

Appendix 2: Remaining Discounted Allocated Housing Sites

HS46 – Magma Ceramics, Preston Street, Earlsheaton (Privately owned)

The site is currently still occupied by Magma Ceramics and the existing buildings. There is an extant planning permission for new industrial units on this housing allocation site (LPA ref: 2020/90988). This application is retrospective, but it is understood there is a further NMA application (LPA ref: 2021/91127) which is not available to view online.

It is considered that Magma Ceramics clearly have other plans to keep the site as industrial and timescales for housing would not be reasonable anyway e.g. 5 years deliverability is not feasible. There are no planning permissions for housing. The site is clearly not reasonably available.

HS49 – Cliffe Street, Dewsbury (Council owned)

There are no planning permissions for housing; the site is not for sale; and it is still being used as a town centre car park. The site is surrounded by low rise two-storey development and in addition, the site is sloping, and is therefore not considered to be suitable for high rise apartment development. The site size is insufficient for a low rise apartment scheme due to the numbers of residential units proposed at Ledgard Bridge Mill.

HS50 – Providence Street, Earlsheaton (Private and Council owned)

There are no planning permissions for housing and although the Council have recently put this up for sale at auction, the applicant's commercial surveyor has confirmed his understanding that the Council's asking price of 495k has repeatedly failed to attract buyers (the property has been auctioned twice before unsuccessfully we understand - the nearest offer falling significantly short of the asking price), hence the site appears to be unviable and undeliverable within reasonable timescales.

The site is also surrounded by low rise two-storey development and it is not therefore considered to be suitable for high rise development as the net developable area would be need larger. In addition, the site is a Greenfield site and therefore less preferable.

HS55 – Headfield Mills, Savile Road, Savile Town (Privately owned)

This is a former mill site which is partly in Flood Zone 3. The site is currently being actively used for employment purposes (45 different tenants we understand). There are no planning permissions for housing and the site is not for sale. It is therefore not 'reasonably available'.

HS56 – Land north west of Forge Lane, Thornhill Lees (Privately owned)

This is an industrial/business site which is currently occupied by Filltex. There are no planning permissions for housing; the site is not for sale; and it is partly located within Flood Zone 3.

HS59 – Lock Street, Thornhill, Dewsbury (Privately owned)

There have been multiple planning permissions on the site going back over 20 years. None of the permissions have been implemented, the most recent one being in 2013 (LPA ref: 2013/90249). There are multiple landowners and active businesses currently on the site. The site is not for sale and would not be deliverable within a five year timeframe. The Local Plan allocation also states that third party land would be required for access.

HS61 - Land to south of Ravensthorpe Road/Lees Hall Road – Part private / Council

In addition to the pending application ref: 2021/91759, this wider housing allocation is discounted for the following reasons:

- a) The main landowner is understood to be a housing developer (Miller Homes) and the company is clearly pursuing the site for its own developments.
- b) As a result of the development being apparently phased, the early phases (including application 2021/91759) appear to have control over the sole suitable means of access to the site from Lees Hall Road. As such, future development of other phases is dependent on the 2021 application being both approved and developed, before any other phases can be developed.
- c) As per the Flood Risk PPG paragraph 028, the applicant's proposed development would not have "a reasonable prospect that the site is available to be developed at the point in time envisaged for the development." (the applicant is looking to start to develop the site in a short timescale subject to the grant of planning permission).
- d) A significant chunk of the site appears to be in the process of being requisitioned by Network Rail for the TransPennine upgrade work.

HS65 – Land east of Heckmondwike Road, Dewsbury Moor (Council owned)

The Local Plan allocation states that third party land may be required to achieve a drainage solution. The site is not for sale and there appear to be no prospects of delivering housing within a reasonable timescale. In addition, the site has an awkward configuration and is surrounded by low rise development. It is therefore not considered suitable for the high rise apartment development proposed.

HS66 - Land to south of Sheep Ings Farm, Granny Lane

The site has planning permission and is being developed by Miller Homes. Evidence of their active pursuance of development at the site is in the form of the recent application to modify the Section 106 agreement, which was granted in July 2013.

HS70 – Flash Lane, Mirfield (Council owned)

A planning application was submitted by Kirklees Council (LPA ref: 2017/94124). The application was however withdrawn. It appears there were numerous unresolved highway safety issues raised by the Council's Highway Services Department and Mirfield Town Council during the course of the application. The site is not for sale and is not deemed to be readily developable.

HS76 – Land adj. to Squirrel Hill Reservoir, Staincliffe Road, Dewsbury Moor (Privately owned – Yorkshire Water)

The site is surrounded by low rise 2-story residential development and would therefore not be suitable for high rise apartments. There are no planning applications on the site and the site is not for sale.

HS78 – Land adj. to Mayman Lane, Mount Pleasant, Batley (Council owned)

The site is a former Council depot. Part of the site has been developed with single storey housing. High rise apartments would therefore not be suitable on the remainder of the site. There are currently no planning permissions for the remainder of the site, and it is not for sale.