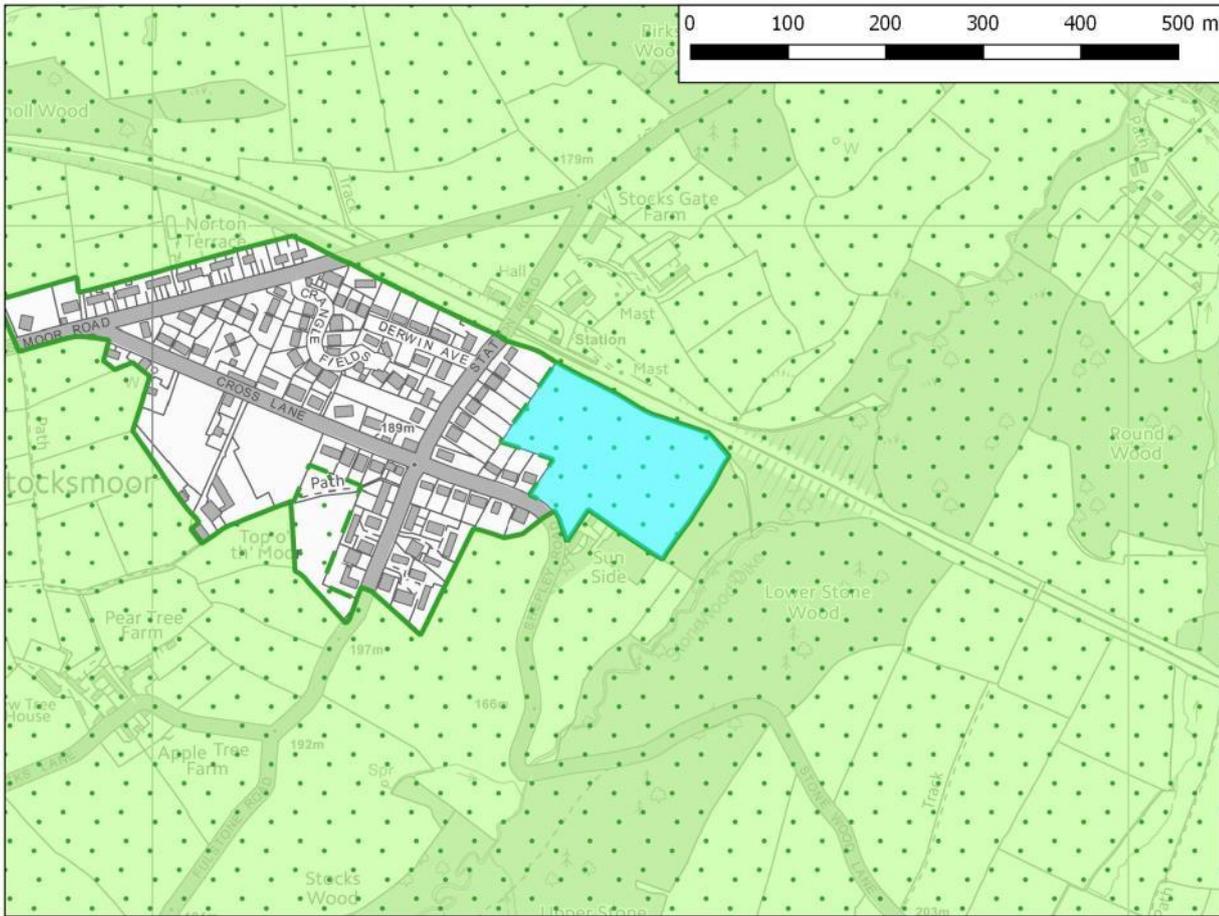


**Schedule of safeguarded land sites showing their constraints/assessment of future delivery**

(Council's Response to paragraph 21 of the Inspector's initial note to the council 25 May 2017)

# SL3358 - Land to the north-east of, Shepley Road, Stocksmoor

Accepted Safeguarded Land Sites: SL3358



Legend

- Safeguarded Land
- Green Belt 2015
- Green Belt PDLP
- Kirklees



**Policy Unit**

**Research & Intelligence Team**

Date: 2017-06-08

Filename: Safeguarded Land Sites/SL3358

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**SL3358****Land to the north-east of, Shepley Road, Stocks Moor**

Proposed Land Use	Safeguarded Land
Is the site Green/Brownfield?	Greenfield
Is the site in the Greenbelt?	Site is in the Greenbelt
Settlement Position	Settlement Extension
Gross area (Ha)	2.51
Net area (Ha)	2.51
Housing Capacity	87
Employment Floorspace	-

**Technical Consultation summaries**

Education		Decreasing trends for primary and modest decrease for secondary. Site capacity could impact on school place planning.
Biodiversity		Potential impact on Upper and Lower Stones Wood Local Wildlife Site.
Historic Environment		No objections raised.
Flood risk and Drainage		Culverted watercourse along north and eastern boundary, potential works required to upgrade capacity.
Highways/Transport		Site access achievable. 2.4 x 43m visibility splays are required. Footway needed on site frontage.
Environmental Protection		Potentially contaminated land therefore phase 1 and 2 contamination reports required. Travel plan required.
Other Constraints		None identified.
Open Space	N/A	N/A
Public Health		The site is within a ward that does not have significant concerns relating to health indicators and land use planning.
Green Belt Edge		This is an extensive area of green belt that maintains separation between villages. The existing settlement pattern and land use features present numerous opportunities for settlement extension although development should avoid encroachment onto sensitive environmental areas.
Green Belt Site		This site is entirely contained by the existing settlement, the railway line, Shepley Road and the trees at Lower Stone Wood and as such there is no risk of sprawl or further encroachment. The land slopes down towards the wood but the landform and containment means that it is not overly prominent in long distance views. The land rises towards the west where there is already development on Shepley Road. Development could impact on the sensitive habitat of Lower Stone Wood.
Exceptional Circumstances	-	This site is required to meet longer-term development needs stretching well beyond the plan period and as such exceptional circumstances exist to amend the green belt boundary in order to facilitate future development. After due consideration of all relevant non-green belt alternatives, the need to promote sustainable development patterns and the role and function of the green belt it is deemed that in this instance the benefits of facilitating future development on the site outweigh any adverse effects on the green belt.
Overall Conclusion	-	There are no exceptional circumstances to use this green belt land for housing during the local plan period however, to ensure longevity of green belt boundaries beyond the plan period to potentially meet longer term development needs, there are exceptional circumstances to justify the allocation of this land as safeguarded land.

SL3358\_H2563 (Safeguarded land SA assessments based on the unallocated housing site)

SA Objectives	SA Score	Justification
1. Increase the number and range of employment opportunities available for local people, and ensure that they are accessible.	0	While the location of housing sites will not influence the number, location or type of employment opportunities available in Kirklees, the proximity of housing to employment nodes can affect people's ability to access jobs. This site is located 36-40 minutes travel time from the nearest employment node; therefore a negligible effect on this objective is expected.
2. Achieve an economy better capable of growth through increasing investment, innovation and Entrepreneurship.	0	The location of housing sites will not affect the success of the local economy. While housing development may result in job creation during the construction phase, this will not be influenced by the location of the development. Housing provision may also affect the size and location of the local workforce; however this is considered separately under SA objective 1 above. Therefore, the effects of all residential site options will be negligible.
3. Ensure education facilities are available to all.	++?	The availability of school and college places to serve the growing population will depend in part on whether new places are provided as part of new housing developments, which is unknown at this stage. Effects will also depend on how accessible existing schools and colleges are from residential site options, although there are uncertainties as the effects will depend on there being capacity at those schools and colleges to accommodate new pupils. Most of the site is located mainly within 6-10 minutes travel time of a primary school (although a small section east of the site is located within 11-15 minutes travel time of a primary school) and 16-20 minutes travel time of a secondary school so is likely to have a significant positive effect on this SA objective. The site is located within 31-35 minutes travel time of a further education institute.
4. Improve the health of local people and ensure that they can access the health and social care they need.	0	The location of housing sites will not affect the number or location of healthcare facilities; however where healthcare facilities are easily accessible from housing sites there will be positive effects on residents' health. The site is located within 21-25 minutes travel time of a GP and mainly within 46-50 minutes travel time of a hospital (a small section along the east border of the site is located within 41-45 minutes travel time of a hospital); therefore a negligible effect is likely on this SA objective. The site is not within or adjacent to an AQMA.
5. Protect local amenity including avoiding noise and light pollution.	-	Where new residential development is proposed within close proximity of sensitive receptors there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term. There are residential properties adjacent to the site on Station Road to the west. These properties may be affected by noise during the construction phase. There is also a railway track directly adjacent to the site to the north; this may result in noise pollution affecting residents in the longer term. As such a significant negative effect on this SA objective is therefore likely.
6. Retain and enhance access to local services and facilities.	-	The location of housing sites will not directly affect the number or range of services in a particular location (although a large scale housing development could potentially stimulate the provision of new services); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities. Most of the site is located mainly within 21-25 minutes travel time of a local centre and mainly 26-30 minutes travel time of a town/district centre (although a small section of the north western boundary of the site is located 21-25 minutes travel time); therefore a minor negative effect is likely.
7. Make our communities safer by reducing crime, anti-social behaviour and the fear of crime.	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
8. Protect and enhance existing and support the provision of new recreation facilities and areas of open space and encourage their usage.	++	The site is within close proximity of a number of designated open spaces which may be used by new residents in the area. Norton Terrace Allotments and park which also includes a childrens playground is located 315m north west of the site. There is a footpath 115m west of the site which leads to Ing Head Lane and another 250m south of the site towards Fulstone Road. As such an overall significant positive is expected for this SA objective.
9. Ensure all people are able to live in a decent home which meets their needs.	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. This site is relatively small (2.51 ha); therefore a minor positive effect is likely.
10. Secure an effective and safe transport network which encourages people to make use of sustainable and active modes of transport.	+	How well connected housing sites are to services, facilities and employment opportunities by sustainable modes of transport will affect the extent to which residents are able to make use of non car-based modes of transport day to day. In the accessibility heat mapping work that was undertaken for Kirklees Council, this site was classed as moderately 'green' in terms of its access to two of the eight features assessed. Therefore, a minor positive effect is likely.
11. Secure the efficient and prudent use of land.	-	Where development takes place on greenfield land or areas of high quality agricultural land it is a less efficient use of land than development on brownfield sites or sites of lower quality agricultural land. This is a relatively small site (2.51 ha) and on greenfield land. The site has been identified as Grade 4 agricultural quality. As a result a minor negative effect is likely.
12. Protect and enhance the character of Kirklees and the quality of the landscape and townscape.	-?	This is a relatively small site (2.51 ha) on greenfield land; therefore development here could have a minor negative effect on this SA objective although this is uncertain depending on the design of the development. The site is not within close proximity of the Peak District National Park. Most of the site lies in LCA E6: Fenay Beck Valley Rural Fringes, as identified in the 2015 Landscape Character Assessment for Kirklees. This is a gently undulating plateau with large blocks of tree and woodland cover found on slopes. It is perceived as a tranquil landscape with a traditional rural feel, although this is impacted upon by the main roads and urban development around Shepley. Although a section along the south-eastern site boundary lies in LCA G9: Fenay Beck Valley & Tributaries, as identified in the 2015 Landscape Character Assessment for Kirklees. This LCA comprises the main valley of the Fenay Beck River. There are high levels of broadleaved woodland cover. Tranquillity is variable throughout the LCA, with the less developed and more rural tributary valleys being much more tranquil than the main Fenay Beck valley due to the main roads and larger settlements.
13. Conserve and enhance the historic environment, heritage assets and their settings.	0?	Historic England has rated this site as 'green' in terms of the potential for effects on the historic environment, meaning that it considers that the development of the site is unlikely to result in harm to any designated heritage asset. The effect on this SA objective is therefore likely to be negligible although this is uncertain as the potential for effects on cultural heritage assets will depend on the exact scale, design and layout of the new development and opportunities may exist to enhance the setting of heritage features.
14. Maximise opportunities to protect and enhance biodiversity and geodiversity.	--?	There are two candidate Local Wildlife Sites within close proximity to the site; Stocksmoor Grasslands is located 420m west of the site and Birks Wood is located 262m north of the site. Browns Knoll Meadows Local Wildlife Site is located 384m north west of the site. In addition Upper and Lower Stones Wood is a Local Wildlife Site and Local Geological Site located directly adjacent of the east of the site. As such a significant negative effect is recorded for this SA objective. The effect is recorded as uncertain given that there may be opportunities to promote habitat connectivity through the inclusion of green infrastructure with any development.
15. Reduce air, water and soil pollution.	0	This site is not within an AQMA; therefore a negligible effect on this SA objective is likely.
16. Prevent inappropriate new development in flood risk areas and ensure development does not contribute to increased flood risk for existing property and people.	-	This site is on greenfield land and is located outside of flood zones 2 and 3; therefore a minor negative effect is likely given that the development of new housing on this greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk in Kirklees.
17. Increase prevention, re-use, recovery and recycling of waste close to source.	-	Where housing development is proposed on brownfield land, there may be good opportunities for using existing buildings and materials although this is uncertain depending on the previous use of the site. This site is on greenfield land; therefore a minor negative effect is likely.
18. Increase efficiency in water, energy and raw material use.	0	While all new residential development is likely to involve an increase in energy and water consumption this will not be influenced by the location of residential sites. Similarly, all residential development will result in the increased consumption of minerals for construction but this will not be influenced by the location of residential sites. Therefore, all sites will have a negligible effect on this SA objective.
19. Reduce the contribution that the district makes to climate change.	+	The location of residential development will not affect the contribution that the buildings make to climate change, which will be influenced by other factors such as the design of the buildings. However, where residential sites are well-connected by sustainable transport links to employment nodes, services and facilities, levels of car use and the associated greenhouse gas emissions are likely to be lower. This site is classed as moderately 'green' in terms of its access to two of the eight features assessed; therefore a minor positive effect is likely.
<b>Summary of SA findings:</b> Potential significant positive effects were identified for this site in relation to SA objectives 3: education, 8: recreation. Potential significant negative effects were identified in relation to SA objectives 5: amenity and 14: biodiversity and geodiversity. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.		

Conformity with NPPF

There is insufficient evidence to demonstrate this site is deliverable and/or developable during the Local Plan period, however there is a reasonable prospect that site specific site constraints can be overcome and the site is capable of coming forward for development post 2031. In this case third party land would need to be acquired which is not currently available and further consideration of the scale of development in relation to the local road network.