

Kirklees Housing Brokerage Service POTENTIAL DEVELOPMENT OPPORTUNITIES

MARCH 2025

For more information, please contact us on the following email address:
Housing.Regeneration@kirklees.gov.uk

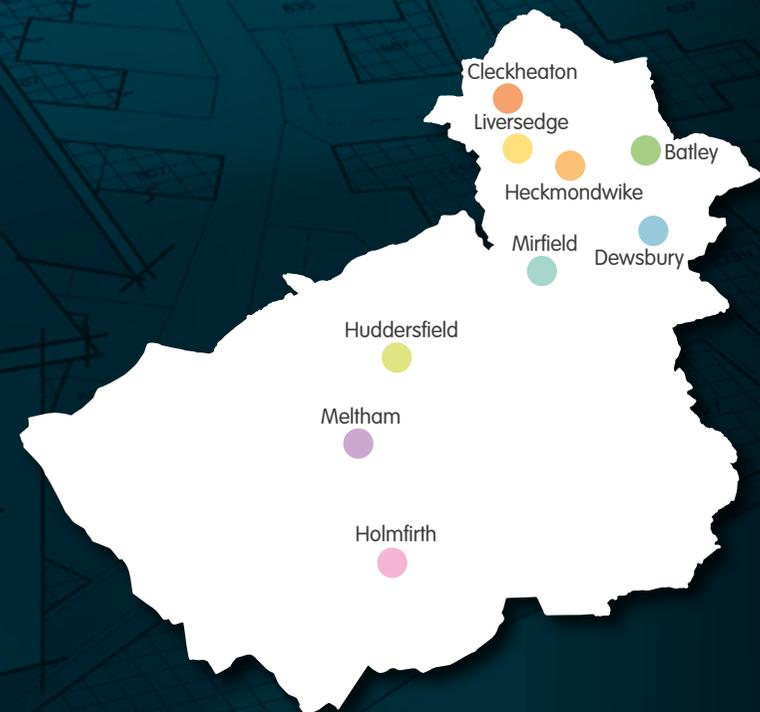
Kirklees Housing Brokerage Service

Kirklees Council's Housing Brokerage Service would like to assist private sector landowners in bringing forward their sites, particularly where those sites have previously been granted planning permission for housing development.

This brochure provides information on a list of potential development opportunities. The intention of this document is to support housing development in Kirklees by encouraging new partnerships between landowners and developers.

Part One of the document contains a list of sites where housing development has been previously approved. **Part Two** of the document contains a list of other Local Plan housing allocations.

Visit: <https://www.kirklees.gov.uk/beta/planning-policy/pdf/local-plan-allocations-and-designations.pdf>



Kirklees Planning Context

Kirklees Council is committed to improving the delivery of new homes across the district. We have published an Interim Housing Position Statement to Boost Supply to show this commitment as well as provide greater certainty and guidance for developers submitting residential proposals, and to facilitate a more timely and collaborative decision-making process.

The statement sets out the importance of managing the release of additional housing land to help boost supply and ensure that development only takes place in sustainable locations that can be delivered in a timely manner.

It also reinforces the continued importance of existing Local Plan policies on issues such as highway safety, design, affordable housing, and environmental protection.

The council also offers a comprehensive pre-application service to provide advice and guidance to agents and applicants before submitting a planning application.

This can help provide early engagement and facilitate a smoother decision-making process.

Further details can be found on our webpage:

<https://www.kirklees.gov.uk/beta/planning-applications/get-pre-application-planning-advice.aspx>

SITES WITH PREVIOUS PLANNING PERMISSION

More detailed information on these sites can be found at:

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/default.aspx>

Land off Warwick Road

BATLEY

- Previous Full Permission ref. 2017/92291
- Indicative remaining capacity: 19 dwellings
- Site area: 0.54 (Ha)
- Unallocated in Local Plan



Spurn Point, Manchester Road, Linthwaite

HUDDERSFIELD

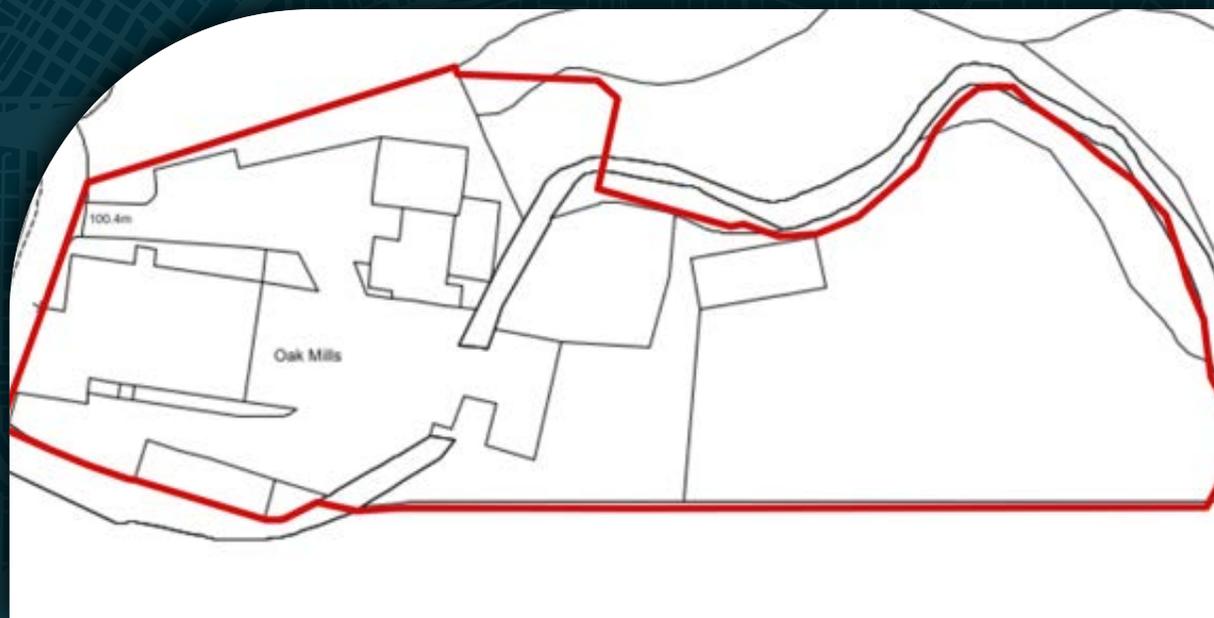
- Previous Outline Permission ref. 2019/92646
- Housing Allocation Local Plan ID: HS149
- Indicative remaining capacity: 35 dwellings
- Site area: 0.64 (Ha)
- Brownfield Land ref. BLR_057



Oak Mill, Cliff Hollins Lane, East Bierley

CLECKHEATON

- Previous Outline Permission ref. 2016/92664
- Indicative remaining capacity: 17 dwellings
- Site area: 0.8 (Ha)
- Brownfield Land BLR_112
- Unallocated in Local Plan
- Green Belt



Former Gees Garage, New Hey Road, Outlane

HUDDERSFIELD

- Previous Outline Permission ref. 2018/92934
- Housing Allocation Local Plan ID: HS131
- Indicative remaining capacity: 29 dwellings
- Site area: 0.84 (Ha)
- Part Brownfield Land ref. BLR_065 and Part Greenfield Land



Crosland Park, Royd House Lane, Linthwaite

HUDDERSFIELD

- Previous Certificate of Lawfulness Granted ref. 99/93273
- Indicative remaining capacity: 312 dwellings
- Site area: 9.72 (Ha)
- Unallocated in Local Plan



Parcel A, Crossley Lane, Dalton

HUDDERSFIELD

- Previous Full Permission ref. 2011/91152
- Indicative remaining capacity: 60 dwellings
- Site area: 2.39 (Ha)
- Unallocated in Local Plan



Land at NW Parcel B, Cold Royd Lane, Dalton

HUDDERSFIELD

- Previous Full Permission ref. 2011/91152
- Housing Allocation Local Plan ID: HS29
- Indicative remaining capacity: 35 dwellings
- Site area: 0.87 (Ha)



Parcel C, Crossley Lane, Dalton

HUDDERSFIELD

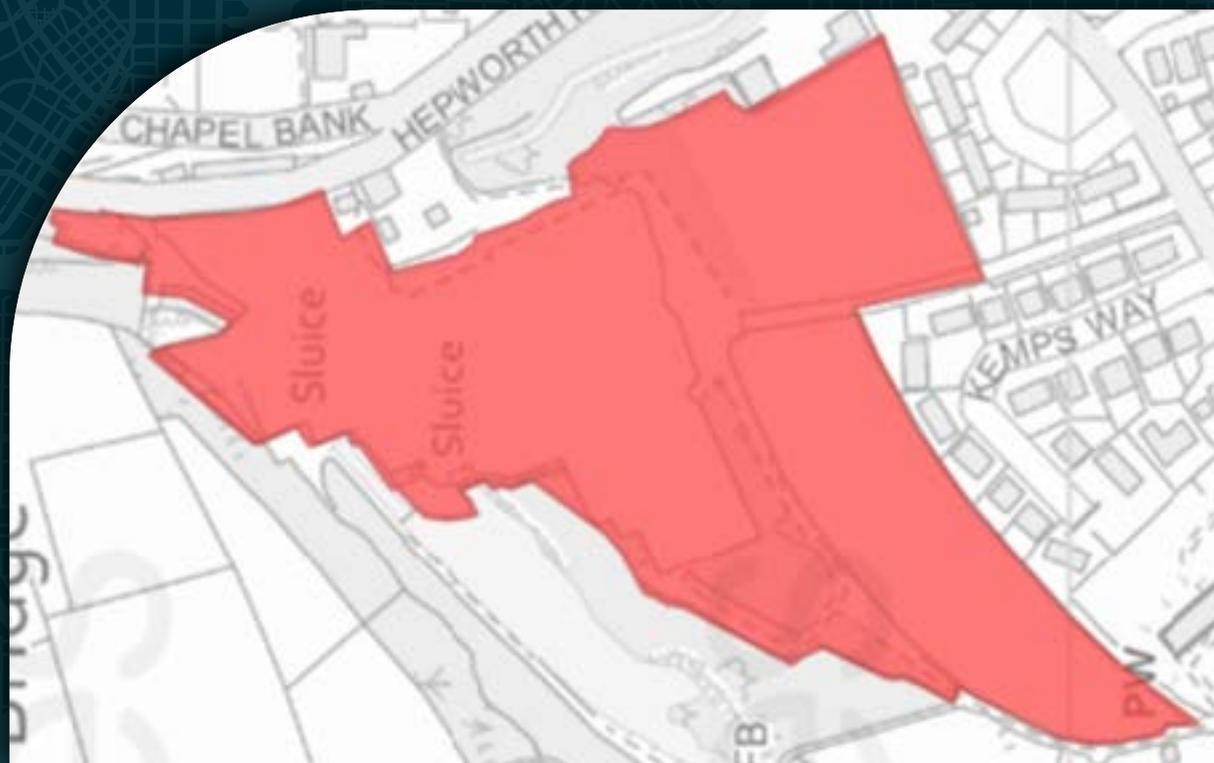
- Previous Full Permission ref. 2011/91152
- Housing Allocation Local Plan ID: HS29
- Indicative remaining capacity: 36 dwellings
- Site area: 0.90 (Ha)



Dobroyd Mills, Hepworth

HOLMFIRTH

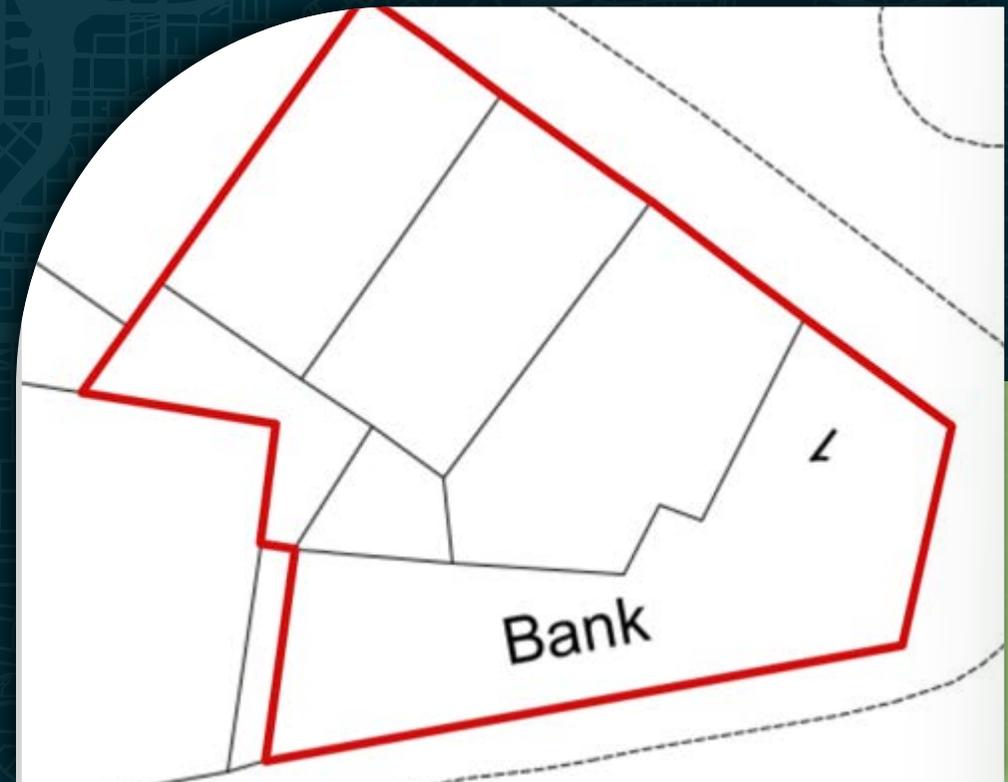
- Previous Outline Permission ref. 2017/90620
- Mixed Use Allocation Local Plan ID: MXS12
- Indicative remaining capacity: 75 dwellings
- Site area: 4.2 (Ha)
- Brownfield Land BLR_045



1 Commercial Street

BATLEY

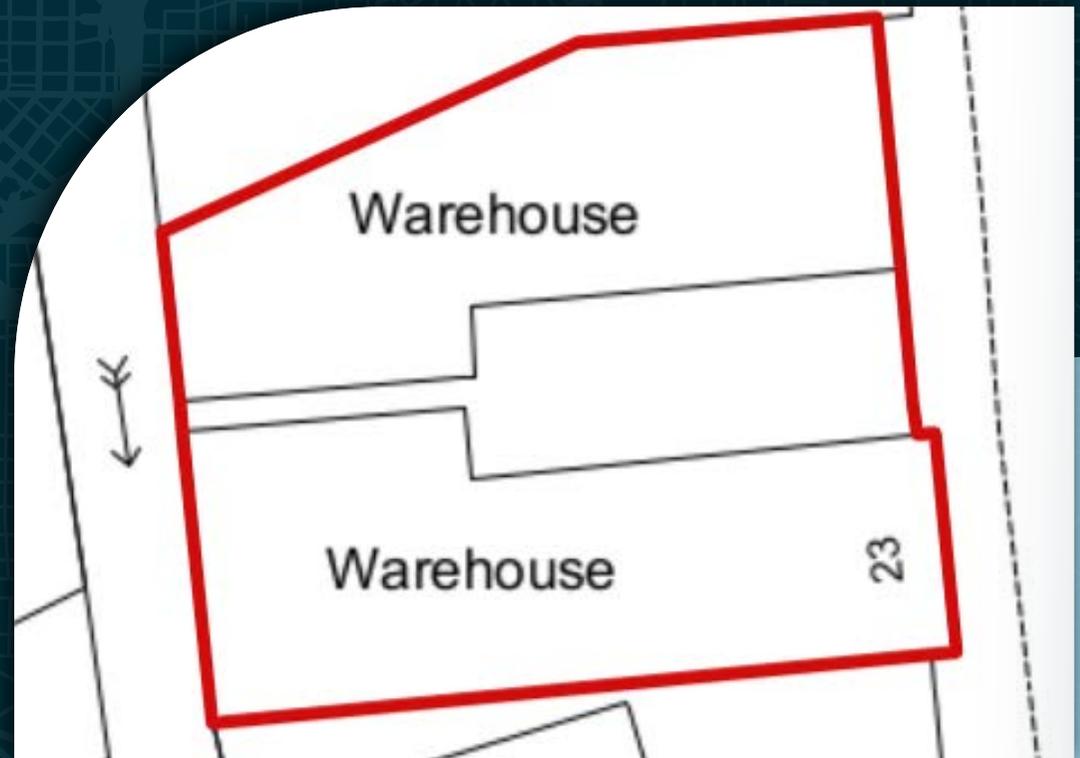
- Previous Permission ref. 2018/93134
- Indicative remaining capacity: 13 dwellings
- Site area: 0.03 (Ha)
- Brownfield Land ref. BLR_108
- Unallocated in Local Plan



23-25 Bradford Road

DEWSBURY

- Previous Full Permission ref. 2019/91120
- Indicative remaining capacity: 27 dwellings
- Site area: 0.06 (Ha)
- Brownfield Land ref. BLR_140
- Unallocated in Local Plan



63 Wakefield Road, Moldgreen

HUDDERSFIELD

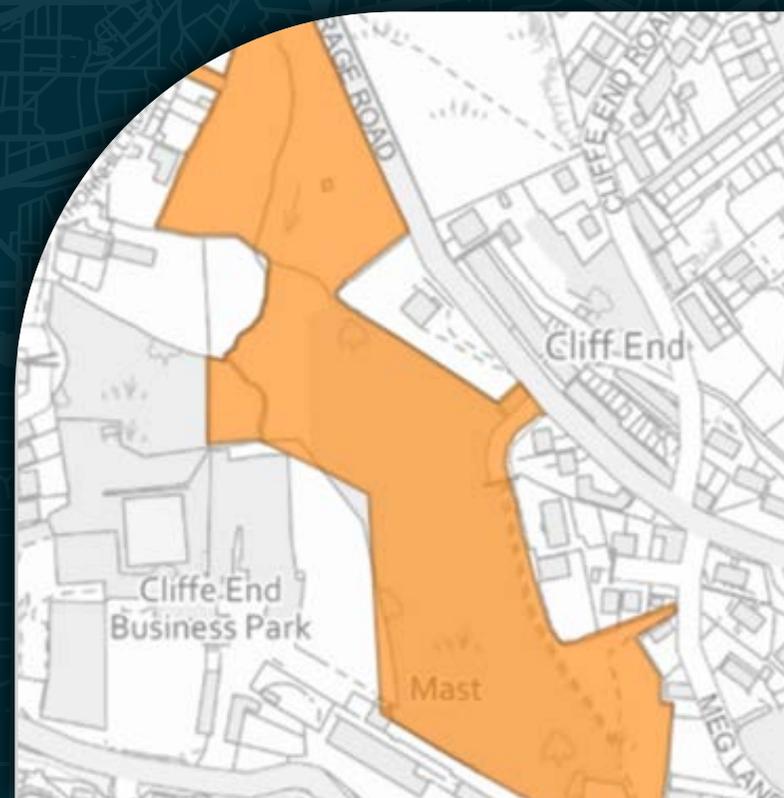
- Previous Full Permission ref. 2019/93920
- Indicative remaining capacity: 12 dwellings
- Site area: 0.05 (Ha)
- Brownfield Land ref. BLR_135
- Unallocated in Local Plan



Land south west of Vicarage Road, Longwood

HUDDERSFIELD

- Previous Full Permission ref. 94/93648
- Housing Allocation Local Plan ID: HS154
- Indicative remaining capacity: 40 dwellings
- Site area: 3.54 (Ha)
- Part Greenfield Land



112 Rough Nook Farm, Mill Moor Road

MELTHAM

- Previous Full Permission ref. 2017/93015
- Housing Allocation Local Plan ID: HS165
- Indicative remaining capacity: 19 dwellings
- Site area: 1.18 (Ha)
- Greenfield Land



29, land to east of Bridon Way

CLECKHEATON

- Previous Full Permission ref. 2007/90861
- Indicative remaining capacity: 11 dwellings
- Site area: 0.22 (Ha)
- Unallocated in Local Plan



Land adjacent, Halifax Road, Hightown

LIVERSEEDGE

- Previous Permission in Principle ref. 2021/92904
- Housing Allocation Local Plan ID: HS118
- Indicative remaining capacity: 34 dwellings
- Site area: 1.2 (Ha)
- Part Brownfield ref. BLR_094 and Greenfield Land
- Part Green Belt



Land at Queens Road West, Milnsbridge

HUDDERSFIELD

- Previous Outline Permission ref. 2017/93804
- Housing Allocation Local Plan ID: HS150
- Indicative remaining capacity: 58 dwellings
- Site area: 1.67 (Ha)
- Greenfield Land
- Conservation Area



Land west of Ashford Park, Golcar

HUDDERSFIELD

- Previous Outline Permission ref. 2016/90383
- Housing Allocation Local Plan ID: HS151
- Indicative remaining capacity: 18 dwellings
- Site area: 0.6 (Ha)
- Greenfield Land



Lock Street, Thornhill

DEWSBURY

- Previous Outline Permission ref. 2013/90249
- Housing Allocation Local Plan ID: HS59
- Indicative remaining capacity: 104
- Site area: 2.72 (Ha)
- Part Brownfield ref. BLR_002



OTHER LOCAL PLAN HOUSING ALLOCATIONS

More detailed information on these sites can be found at:
<https://www.kirklees.gov.uk/beta/planning-policy/pdf/local-plan-allocations-and-designations.pdf>

Land at Headlands Farm, Headlands Road

LIVERSEEDGE

- Housing Allocation Local Plan ID: HS110
- Indicative remaining capacity: 20 dwellings
- Site area: 0.58 (Ha)



Land at 7, Church Lane, Gomersal

CLECKHEATON

- Housing Allocation Local Plan ID: HS114
- Indicative remaining capacity: 22 dwellings
- Site area: 0.67 (Ha)
- Greenfield Land



Warren Cottage 916, Halifax Road, Scholes

CLECKHEATON

- Housing Allocation Local Plan ID: HS104
- Indicative remaining capacity: 17 dwellings
- Site area: 0.59 (Ha)
- Greenfield Land



Stubble Farm, Leeds Road

HECKMONDWIKE

- Housing Allocation Local Plan ID: HS115
- Indicative remaining capacity: 46 dwellings
- Site area: 1.33 (Ha)
- Greenfield Land



17-43 Fairfield Court, Hightown

LIVERSEGE

- Housing Allocation Local Plan ID: HS122
- Indicative remaining capacity: 37 dwellings
- Site area: 1.08 (Ha)
- Greenfield Land



Land south of Southwood Avenue, Honley

HOLMFIRTH

- Housing Allocation Local Plan ID: HS162
- Indicative remaining capacity: 17 dwellings
- Site area: 0.68 (Ha)
- Greenfield Land



Land south of Sandy Gate, Scholes

HOLMFIRTH

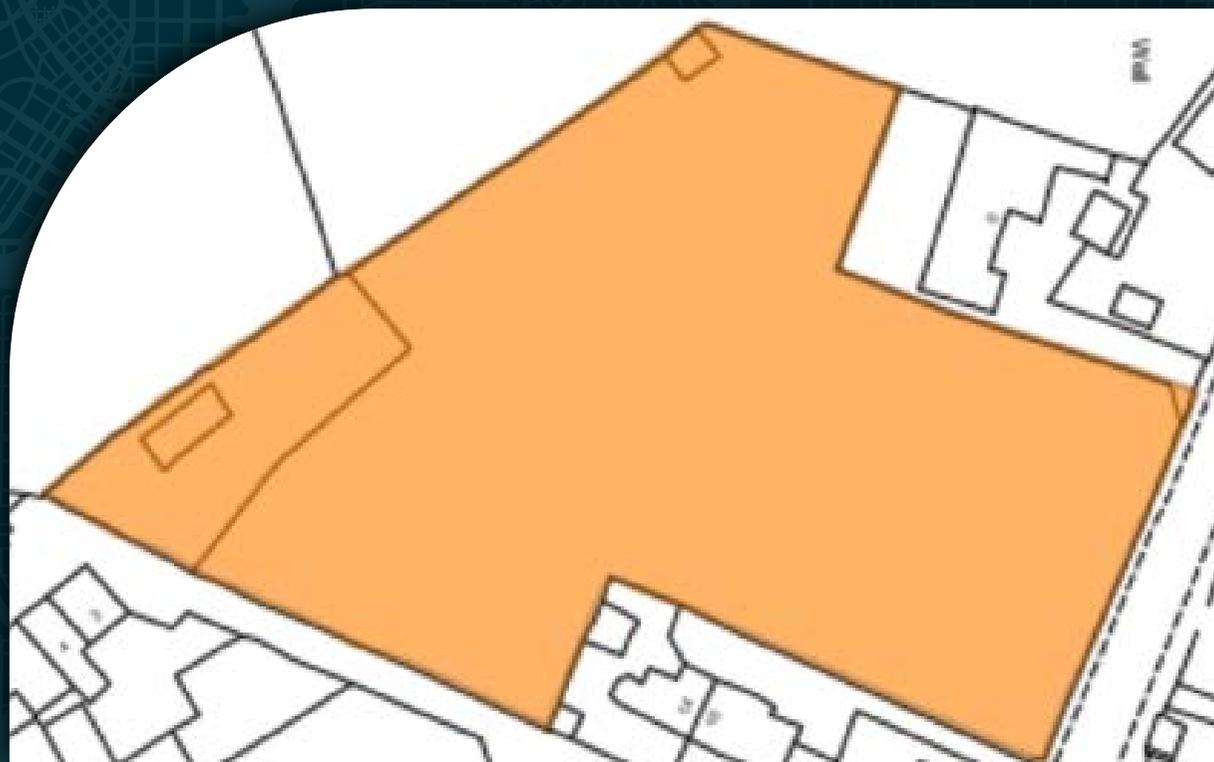
- Housing Allocation Local Plan ID: HS182
- Indicative remaining capacity: 28 dwellings
- Site area: 0.81 (Ha)
- Greenfield Land



Land to the south of Cross Lane, Stocksmoor

HUDDERSFIELD

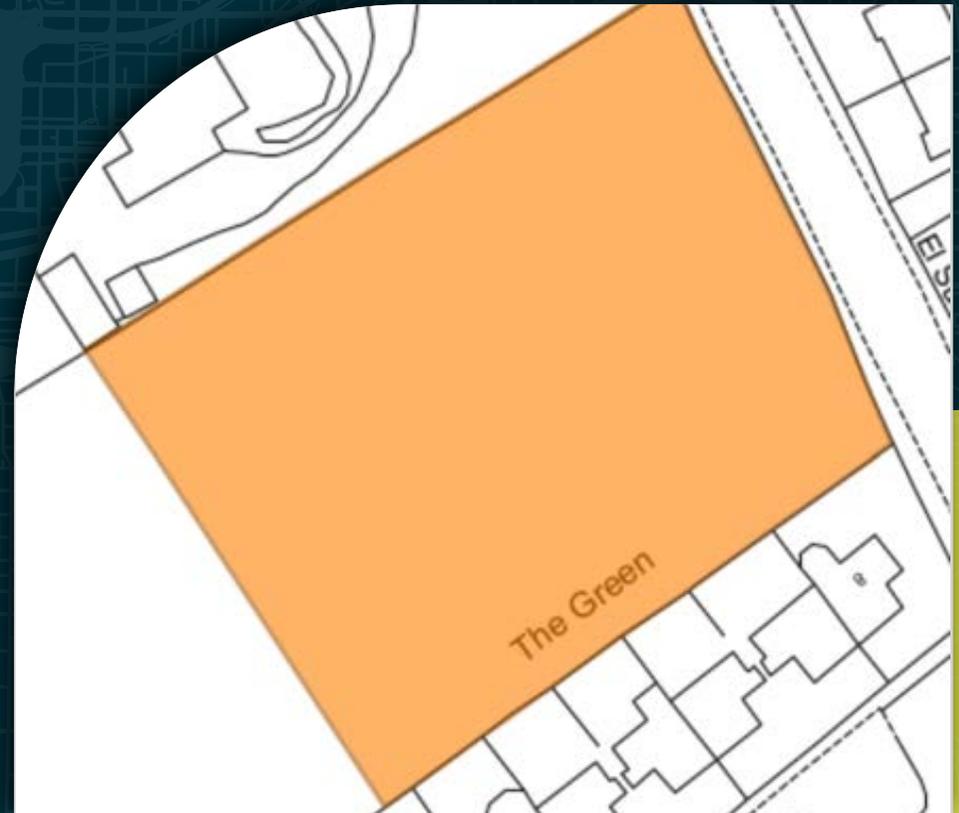
- Housing Allocation Local Plan ID: HS199
- Indicative remaining capacity: 25 dwellings
- Site area: 0.72 (Ha)
- Greenfield Land



Land east of Manor House Farm, The Village, Thurstonland

HUDDERSFIELD

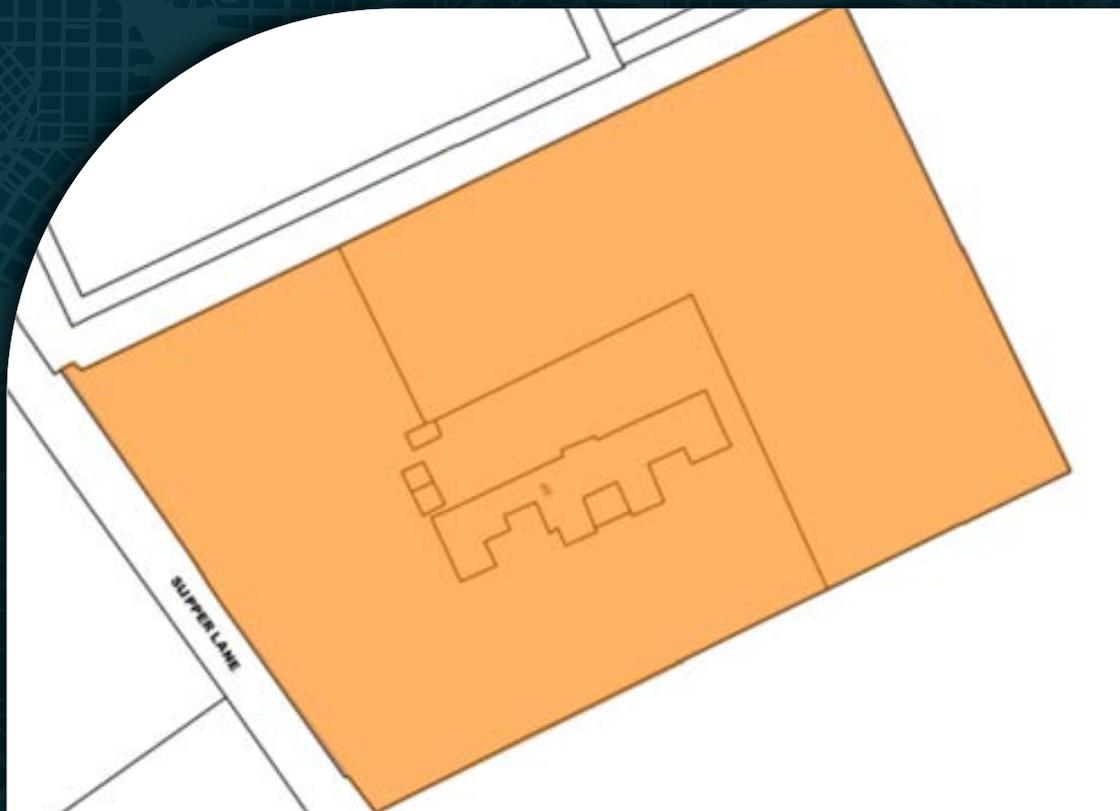
- Housing Allocation Local Plan: HS205
- Indicative remaining capacity: 14 dwellings
- Site area: 0.4 (Ha)
- Greenfield Land
- Conservation Area



Land to the east of Slipper Lane

MIRFIELD

- Housing Allocation Local Plan ID: HS68
- Indicative remaining capacity: 21 dwellings
- Site area: 0.69 (Ha)
- Greenfield Land



Land at rear of 52, Upper Batley Low Lane

BATLEY

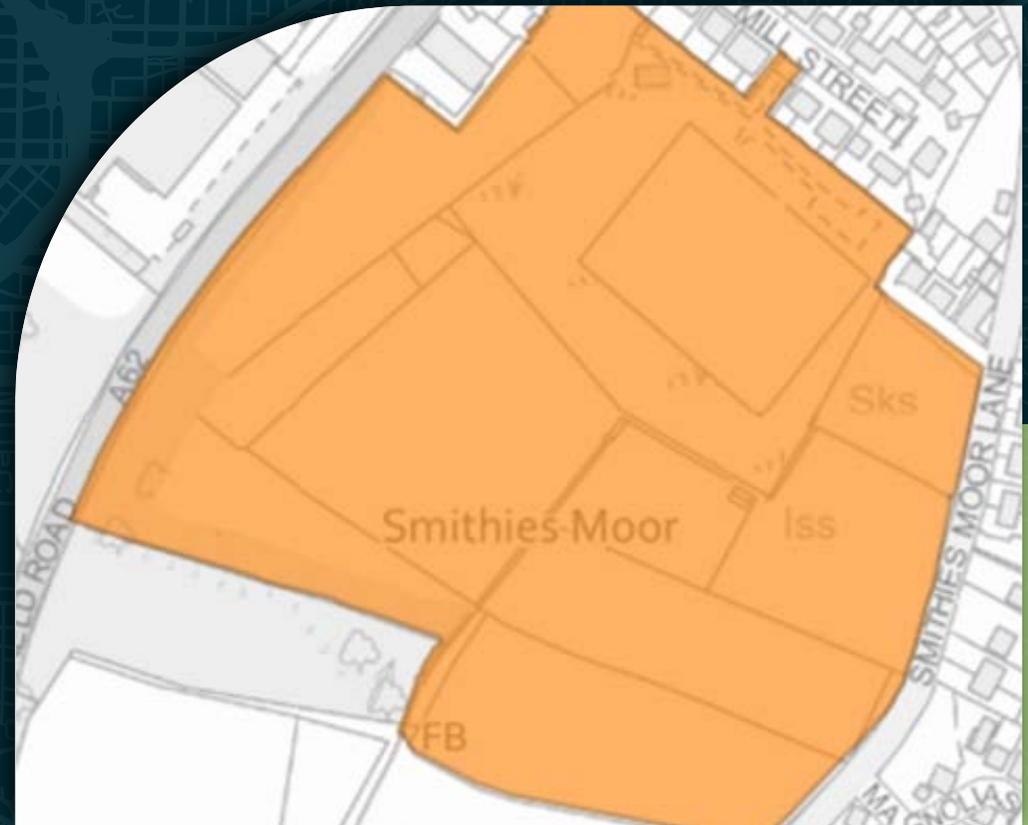
- Housing Allocation Local Plan ID: HS71
- Indicative remaining capacity: 33 dwellings
- Site area: 0.94 (Ha)
- Greenfield Land



Land south of Mill Street, Birstall

BATLEY

- Housing Allocation Local Plan ID: HS83
- Indicative remaining capacity: 262 dwellings
- Site area: 7.72 (Ha)
- Greenfield Land



Land west of Miry Lane, Thongsbridge

HOLMFIRTH

- Housing Allocation Local Plan ID: HS185
- Indicative remaining capacity: 39 dwellings
- Site area: 1.54 (Ha)
- Greenfield Land



Land north of Blackmoorfoot Road, Crosland Hill

HUDDERSFIELD

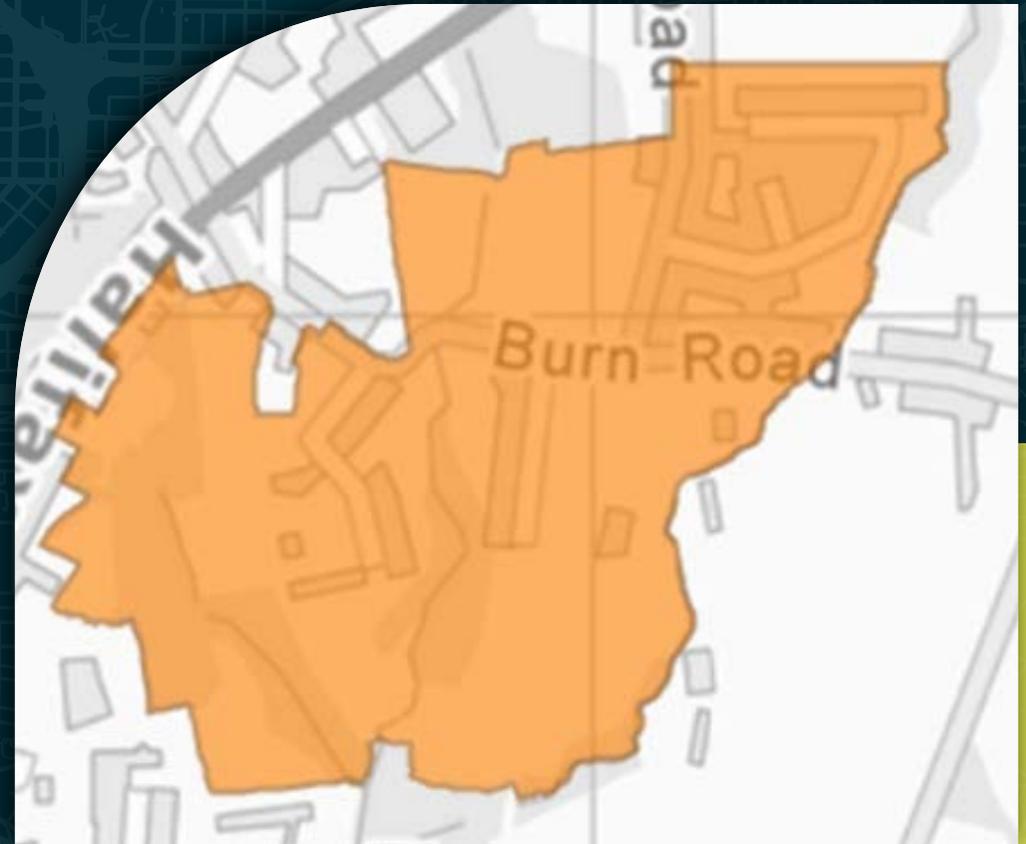
- Housing Allocation Local Plan ID: HS20
- Indicative remaining capacity: 116 dwellings
- Site area: 3.34 (Ha)
- Part Brownfield Land ref. BLR_025



Burn Road

HUDDERSFIELD

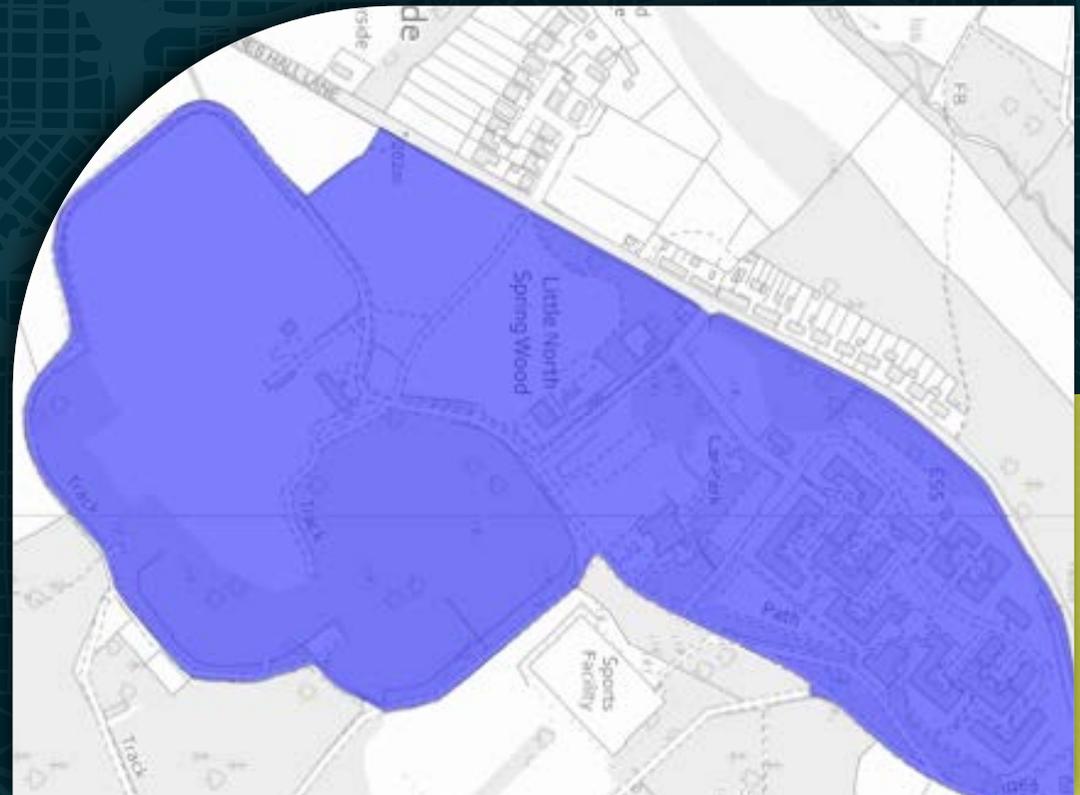
- Housing Allocation Local Plan ID: HS35
- Indicative remaining capacity: 39 dwellings
- Site area: 16.8 (Ha)
- Part Greenfield Land



Land at Storthes Hall Lane, Kirkburton

HUDDERSFIELD

- Local Plan Allocation ID: MDGB1
- Indicative remaining capacity: 505 dwellings
- Site area: 28.82 (Ha)
- Brownfield Land ref. BLR_053
- Green Belt



Bank Bottom Mills, Mount Road, Marsden

HUDDERSFIELD

- Indicative remaining capacity:
38 dwellings
- Mixed Use Allocation Local
Plan ID: MXS10
- Site area: 3.77 (Ha)
- Brownfield Land ref. BLR_055



More detailed information on these sites can be found at:
<https://www.kirklees.gov.uk/beta/planning-policy/pdf/local-plan-allocations-and-designations.pdf>

