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Planning Development

Flood Risk Sequential Assessment & Exceptions Test Addendum June 2025

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

Discounted Brownfield Sites in the Green Belt

This addendum report responds to the LPA's email feedback on the applicant's Flood Risk Sequential and Exceptions Test Addendum April 2025, specifically whether there are any large brownfield sites in the Green Belt that would be suitable and are available for the proposed development.

For clarity, the search area previously agreed with the LPA is the Dewsbury and Mirfield area as identified in the latest SHMA. It should also be noted that for completeness both brownfield and greenfield sites have been looked at as part of this assessment.

The following sites have been identified within the search area of Mirfield and Dewsbury and have all been discounted for the proposed development for the following reasons:

Wood Lane, Huddersfield – Existing dairy farm (unavailable and greenfield)



Wood Lane, Huddersfield – Existing Farm (unavailable and greenfield)



Junction of Wood Lane / North Gate, Huddersfield – Northern Gas Works Site (unsuitable / unavailable)



Hopton Lane, Upper Hopton – Existing Livery (unsuitable due to small site size, and appears in active use therefore unavailable)



Jackroyd Lane, Upper Hopton – Existing Horse Centre / farm / caravan centre (unavailable)



Bellstring Lane, Huddersfield – Existing Farm (unavailable and greenfield)



Liley Lane, Mirfield – Existing Farm (unavailable and greenfield)



Fixby Lane, Dewsbury – Existing Farm (unavailable and greenfield)



Whitley Road, Dewsbury – Existing Riding Centre (unavailable)



Hall Lane, Thornhill, Dewsbury – Existing Farm (unavailable and greenfield)



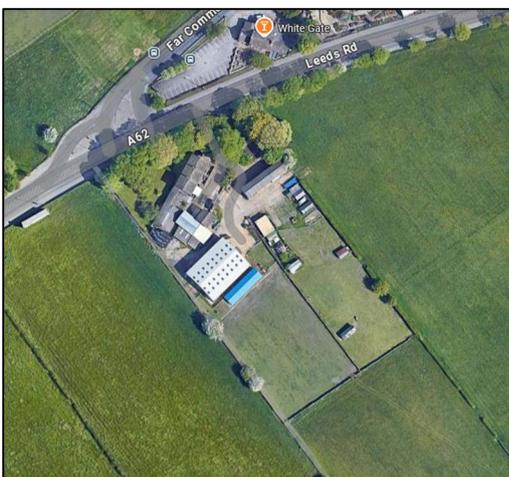
Newhall Lane, Mirfield – Existing Farm (unavailable and greenfield)



Wood Lane, Mirfield – Existing housing development (unavailable)



Land opp. Junction Leeds Road / Far Common Road – working farm site (greenfield)



Westfield Nurseries Site off Shillbank Lane, Mirfield (active business site - unavailable - and greenfield)



Business park / farm site, off Crossley Lane, Mirfield – active farm and business site (unavailable and partially greenfield)



Land off Sands Road, Earlsheaton – looks to be in active use so most likely unavailable. Also, in a relatively isolated Green Belt site so unsuitable. Access also single width and therefore entirely unsuitable to serve the proposed development – therefore discounted.



Land off Bromley Road, Hanging Heaton – active farm site (greenfield)



Sykes Lane, Chidswell / Tingley – active farm site (greenfield)



Sites x 2 off Soothill Lane – site on left part residential / part business – in active use and unavailable. Site on right – active farm site (greenfield)



Land off Heybeck Road, Chidswell - active farm site (greenfield)



Land off Quarry Lane, Dewsbury – Active business site as a freight terminal – (unavailable)



Conclusion

Taken together with the Flood Risk Sequential and Exceptions Test Addendum April 2025, the supplemental information provided within this addendum document is considered to pass both the Sequential and Exceptions Tests, thereby complying with the planning policy objectives of Local Plan Policy LP27 and paragraphs 174 and 179 in the NPPF.

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June 2025