Former Dowker Works
Dowker Street
Milnsbridge
Huddersfield
HD3 4JX

Erection of 38 dwellings with associated access and landscaping

Flood Risk Sequential Test

February 2024

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REPORT CONTROL

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/1 INTRODUCTION

1.1. PWA Planning is retained by First Choice Homes Oldham, to carry out a Flood Risk Sequential Test to support the full planning application for the erection of 38 dwellings with associated access and landscaping at the Former Dowker Works, Dowker Street, Milnsbridge, Huddersfield, HD3 4DX.

1.2. This flood risk sequential test supplements the full planning application submitted to Kirklees District Council, which provides a detailed description and assessment of the site in relation to the relevant planning policies. The application was registered as a valid application on the 8th of September 2023, assigned LPA ref. 2023/62/92490/W.

1.3. As part of this application, the Applicant has undertaken a Flood Risk Sequential Test to identify whether there are any more sequentially preferable sites within the locality in terms of flooding risks, given that the site lies predominately within Flood Zone 2 where there is a medium probability of flooding. This document provides the sequential test results in the context of the relevant planning policy. A Site Specific Flood Risk Assessment is also submitted as part of the planning application.

/2 PLANNING POLICY CONTEXT

2.1. The Development Plan for the application comprises the 'Kirklees Local Plan Strategy and Policies' and 'Kirklees Local Plan Allocations and Designations (both adopted February 2019). Key policy documents that comprise 'material considerations' include the National Planning Policy Framework (NPPF) (December 2023), National Planning Policy Guidance (NPPG) and relevant supplementary planning documents and guidance.

2.2. Figure 1 below shows that the site, illustrated by the Environment Agency's Flood Map for Planning, is predominately located within Flood Zone 2, with a culverted main river running through the south-western area of the site. This means the land within Flood Zone 2 on-site has a medium probability of flooding from rivers and the sea.

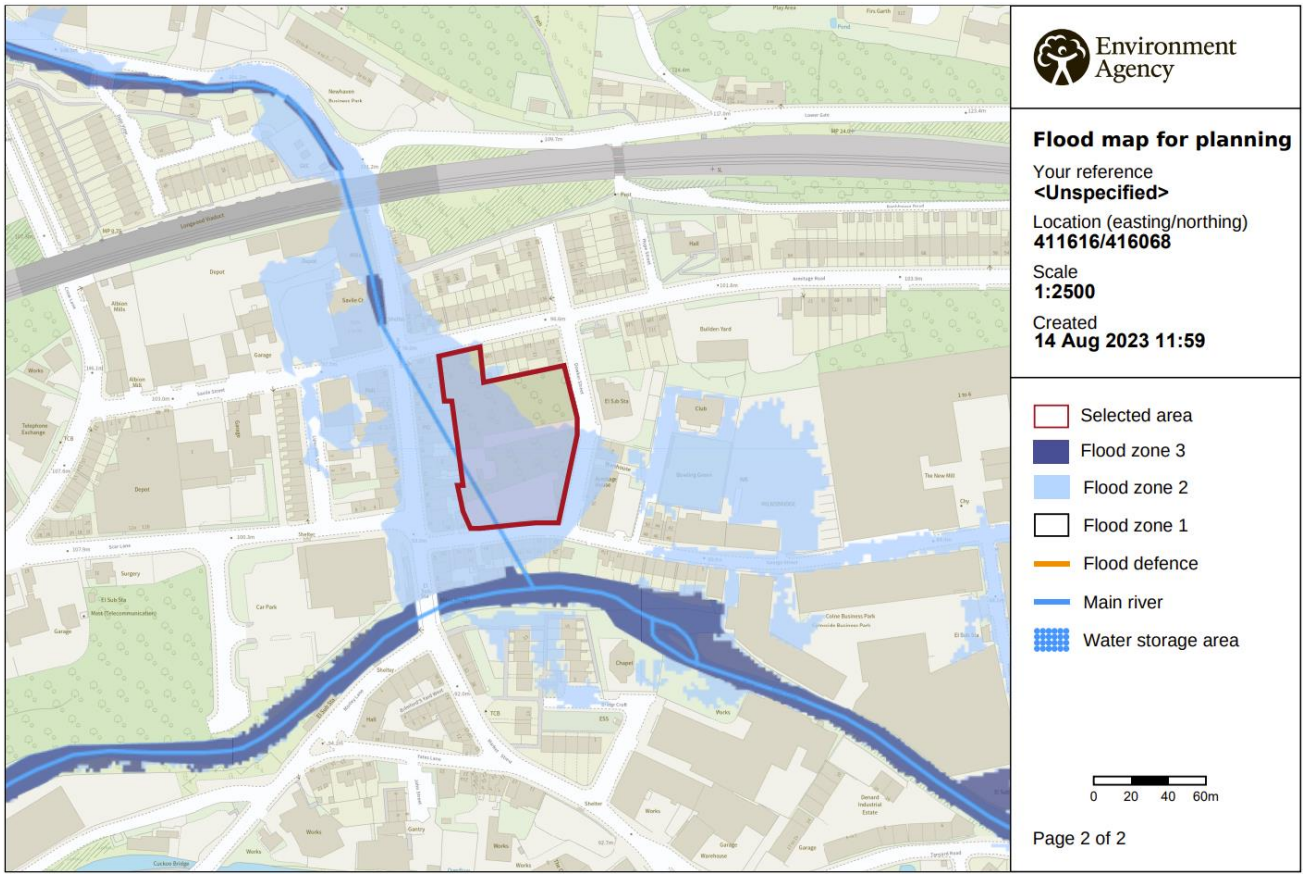


Figure 1: *The Environment Agency's Flood Map for Planning*

2.3. The 'Kirklees Local Plan Strategy and Policies' was adopted in February 2019. Policy LP27 'Flood Risk', states that:

"Proposals for development which require a Sequential Test in accordance with national planning guidance will need to demonstrate that development has been directed to areas at

the lowest probability of flooding, following a sequential risk-based approach. The whole Kirklees district should be the starting point for the sequential test with applicants required to provide justification where a smaller area of search is proposed. If following application of the sequential test, there are no reasonably available sites which could accommodate the development in zones with a lower probability of flooding, it should also be demonstrated that a sequential approach has been applied within sites. This is to ensure that highly vulnerable and more vulnerable uses are directed towards the areas of lowest flood risk within the site."

2.4. The National Planning Policy Guidance (NPPG) offers further detail concerning the Flood Risk Sequential Test. Paragraph 079 contains a table that categorises different types of uses and development according to their vulnerability to flood risk.

Table 2: Flood risk vulnerability and flood zone 'incompatibility'

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓ *

Key:

✓ Exception test is not required

X Development should not be permitted

Figure 2: Flood Risk Vulnerability and Flood Zone 'Incompatibility'

2.5. *Annex 3: Flood risk vulnerability classification,* of the NPPF, classifies the vulnerability of each Use Class. An extract of Annex 3 is shown below, which shows the proposed development constitutes a form of development that falls within the 'more vulnerable' category to flooding.

More vulnerable

- Hospitals
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non–residential uses for health services, nurseries and educational establishments.
- Landfill* and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

Figure 3: Extract of Annex 3: Flood risk vulnerability classification of the NPPF

2.6. The National Planning Policy Framework (December 2023) specifically discusses planning and flood risks in Paragraphs 165-175. Paragraph 165 notes that development should be directed away from areas at high risk of all types of flooding at the site and beyond, while also noting that developments should not cause an unacceptable flood risk or drainage problems.

2.7. Paragraph 167 adds to the above, noting that *plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change, by:*

a) applying the sequential test and then, if necessary, the exception test as set out below;

b) safeguarding land from development that is required, or likely to be required, for current or future flood management;

c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and

d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.

2.8. In terms of the aim of the sequential test exercise, Paragraph 168 states that:

"The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding."

2.9. The Planning Practice Guidance (PPG) Flood Risk and Coastal Change at Paragraph 023 (Reference ID: 7-023-20220825) states that the aim of the sequential approach it to *"ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means avoiding, so far as possible, development in current and future medium and high flood risk areas considering all sources of flooding including areas at risk of surface water flooding. (…) Even where a flood risk assessment shows the development can be made safe throughout its lifetime without increasing risk elsewhere, the sequential test still needs to be satisfied."*

2.10. Policy LP27 does not provide any specific guidance regarding the scope of the flood risk sequential test, with the only relevant guidance, therefore, contained within the Planning Practice Guidance, detailed below. However, it is pertinent to note that within the pre-application feedback received, it was determined that sites located in the 'Huddersfield Local Market Area' (As per the 2016 SHMA) should be assessed.

2.11. The PPG Flood Risk Assessment: The Sequential Test for Applicants provides guidance concerning the sequential approach when looking at potential alternative sites. In the first instance, adopted or drafted local plan sites allocated for a similar development should be considered. Then, sites that have not been allocated in the local plan, but that have been granted planning permission for a similar development should be considered. Finally, windfall sites, i.e. those that are not allocated in the local plan and do not have planning permission, but that could be available for development should be considered.

2.12. In terms of what needs to be included, the guidance dictates that the appropriate capacity of each potential alternative site must be approximated, bearing in mind any adopted housing density policies. Furthermore, each potential alternative site must be clearly defined,

with it showing whether it has been allocated in the local plan. Any issues that would prevent development on the site must be included, along with whether these issues could be overcome. Any supporting documentation about the sites, such as evidence base documents must also be included.

/3 FLOOD RISK SEQUENTIAL TEST

3.1. The proposals relate to the erection of 38no. affordable dwellings, with the development consisting of 14no, houses, ranging from three to five-bedrooms, as well as 24no. flats, inclusive on both one and two-bedroom accommodation.

3.2. This section assesses the proposal against the Policy LP27, along with the NPPF and the PPG. As discussed above, a large part of the site lies within Flood Zone 2; therefore, it is necessary to demonstrate that there are sequentially preferable sites that could accommodate the proposed development locally.

3.3. Concerning the proposed scope of the assessment, this has been agreed upon with the Council's Planning Policy Team as part of the pre-application discussions, with it agreed that sites contained within the Huddersfield Local Market Area should be evaluated.

3.4. This revised sequential test has evaluated sites that are allocated within the Local Plan, sites that have extant planning consent, applications that have recently expired, and sites contained on the Brownfield Register have also been considered, to ensure that both allocations and windfall sites are well-considered.

3.5. The application site is approximately 0.52ha in size, this sequential test considers potential alternative, sequentially preferable sites that could accommodate this size and type of development, in accordance with national guidance.

Availability

3.6. Paragraph: 028 (Reference ID: 7-028-20220825) of the Flood Risk and Coastal Change PPG states that:

"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. These could include a series of smaller sites and/or part of a larger site if these would be capable of accommodating the proposed development. Such lower-risk sites do not need to be owned by the applicant to be considered 'reasonably available."

3.7. Importantly, the above does not ask whether such sites are likely to become available during the remainder of the plan period, or within the same timeframe as the proposed development. Instead, it notes that available sites should be considered throughout the process.

3.8. The recent High Court Judgement handed down by Mr Justice Holgate - Mead Realisations Limited v The Secretary of State for Levelling Up, Housing and Communities & Anor [2024] EWHC 279 (Admin) provides further clarity on matters, specifically what constitutes a 'reasonably available' site. It is pertinent to note that this judgement follows the revisions to the National Planning Policy Framework (December 2023), as well as updates to the Planning Practice Guidance.

3.9. Paragraph 110 of the judgement states that:

"I note that the PPG refers to a "series of smaller sites." The word "series" connotes a relationship between sites appropriate for accommodating the type of development which the decision-maker judges should form the basis for the sequential assessment. This addresses the concern that a proposal should not automatically fail the sequential test because of the availability of multiple, disconnected sites across a local authority's area. The issue is whether they have a relationship which makes them suitable in combination to accommodate any need or demand to which the decision-maker decides to attach weight."

3.10. Therefore, it is evident that it is not the purpose of the sequential test to split the proposals and expect each specific aspect to be divided across a number of different smaller-scale available sites that have no relationship, which logically extends beyond mere geographic locations.

Viability

3.11. The site does not present any obvious economic obstacles to the proposed development.

Assessment

3.12. A thorough search of land / buildings both for sale and for let was undertaken 22nd of February 2024. Full search results are shown in Appendices A, which considers sites that are deemed appropriate for the scale and type of development proposed.

- Local Plan Allocations;
- Sites with Extant Planning Consent;
- Recently Expired Applications; and
- Sites Contained on the Brownfield Register.

3.13. Appendix A documents the search results, considering sites that are of an adequate size, while also providing comments concerning the suitability of the sites. Firstly, it is pertinent to note that a significant number of the sites identified are deemed not to be reasonably available. In brief, the size of a significant portion of the identified sites would require the proposals to be 'split up' across a number of the identified sites.

3.14. As per the recent judgement, proposals should not fail the sequential test due to the availability of multiple disconnected sites. As demonstrated, there is not a series, i.e. a number of connected series of sites in proximity to one another that could support the proposals. Appendix A therefore considers the sites that are deemed to be suitable in terms of their size and capacity.

3.15. Further to the above, sites that have commenced development, applications relating to replacement dwellings, and those relating to Prior Approvals for the change of use to residential units have been discounted.

3.16. Each of the sites are evaluated are named, with the appropriate Local Plan and/or Brownfield Reference also referenced, along with the rough size of the site and the applications of reference to the site.

Summary

3.17. There is a distinct lack of available, suitable, and viable parcels of land within the Huddersfield Local Market Area. The Excel database circulated by the Council contained a total of 178no. sites within the Huddersfield Local Market Area, while the Brownfield Register contained a total of 27no. sites located in the Huddersfield Local Market Area. As noted, duplicated sites, sites with extant consent, and smaller sites that do not represent a 'series' have all been discounted from the methodology.

3.18. In total, of the 205no. sites notes, Appendix A further evaluates a total of 51no. sites, 30no. of which are Local Plan allocations, 5no. have full planning consent, 5no. have outline consent, and 11no. are on the Council's Brownfield Register.

3.19. The sites further evaluated and discussed within Appendix A are of an adequate size that could accommodate the proposed development. However, as aforenoted, these have all been discounted for numerous reasons and as such, are not deemed to be more sequentially preferable than the proposed development site.

3.20. The summary of the result of the sequential test within this Statement represents a sensible interpretation and application of the sequential approach towards site selection. There are demonstrably no sequentially preferable alternatives that are available or suitable and consequently, the application site, is still, in our view, an appropriate location for the proposed development.

/4 CONCLUSION

4.1. This Flood Risk Sequential Test has been prepared in accordance with the pre-application advice received from Kirklees Council, discussing a significant number of sites.

4.2. Having considered the availability of sites within the Huddersfield Local Market Area (SHMA 2016), which includes: Local Plan Allocations; Sites with Extant Planning Consent; Recently Expired Applications; and Sites Contained on the Brownfield Register, it has been concluded that there are no sites available that are sequentially preferable to the proposed development site, which offers a unique opportunity for high-quality affordable housing within a sustainable residential area.

4.3. The proposals will add to the current offering of high-quality affordable housing within Kirklees, with the submitted Planning Statement and submitted technical reports clarifying how the proposals meet a defined local need.

4.4. For the reasons identified within this Statement, it is considered that a satisfactory sequential test has been carried out to demonstrate compliance with LP27 of the Kirklees Local Plan and it is clear that planning permission for the proposed development should not be withheld on sequential grounds.

APPENDICES

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GETTING DEVELOPMENT MOVING

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Appendix A – Search Results and Evaluation

2 Lockside Office Park
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Local Plan Allocation Sites

Address	Ward	Site Area (Ha)	Suitability
Land south east of, Hermitage Park, Lepton, Huddersfield KRKL1606	Almondbury Ward	12.51	The site has numerous Tree Preservation Orders, which the development would have to be mindful of, avoiding removals and encroachment into the Root Protection Areas. An Ancient Woodland lies adjacent to the site. Multiple Listed Buildings are in proximity, with the development potentially impacting their setting. Public footpaths intersect the site and would have to be retained or re-routed. No existing access point into the site.
Land north of, Fenay Lane, Almondbury, Huddersfield KRKL1612	Almondbury Ward	10.05	The south east of the site is within Flood Zones 2 and 3, which are equal to, or higher risks than the site.

RTPI mediation of space · making of place

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			The Green Belt boundary is immediately due south of the site. Multiple Grade II Listed Buildings lie due west, south-west, and south-east.
Land west of Oak Tree Road, Fenay Bridge, Huddersfield KRKL1609	Almondbury Ward	3.03	The site is largely undeveloped comprising a significant number of trees as well as grassland, as well as a dwelling. Given the baseline of the site, it is likely that the vegetation at the site would be of decent biodiversity value, so achieving an on-site 10% Biodiversity Net Gain would likely not be feasible, with off-site contributions therefore likely, which could render this affordable housing scheme unviable. There is also a significant gradient which is likely to pose a significant challenge to development. No existing access point into the site.
Land west of, Fenay Bridge Road, Lepton, Huddersfield KRKL1608	Almondbury Ward	0.94	Rising gradient due east of the site limits the net developable area.

			Existing tree belt due west further limits the potential scale of development. Development would have to be mindful of the existing tree belt and RPA's. The adjacent A642 road is a likely source of noise and air pollution which may require mitigation.
Land Adjacent Penistone Road/Woodsome Park, Lepton, Huddersfield KRKL1605	Almondbury Ward	9.33	Ancient and Semi Natural Woodland located due east. Green Belt boundaries to the west, east and south of the site. The southern extent is located within Flood Zones 2 and 3. No existing access point into the site.
1 – 23 Land to the south of Holme Avenue, Dalton, Huddersfield KRKL1607	Almondbury Ward	0.64	The site is subject to a topographic change, rising due south. The site contains a number of trees and grassland, which is a potential obstacle with regard to the scale of development possible and the feasibility of achieving an affordable housing development.
Land north west of Forest Road,	Almondbury Ward	0.65	The site is subject to a topographic change, rising due south.

Almondbury, Huddersfield KRKL1610			The site contains a number of trees and grassland, which is a potential obstacle with regard to the scale of development possible and the feasibility of achieving an affordable housing development.
Land north of Flint Street, Fartown, Huddersfield KRKL1618 BLR_024	Ashbrow Ward	1.29	The site contains a significant number of buildings and hardstanding, which would require removal and potential further remediation works. The south-west of the site lies within Flood Zone 2. The site lies adjacent to a number of industrial units, which inevitably will generate noise and pollution which may require mitigation measures.
Land north of Deighton Road, Deighton, Huddersfield KRKL1620 BLR_030	Ashbrow Ward	2.52	The site formerly contained a number of buildings and contains hardstanding, which would require removal and potential further remediation works. The site lies adjacent to a school and sports arena, both of which could cause potential noise pollution.

			Access is shared with the sports and school.
Land south of St Thomas Gardens, Bradley, Huddersfield KRKL1619 BLR_032	Ashbrow Ward	0.9	The site contains a number of trees and grassland, which is a potential obstacle with regard to the scale of development possible and the feasibility of achieving an affordable housing development. The site contains an existing building and hardstanding court which would require removal and potential further remediation works.
Land to the east of Netheroyd Hill Road, Cowcliffe, Huddersfield KRKL1616	Ashbrow Ward	2	The site contains a number of trees and grassland, which is a potential obstacle with regard to the scale of development possible and the feasibility of achieving an affordable housing development. The site lies within a defined Mineral Safeguarding Area Public footpaths lie along the site's southern and eastern boundaries. Several Listed Buildings are in proximity to the site.
Land north of, Bradley Road Bradley, Huddersfield	Ashbrow Ward	64.58	A number of buildings and hardstanding are located on site, which

KRKL1614			would require removal and potential further remediation works. The M62 lies die north of the site, which is likely to require noise mitigation. The site contains a number of trees and grassland, which is a potential obstacle with regard to the scale of development possible and the feasibility of achieving an affordable housing development.
Land to the west of Henry Frederick Avenue, Netherton, Huddersfield KRKL1621	Crosland Moor and Netherton Ward	3.53	The site lies adjacent to an Ancient Woodland and Green Belt. Pylon's intersect the site. The site is vacant grassland, so achieving a Biodiversity Net Gain is likely difficult, while off-site contributions would raise issue concerning viability.
Land north of Blackmoorfoot Road, Crosland Hill, Huddersfield KRKL1623 BLR_025	Crosland Moor and Netherton Ward	3.38	A number of TPOs are present on the southern boundary where access is likely to be taken from. The site contains a significant amount of hardstanding, which would require removal

			and potential further remediation works.
Land east of Thewlis Lane, Crosland Hill, Huddersfield KRKL1625 BLR_028	Crosland Moor and Netherton Ward	14.11	A large part of this site is a quarry, which would require significant works to create a level site. A number of buildings and hardstanding are located on site, which would require removal and potential further remediation works. The site contains a number of trees and grassland, which is a potential obstacle with regard to the scale of development possible and the feasibility of achieving an affordable housing development.
Land north of Blackmoorfoot Road, Crosland Moor, Huddersfield KRKL1626 BLR_027	Crosland Moor and Netherton Ward	29.44	A number of buildings and hardstanding are located on site, which would require removal and potential further remediation works. The site contains a number of trees and grassland, which is a potential obstacle with regard to the scale of development possible and the feasibility of achieving an affordable housing development.
Land South of Cockley Hill Lane, Kirkheaton, Huddersfield	Dalton Ward	2.01	The site contains a number of trees and grassland, which is a potential obstacle with

KRKL1629			regard to the scale of development possible and the feasibility of achieving an affordable housing development. The site slopes due to the west of the site. No existing access point into the site.
Land west of Stead Lane, Kirkheaton, Huddersfield KRKL1630	Dalton Ward	2.50	This site lies adjacent to the Green Belt (west) and to Playing Fields (north). Several of the trees to the south of the site are subject to TPOs. No existing access point into the site.
Land to the south east of Knowle Road, Kirkheaton, Huddersfield KRKL1631	Dalton Ward	2.04	The site contains a number of trees and grassland, which is a potential obstacle with regard to the scale of development possible and the feasibility of achieving an affordable housing development. Adjacent to Green Belt. TPOs within the site and on the boundary . The site is within a High-Risk Coal Referral Area. No existing access point into the site.

Land east of Southgate, Huddersfield KRKL1811 BLR_035	Dalton Ward	2.67	An existing building and hardstanding are located on site, which would require removal and potential further remediation works. The site contains a number of trees and scrubland, which is a potential obstacle with regard to the scale of development possible and the feasibility of achieving an affordable housing development.
Land West of Shop Lane, Kirkheaton, Huddersfield KRKL1627 BLR_031	Dalton Ward	1.41	The site contains a number of trees, which is a potential obstacle with regard to the scale of development possible and the feasibility of achieving an affordable housing development. Multiple watercourses cross the site. Given the previous use of the site there is existing hardstanding, which would require removal and potential further remediation works.
Land west of Moorside Road, Kirkheaton, Huddersfield KRKL1628	Dalton Ward	0.95	An existing dwelling, multiple other structures, and hardstanding are located on site, which would require removal and potential further remediation works.

			Trees are located on the western, southern, and eastern boundaries which limits the developable area.
Land east of Halifax Road, Birchencliffe, Huddersfield KRKL1638	Lindley Ward	16.8	Part of the site has been developed and consent implemented. Listed Buildings in proximity. TPOs on the site. The site is in proximity to Listed Buildings, an area of archaeological interest and within a UK BAP priority habitat.
Land east of Fern Lea Road, Lindley, Huddersfield KRKL1639	Lindley Ward	0.84	The site is potentially contaminated, forming part of the Birchencliffe Tip. A Public Footpath intersects the site. A number of trees are located on site which limits the developable area and present potential ecological constraints.
Land north of New Hey Road, Salendine Nook, Huddersfield KRKL1641	Lindley Ward	1.09	This site is in close proximity to two Grade II Listed Buildings. The site lies off the A640, which could potentially require noise mitigation.

			The site has recently been purchased by Lidl, who wish to erect a supermarket. The site is subject to a steep slope to the north of the site.
Land south of Cambridge Road, Huddersfield KRKL1645 BLR_033	Newsome Ward	1.27	The site is currently utilised as a car park and contains hardstanding which would require removal and potential further remediation works. Trees are located on the boundaries which limits the developable area and may have ecological potential. Some of the trees on site are covered by TPOs. The site lies adjacent (west) to a Conservation Area which contains numerous listed Buildings.
Land south east of Blue Bell Hill, Newsome, Huddersfield KRKL1643	Newsome Ward	2.38	A Public Footpath intersects the site. Trees are located on the boundaries which limits the developable area and may have ecological potential. Some of the trees on site are covered by TPOs.

			In close proximity to a Listed Building (north east). There is no existing access point at the site.
Land north of Jackroyd Lane, Newsome, Huddersfield KRKL1642	Newsome Ward	1.06	In close proximity to a Listed Building (south east). The site has an uneven topography, sloping due north of the site.
Land at Stile Common School, Plane Street, Newsome, Huddersfield KRKL1647 BLR_036	Newsome Ward	0.94	Trees are located on the boundaries which limits the developable area and may have ecological potential. The site was formerly a school and contains hardstanding which would require removal and potential further remediation works. It is understood that Accent Housing noted that there were higher than average construction costs associated with the site.
Land Adjacent Orchard Terrace, Newsome, Huddersfield KRKL1644	Newsome Ward	0.53	Trees are located on the boundaries which limits the developable area and may have ecological potential. The site lies adjacent to a bowling green and POS.

			Multiple garages are located at the site which would require removal and there is potential for contamination, particularly from asbestos.

Sites with Detailed Planning Permission

Address	Ward	Site Area (Ha)	Application No.	Suitability
Land at Penistone Road, Fenay Bridge, Huddersfield KRKL1604	Almondbury Ward	2.3	2020/90725 2022/93154	The site is subject to a Full Planning application for the erection of 68 dwellings. The live application is submitted on behalf of Newett Homes and appears to have been approved at Planning Committee on the 5th October 2023. No decision notice is available, so it is assumed that the S106 Agreement still needs to be signed.
Land at Tithe House Way, Bradley, Huddersfield KRKL1614	Ashbrow Ward	3.85	2018/93965	The site contains a number of trees and grassland, which is a potential obstacle with regard to the scale of development possible and the

				feasibility of achieving an affordable housing development. The site lies adjacent to an Ancient Woodland and Green Belt. Pylon's intersect the site. Given the baseline of the site, it is likely that the vegetation at the site would be of decent biodiversity value, so achieving an on-site 10% Biodiversity Net Gain would likely not be feasible, with off-site contributions therefore likely, which could render this affordable housing scheme unviable. There is no existing access point into this site.
Land North and South of Crossley Lane,	Dalton Ward	4.19	2015/90430 2020/90805	The site has been subject to reserved matters approval with a

Dalton, Huddersfield KRKL1632 BLR_015				number of conditions already discharged. The site was previously a mill, with potential contamination constraints.
Land within the curtilage of Acre House, Acre Street, Lindley, Huddersfield	Lindley Ward	0.68	2022/92775 2023/91337	The site has been subject to an approved S73 to vary condition 9 (use of cement or concrete). A full planning application was approved for 4no. dwellings in August 2023 on behalf of Northpoint Living Developments Ltd. The building at the site is Grade II Listed.
Former Stile Common Infant & Nursery School, Plane Street, Newsome, Huddersfield KRKL1647 BLR_036	Newsome Ward	0.75	2020/92067	The site was subject to a part approved discharge of conditions application in November 2022. Trees are located on the boundaries which limits the developable area and may have ecological potential.

				The site was formerly a school and contains hardstanding which would require removal and potential further remediation works. It is understood that Accent Housing noted that there were higher than average construction costs associated with the site.

Sites with Outline Planning Permission

Address	Ward	Site Area (Ha)	Application No.	Suitability
Land off Blackmoorfoot road, Crosland Moor, Huddersfield KRKL1626	Crosland Moor and Netherton Ward	29.45	2020/92546 2024/90035	The site is currently subject to a Non Material Amendment which was received in January 2024.
1, Oakmead, Lidgett Street, Huddersfield KRKL1640 BLR_023	Lindley Ward	0.78	2021/90887	The site is located in proximity to a church, hotel, children's home, wedding venue, and restaurant. The array of uses has the potential to adversely impact residential amenity.

				The site is close to Listed Buildings. Part of this site contains Habitats of Principal Importance.
Land Off Burn Road, Huddersfield	Lindley Ward	1.23	2019/94051 2024/90255	The site is subject to a Reserved Matters application which was received in January 2024.
Land at Yew Tree Road/Burn Road, Birchencliffe, Huddersfield KRKL1638	Lindley Ward	0.39	2018/90776 2021/91933 2023/90190	The site received Reserved Matters consent in August 2021. The site has a live discharge of conditions application. TPOs on site. Public Right of Way impacts the site. The site is in proximity to Listed Buildings, an area of archaeological interest and within a UK BAP priority habitat.
Newsome Mills, Ruth Street, Newsome, Huddersfield KRKL1646 BLR_018	Newsome Ward	1.08	2019/91630 2023/91300	The site is subject to a live planning application submitted on behalf of Connect Housing.

				The site contains a Grade II Listed Building The majority of the site lies within a High Risk Coal Referral Areas

Sites Contained on the Brownfield Register

Address	Ward	Site Area (Ha)	Suitability
Excelsior Works, 33 St John's Road, Birkby, Huddersfield, HD1 5DX BLR_012	Newsome Ward	0.22	The site has extant consent to create student apartments that has been implemented.
Land to the south of Fairfield Mills, Colne Road, Huddersfield, HD1 3ES BLR_016	Newsome Ward	0.39	The site comprises a car park operated by NCP which lies adjacent to a car park and industrial units. Given the existing use of the site the hardstanding would require removal which presents a potential contamination risk. The majority of the site lies within Flood Zone 3 which is a higher risk than the application site.
Land to the west of Fenwick House, Colne road, Huddersfield, HD1 3ES BLR_017	Newsome Ward	0.23	The site comprises a car park operated by NCP which lies adjacent to a car park and industrial units. Given the existing use of the site the hardstanding would require removal which

			presents a potential contamination risk. The majority of the site lies within Flood Zone 2 which is the same risk as the application site. However, the southern portion of the site lies within Flood Zone 3.
Land at Waterfront Quarter, Chapel Hill, Huddersfield, HD1 3EB BLR_019	Newsome Ward	0.21	The site was subject to an approved application for 290 self-contained student flats, along with a mixture of leisure uses. The site was subject to an approved application for 168no. student studios that was approved in January 2017, with subsequent discharge of conditions applications. The south and east of the site lies within Flood Zone 3 which is a higher risk than the application site.
Queensgate, Huddersfield, HD1 2RR BLR_020	Newsome Ward	0.27	The site was subject to an approved outline application for the erection of 13 townhouses and 60 bed student accommodation with (A1) retail and (A3) commercial uses (July 2015) – this is a mixed-use scheme which is dissimilar to

			the Dowker Street application. The site lies in proximity to a Conservation Area. There is a mixture of different industrial, retail, and leisure uses in proximity to the site which could require noise mitigation measures.
Land to rear of Row Street, Crosland Moor, Huddersfield, HD4 5AY BLR_021	Crosland Moor and Netherton Ward	0.56	The site was subject to an approved application for 19no. dwellings in February 2017. Since the above approval, the site has been subject to two separate S73 applications which are still undecided, but were received in April 2023 and November 2023, submitted on behalf of Parkview Property. The site was also subject to a full application again for 19no. dwellings which was refused in June 2023. The site lies adjacent to the railway line which may require noise mitigation. The site formerly contained a large

			building, so there is potential that the ground has contamination risks.
Land north of Trinity Street, Huddersfield, HD1 5NN BLR_034		2.44	The site was subject to a Hybrid Application for a mixed-use development including retail, offices, and residential that was approved in August 2022. A discharge of conditions application was approved in December 2022, while a S73 to amend the approved plans and phasing was approved in February 2024. The site lies within a Conservation Area with a Grade II Listed Building on the site.
Land off Hart Street, Newsome, Huddersfield, HD4 6LS BLR_038	Newsome Ward	0.4	This site was subject to an Outline Consent for 22no. dwellings (won at appeal), with the time limit extended to May 2021. The site received Reserved Matters consent in December 2021, with numerous Discharge of Conditions applications approved, while a Non Material Amendment was approved in September 2023. The site contains two reservoirs that were

			utilised as feeder tanks associated with nearby Newsome Mills – the removal of these will require significant works to be undertaken. A significant number of trees would require removal as part of any development of the site.
Land between Wakefield Road and Liley Lane, Grange Moor BLR_058	Newsome Ward	0.35	The site lies wholly within the Green Belt, adjacent to an allotment and Playing Field. The site is an existing garage/car showroom with a significant amount of hardstanding that would require removal, along with any associated contamination.
Land adj Park Road West, Crosland Moor, Huddersfield, HD4 5RX BLR_129	Crosland Moor and Netherton Ward	0.17	The full application was approved by the Council on behalf of Compass Care Homes who own the land parcel. A Section 73 application to amend the plans and roofing materials was approved by the Council in March 2023.
Highfields Centre, New North Road, Huddersfield, HD1 5LS BLR_155	Newsome Ward	0.39	This site received consent to convert the existing building to create 33no. apartments, with

			associated demolition works and the erection of an additional storey link in June 2021. The site was subject to a S73 to amend the approved plans (approved January 2022), while a Non Material Amendment was also approved at the site in February 2023. There is currently a live discharge of conditions application at the site. The site lies within a Conservation Area, with numerous Listed Heritage Assets within proximity.