies Moor Lane, Birstall, Batley	H224	Part flood zone 3. Predominantly 1.	Unallocated	The site is 0.4 hectares of developable land with a capacity of 21 dwellings.	The site is discounted as it is not comparable in size.
Warren Cottage, 919 Halifax Road, Scholes, Cleckheaton	H2066	1	Green belt.	The site is currently green belt on the UDP.	The site is discounted due to its location in Green Belt.
Land Adjacent, Dale Lane, Heckmondwike	H783	1	Allocated Housing Site H12.3	The site is an existing housing allocation. The site is 0.5 hectares with a capacity of 17 dwellings.	The site is discounted as it is not comparable in size.
Land north of 72 Peep Green Road, Hartshead	H242	1	Green belt.	The site is currently green belt on the UDP.	The site is discounted due to its Green Belt location.
Land to the South of Halifax Road, Hightown	H2584	1	Unallocated	The site is 0.66 hectares with a capacity of 14 dwellings.	The site is discounted as it is not comparable in size.
Land off, Ward Hill, Batley	H1938	1	Unallocated	The site is 0.55 hectares with a capacity of 19 dwellings.	The site is discounted as it is not comparable in size.

Fire and Rescue Station, Carlinghow Lane, Batley	H1763	1	Unallocated.	The site is 0.4 hectares of developable land with a capacity of 14 dwellings.	The site is discounted as it is not comparable in size.
Spenborough Industrial Estate, Parker Street, Liversedge	H145	1	Unallocated	The site is 0.52 hectares with a capacity of 28 dwellings.	The site is discounted as it is not comparable in size.
Land at Headlands Farm, Headlands Road, Liversedge	H134	1	Unallocated	The site is 0.58 hectares with a capacity of 20 dwellings.	The site is discounted as it is not comparable in size.