

## **Kirklees Local Plan Examination**

### **Stage 4 - Matter 27 – E1832c: Capacity of Brownfield Area South of Leeds Road (A62)**

#### **1. Introduction**

##### **Purpose of the note**

- 1.1 During the Stage 4 Matter 27 (strategic employment sites) examination hearing the Inspector requested the Council supply a note confirming the capacity of the brownfield land (former Yorkshire Water Sewage Works) south of Leeds Road (A62). This area of land forms part of the wider employment allocation for E1832c
- 1.2 This note has been produced in response to this request and provides the Inspector with the net developable area and indicative capacity of the southern part of allocation E1832c, an area most recently used as sewage works by Yorkshire Water.

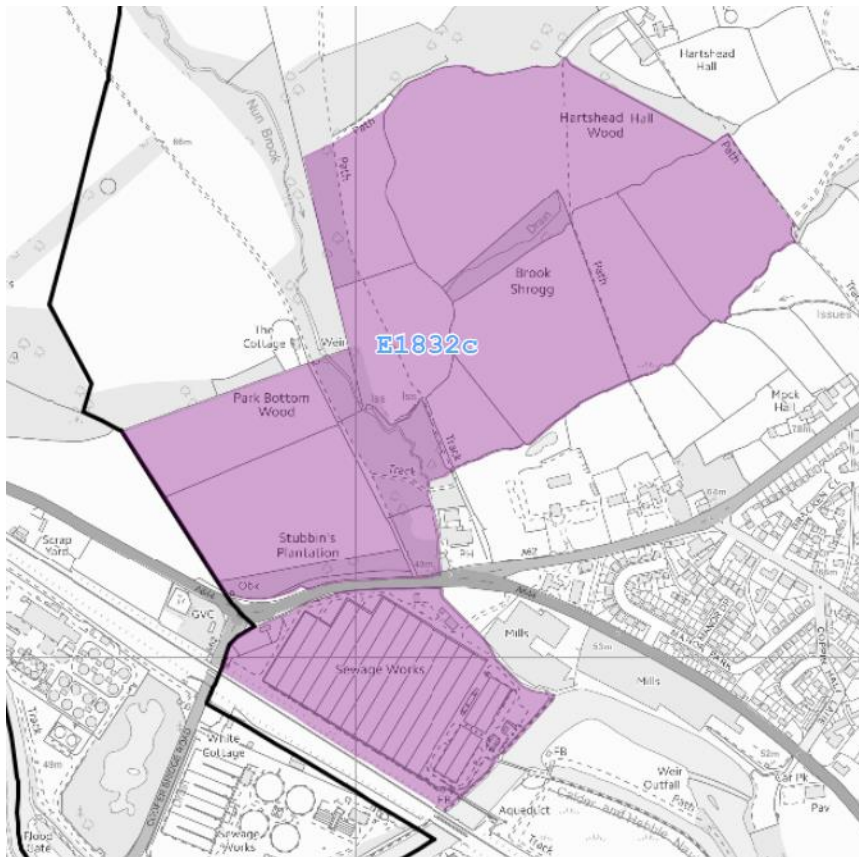
#### **2. Context**

- 2.1 Employment site E1832c has been put forward as a strategic employment site to support the economic growth aspirations of the Leeds City Regions Strategic Economic Plan and the Kirklees Economic Strategy. Both these strategies seek to drive forward economic growth, particularly in manufacturing and help support the needs of indigenous businesses and capture inward investment opportunities.
- 2.2 In total site E1832c has a gross area of 45.79ha, a net area of 35.18ha and an indicative capacity of 162,187 sq.m. This site capacity has been derived from the Masterplan work undertaken by the site promoter in support of the site option and is presented in the examination library at section 7 under sub-section SS4. The site is split in to two components, these being an undeveloped (greenfield) area north of Leeds Road (A62) falling entirely within the green belt and a developed (brownfield) area south of Leeds Road falling entirely within the urban area.

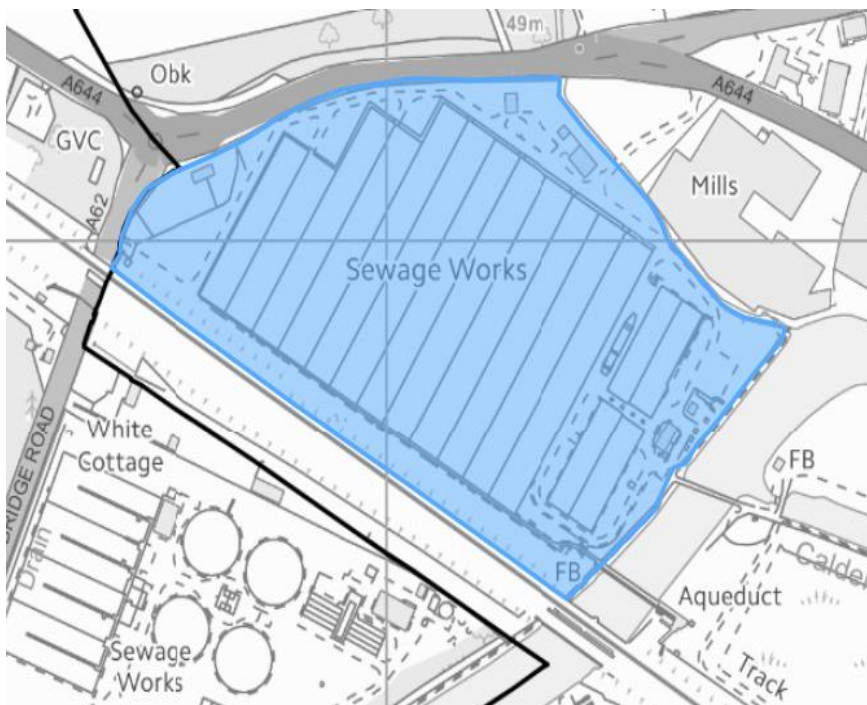
#### **3. Site boundary, area and capacity**

- 3.1 Map 1 shows the boundary of E1832c as submitted in the Publication Draft Local Plan. The focus of this note is on the area of land south of Leeds Road (A62) and is represented in Map 2 below.

**Map 1: Boundary of site E1832c**



**Map 2: Boundary of allocation E1832c south of Leeds Road (A62)**



- 3.2 The land to the south of Leeds Road (A62) accounts for 8.49ha (gross) and 4.26 ha (net). The area netted from the gross accounts for land within Flood Zone 3ai and the UK BAP habitat network. Based on the net area and having applied the Panning for Employment Land: Translating Jobs into Land by Roger Tym and Partners (CR25) the indicative floorspace capacity has been calculated at 14,910 sq.m.
- 3.3 This figure represents 8.75% of the total floorspace capacity (162,187 sq.m) calculated for site E1832c.
- 3.4 However, the Cooper Bridge Masterplan submitted in support of this site (SS4 – E1832c – Cooper Bridge Employment Allocation) and appended to this note provides an indicative layout for the area in question and estimates a potential floorspace capacity of 31,206 sq.m. This represents 19.24% of the total floorspace capacity (162,187 sq.m) for site E1832c.

#### **4 Conclusion**

- 4.1 Having considered site constraints, Roger Tym and Partners job density assumptions (CR25) and the indicative masterplan work (SS4) it has been calculated that the southern extent of land, south of Leeds Road (A62), could accommodate a floorspace capacity ranging from 14,910sq.m to 31,206sq.m. This is 8.75% or 19.24% of the total floorspace capacity calculated for site E1832c.

# Appendix 1: Cooper Bridge Masterplan



**KPP**  
ARCHITECTS  
KILMARTIN FLOWMAN  
& PARTNERS LIMITED

DATE: 15/03/2017  
PROJECT: COOPER BRIDGE MASTERPLAN  
DRAWING: SITE PLAN  
SCALE: 1:120  
SHEET: 1 OF 1

- UNIT HEIGHT KEY:**
- ① 7m TO US WALKWAY  
8m TO GAVES  
8m TO ROUGE APPROACH
  - ② 8m TO US WALKWAY  
9m TO GAVES  
10m TO ROUGE APPROACH
  - ③ 10m TO US WALKWAY  
11m TO GAVES  
12m TO ROUGE APPROACH
  - ④ 12m TO US WALKWAY  
13m TO GAVES  
14m TO ROUGE APPROACH

- 1. 000 00.00 SITE BOUNDARY
- 2. 000 00.00 EXISTING BUILDINGS
- 3. 000 00.00 EXISTING ROADS
- 4. 000 00.00 EXISTING UTILITIES
- 5. 000 00.00 EXISTING LANDSCAPE
- 6. 000 00.00 EXISTING VEGETATION
- 7. 000 00.00 EXISTING WATERWAYS
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- 463. 000 00.00 EXISTING WOODWORK
- 464. 000 00.00 EXISTING PLASTERWORK
- 4