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Planning Development

Flood Risk Sequential Assessment & Exceptions Test Addendum 2 - April 2025

Land adjacent to Ledgard Bridge Mills, Back Station Road, Mirfield

Introduction

This second addendum responds to further comments made by the LPA on the applicant's Flood Risk Sequential Assessment & Exceptions Test Addendum December 2024.

Given the change in relation to the housing supply and delivery position for Kirklees as of this time last year, the Council have requested that the applicant also provide a brief overview to acknowledge Safeguarded Land and previously developed land in the Green Belt, within the original sequential assessment search area.

The applicant has not reviewed settlement edges as part of this assessment. As stated in paragraph 028 of the Flood Risk and Coastal Change PPG,

*'Reasonably available sites' are those in a suitable location for the type of development with a reasonable prospect that the site is available to be developed **at the point in time envisaged for the development.**' (our emphasis).*

The Council is currently reviewing land located on settlement edges as part their Local Plan review. This process is likely to take several years, and as such is beyond reasonable timescales for any sites that may come forward to be considered as part of this application i.e. any such sites would not be "available to be developed at the point in time envisaged for the development."

Safeguarded Land

The following sites have been discounted for the proposed development for the following reasons:

SLS2 Land to the South of Tolson Street, Chickenley, Dewsbury (2.11 ha)

- The site appears to be landlocked so third party land may well be needed.
- Tree / ecology constraints and biodiversity loss.
- Design and scale of proposed high rise apartment block is out of character with surrounding residential development which comprises two and three-storey dwellings.
- Incompatibility with the neighbouring industrial complex.
- Coal Mining High Risk Area.

- Applicant does not own the site, and it isn't currently on the market.

SLS3 Balderstone Hall Lane, Mirfield (6.91 ha)

- Substandard access off Balderstone Hall Lane.
- Previous planning application (2017/93935) refused partly on highway grounds.
- The proposed high rise apartment block would have a negative impact on the openness of the adjacent Green Belt.
- Design and scale of development would also be entirely out of character with neighbouring 'rural fringe' residential development which comprises one and two-storey dwellings.
- Site is adjacent to four listed buildings, therefore heritage implications.
- Coal Mining High Risk Area.
- Biodiversity loss.
- Applicant does not own the site, and it isn't currently on the market.

SLS4 Land to the south west of Upper Batley Lane, Upper Batley, Batley (3.29 ha)

- Substandard access points off Upper Batley Lane.
- The proposed high rise apartment block would have a negative impact on the openness of the adjacent Green Belt.
- Part of the site is located within the Upper Batley Conservation Area. The proposed development would likely cause harm to the designated heritage asset.
- Coal Mining High Risk Area. Possible mine entries located on the site.
- Biodiversity loss.
- Applicant does not own the site, and it isn't currently on the market.

SLS7 Land to north of Elm Tree Close, Norristhorpe Lane, Norristhorpe, Liversedge (1.95 ha)

- The proposed high rise apartment block would have a negative impact on the openness of the adjacent Green Belt.
- Design and scale of proposed high rise apartment block is out of character with surrounding residential development which comprises single storey and two-storey dwellings.
- Tree / ecology constraints and biodiversity loss.
- Coal Mining High Risk Area. Possible mine entries located on the site.
- Applicant does not own the site, and it isn't currently on the market.

Previously developed land in the Green Belt / Grey Belt land

A desk-based study has taken place of the search area. No suitable sites have been identified that could accommodate the proposed development on previously developed land in the Green Belt / Grey Belt land.

Conclusion

Taken together with the Flood Risk Sequential Assessment and Exceptions Test (Rev A July 2024) and the previous Addendum December 2024, the supplemental information provided within this addendum document is considered to pass the Sequential and Exceptions Tests, thereby complying with the planning objection of Local Plan Policy LP27 and paragraphs 172 and 177 in the NPPF.

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April 2025

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